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# ALLEGHENY COUNTY, PA

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112 Washington Place, Pittsburgh, PA 15219*

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## **FY 2015 - FY 2019 Consolidated Plan and FY 2015 Annual Action Plan**

*For Submission to HUD for the  
Community Development Block Grant, HOME Investment  
Partnerships Grant, and Emergency Solutions Grants*



**County Executive: Rich Fitzgerald**

**PUBLIC DISPLAY DRAFT**

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## **Executive Summary**

### **ES-05 Executive Summary - 91.200(c), 91.220(b)**

#### **Introduction**

Allegheny County receives annual allocations of federal Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Program funds to address the housing, economic development and community development needs of County municipalities. The U.S. Department of Housing and Urban Development (HUD) requires federal grantees to prepare a Five-Year Consolidated Plan (CP) to guide federal CDBG, HOME and ESG funding allocations for housing, economic development and community development activities. The identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. The CP must also address the needs of special needs populations, e.g., the elderly, persons with disabilities, homeless individuals and families, and public housing residents.

Note: Allegheny County's CP does not include the City of Pittsburgh, City of McKeesport, and the Municipality of Penn Hills. Although these municipalities are located within Allegheny County, they are separate federal entitlement communities that have their own CPs. To access HOME funds, the City of McKeesport and the Municipality of Penn Hills have partnered with Allegheny County to form the Allegheny Housing Consortium.

#### **Purpose of the Consolidated Plan**

The purpose of the CP is to guide federal funding investments over the next five years. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the Consortium, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community

viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

Allegheny County has prepared this CP for the period from FY 2015 through FY 2019 (July 1, 2015 to June 30, 2020). It has also prepared a FY 2015 Annual Action Plan that identifies proposed activities that the County will undertake during the period from July 1, 2015 to June 30, 2016 to address the housing, community development and economic development needs of County residents.

**Summary of the objectives and outcomes identified in the Plan**

The CP provides a framework to address the needs of Allegheny County for the next five years using CDBG, ESG and HOME program funds. The three overarching objectives guiding the County’s proposed activities are:

- Provide Decent Affordable Housing
- Create Suitable Living Environments
- Create Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that illustrate the benefits of each activity funded by the CDBG, ESG and HOME programs are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next five years will support at least one of the above objectives and at least one of the above outcomes.

The priority needs within the County and their corresponding objectives and outcomes are:

<b>Activity</b>	<b>Objective</b>	<b>Outcome</b>
Public Improvements	Suitable Living Environment	Sustainability
Public facilities	Suitable Living Environment	Availability/Accessibility
Public services	Suitable Living Environment	Availability/Accessibility
Homeless prevention	Decent Affordable Housing	Availability/Accessibility
Business district revitalization	Economic Opportunities	Sustainability
Housing rehabilitation	Decent Affordable Housing	Affordability

Homeownership	Decent Affordable Housing	Affordability
Affordable rental housing	Decent Affordable Housing	Affordability
Demolition	Suitable Living Environment	Sustainability
Removal of architectural barriers	Suitable Living Environment	Availability/Accessibility
Redevelopment	Economic Opportunities	Sustainability

### **Evaluation of past performance**

Allegheny County’s past performance in the administration and implementation of the CDBG, HOME and ESG programs has fulfilled the spirit and intent of the federal legislation creating these programs.

Allegheny County’s FY 2010-FY 2014 Consolidated Plan identified a number of priority housing and non-housing needs. The housing priorities included housing rehabilitation, emergency repairs housing development, homeownership assistance, housing for special needs populations, and financial support for homelessness prevention and permanent housing for the homeless. The non-housing priorities included public facilities improvements, code enforcement, public services, accessibility improvements, commercial/industrial rehabilitation and development, business district revitalization, infrastructure improvements, workforce development, and demolition.

Allegheny County continually plans both housing and non-housing activities to address priority needs. The County sets goals for these activities and uses a performance measurement system to evaluate its past performance and progress in meeting these goals. The County has used its performance measurement system and estimates of available resources to help identify the priority needs and appropriate activity goals included in this Consolidated Plan.

### **Summary of citizen participation process and consultation process**

To solicit input on Allegheny County’s housing, economic development and community development needs, the FY 2015-FY 2019 Consolidated Plan and the FY 2015 Annual Action Plan, the County held duly advertised public meetings, and consulted with the Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care and numerous affordable housing developers, human/social services providers, governmental agencies, homeless assistance providers, economic development agencies, advocacy groups, and other stakeholders via interviews and meetings. The County also posted surveys on its website for input by local government officials, human/social service providers and the general citizenry.

The County held two public meetings on the FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan. The first meeting was held on March 17, 2015, and the second meeting will be held on May 5, 2015.

A draft of the FY 2015-2019 Consolidated Plan and the FY 2015 Annual Action Plan was placed on public display online on the County's website and a paper copy was available at various locations in the County for 30 days beginning April 13 and ending May 13, 2015.

**Summary of public comments**

Allegheny County held its first public hearing on the CP on March 17, 2015. No one attended. A second public meeting will be held on May 5, 2015. Comments received at that meeting and comments received during the public comment period will be summarized and included in the final version of the CP.

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

This section to be completed in final version of CP after public display period has ended.

**Summary**

This section to be completed in final version of the CP after public display period has ended.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

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
Lead Agency	ALLEGHENY COUNTY	
CDBG Administrator	ALLEGHENY COUNTY	Economic Development
HOME Administrator	ALLEGHENY COUNTY	Economic Development
ESG Administrator	ALLEGHENY COUNTY	Economic Development

**Table 1 – Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Allegheny County developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, telephone interviews, and a web-based survey. During the preparation of the CP, Allegheny County consulted with many entities, including the following:

#### **Directors, Allegheny County Councils of Governments (COG)**

Allegheny Valley North

Char-West

North Hills

Quaker Valley

South Hills Area

Steel Valley

Turtle Creek Valley

Twin Rivers

#### **Allegheny County Municipalities Undertaking Separate Consolidated Plans**

City of McKeesport

Municipality of Penn Hills

#### **Allegheny County**

Allegheny County Department of Human Services

Allegheny County Department of Human Services, Office of Behavioral Health

Allegheny County Department of Human Services, Office of Data Analysis, Research and Evaluation

Allegheny County Economic Development

**Housing Developers**

Ralph A. Falbo, Inc./Falbo-Pennrose

Residential Resources, Inc.

a.m. Rodriguez

Mon Valley Initiative

**Housing Authorities**

Allegheny County Housing Authority

Housing Authority of the City of Pittsburgh

McKeesport Housing Authority

**Affordable Housing and Special Needs Housing**

Alle-Kiski Area HOPE Center, Inc.

Allegheny Link

Area Agency on Aging

Catholic Charities

City-County Task Force on Disabilities

Community Care Behavioral Health

Community Human Services Corporation

Disabilities Law Project

East End Cooperative Ministries

Fair Housing Partnership of Greater Pittsburgh

Pennsylvania Housing Finance Agency

Self-Determination Housing Project of Pennsylvania

Southwestern Pennsylvania Legal Services

Total Housing Solutions

VA Pittsburgh Healthcare System

### **Homeless Services**

Familylinks

Just Harvest

Mercy Community Health/Operation Safety Net

North Hills Community Outreach

The primary role of private industry in Allegheny County activities is as contractors to the housing rehabilitation cases undertaken annually as well as the community projects carried out with CDBG, ESG and HOME funding. Various commercial banks in the region are active participants in the affordable housing delivery system and serve on project committees. Financial assistance through the banking community is often used to leverage CDBG and HOME dollars in rehabilitating or constructing new housing projects.

### **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**

Allegheny County and the City of Pittsburgh are committed to working with the Continuum of Care (CoC) Board to determine the allocation of Emergency Solutions Grants (ESG) program funds each year, develop the performance and evaluation standards for activities, and developing the policies and procedures related to the administration and operation of Homeless Management Information System (HMIS). The past experience of the Homeless Prevention and Rapid Re-housing (HPRP) program has served as a baseline for this partnership as the ESG program is being implemented. Representatives of the County and City serve on the Continuum of Care Board and attend their meetings regularly. In addition, the County and City are on the HEARTH subcommittee of the CoC, and are Board Members of the Homeless Advisory Board, which oversees the strategy of the CoC. The CoC is consulted for each Annual Action Plan. Over the past year, the County, City, and CoC members have met and discussed the ESG Program.

Moving forward, Allegheny County will continue to consult with the CoC Board to determine broad funding priorities to assist homeless persons specific efforts are listed in AP-65. The CoC is part of the decision making process for the development of the ESG program. Allegheny County continues to work with the Continuum of Care and uses its performance standards for projects and activities assisted by ESG funds, including reviewing the standards that the CoC has established for their sub-grantees. Established CoC standards that are applicable and easily transferrable to ESG projects and activities are used in the effort to apply a standard set of criteria across homeless funding programs. Allegheny County will continue to work with the CoC, through their representation on the Homeless Advisory Board, to evaluate the outcomes of projects and activities assisted by ESG funds. The County continued to work with the CoC to develop funding, policies, and procedures for the administration and operation

of the HMIS.

Specific efforts to assist chronically homeless individuals and families, families with children, veterans, unaccompanied youth and persons at risk of becoming homeless, are identified in AP-38, Project Summary and AP-65, Homeless and Other Special Needs Activities. Examples in those sections include programs administered by providers, including Mercy Community Health's Operation Safety Net, Bridge to Independence (Debra House, Families First, Family Focus), North Hills Affordable Housing d/b/a HEARTH, First Step Recovery Homes, Inc., Veteran's Leadership Program, Holy Family Institute, Urban League of Greater Pittsburgh, and Dollar Energy Fund. Homeless prevention and rapid re-housing programs are administered by Community Human Services, Inc., Mercy Community Health's Operation Safety Net, and Three Rivers Communities, Inc.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Not applicable

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

See list of agencies listed in section 1 above and see section PR-15.

**Table 2 – Agencies, groups, organizations who participated**

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

There were no types of agencies that Allegheny County did not consult, either through focus groups meetings and/or personal interviews.

**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?
Ending Homelessness Now: Creating New Partnerships for Change	Homeless Alliance	Goals for ending and preventing homelessness overlap.
Suburban Poverty: Assessing Community Need Outside the Central City	Allegheny County Department of Human Services	Strategic Plan goals regarding poverty considered data and findings of the suburban poverty report.
Young People Living on the Street	Allegheny County Department of Human Services	Strategic Plan goals concerning unaccompanied youth and homelessness considered data and findings of the plan.
Allegheny County Comprehensive Plan	Allegheny County Economic Development	Strategic Plan goals for housing, economic development and community development overlap with comprehensive plan goals.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Allegheny County collaborates and coordinates with several public entities in the implementation of its Consolidated Plan. The County relies on its Councils of Governments (COGs) to implement various types of public improvement projects (e.g., streets, water and sewer lines, parks, demolition, business district revitalization, etc.). The County also relies on its Redevelopment Authority to implement redevelopment

and economic development activities, and it relies on its Department of Human Services to implement all Emergency Solutions Grants activities.

## **Narrative**

## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

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

#### **Summarize citizen participation process and how it impacted goal-setting**

Allegheny County is committed to increasing citizen awareness and involvement in the preparation and implementation of the CDBG, HOME and ESG Programs. In concert with the Allegheny County Economic Development (ACED) Citizen Participation Plan, the Consultation and Public Outreach Process was developed to maximize input from governmental organizations, stakeholders, and citizens within Allegheny County. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, telephone interviews, and a web-based survey.

At the beginning of the planning process, the project team met with the Directors of the Councils of Governments (COG) to report on the purpose and schedule of the five-year Consolidated Plan and to ask for their assistance in outreach to their member municipalities. In addition, the project convened interviews with the municipalities of McKeesport and Penn Hills for coordination with their Consolidated Plan processes.

Working with ACED staff, the project team developed a list of key constituencies whose needs would be impacted by the strategies to be outlined in the Consolidated Plan. Special attention was focused on the needs of low- and moderate-income individuals and households, along with the needs of special needs populations, such as seniors, persons with disabilities, homeless individuals, and public housing residents. The project team convened interviews with the Allegheny County Housing Authority, the Fair Housing Partnership, and for-profit and non-profit developers.

Efforts were made to “take the show on the road” by organizing targeted outreach meetings with key constituencies. This outreach effort is based on the County’s experience that traditional public meeting and notification channels do not always result in the involvement and education of those parties who would be most affected by the project proposals. The critical step in this element was to reach out to stakeholders and to diverse populations whose voices may not otherwise be heard in the planning process. For example, the project team met with the City-County Disability Task Force and attended the regular meeting of the Local Housing Options Team (LHOT) to hear issues related to continuum of care.

The project team developed an electronic needs survey for municipal and agency representatives throughout Allegheny County. The COG Directors assisted in disseminating the survey link to their member municipalities. The project team also developed an electronic needs survey for Allegheny County citizens. The surveys utilized “survey monkey,” a platform that is widely used and user friendly.

Allegheny County will have convened two public hearings during the drafting and finalization of the Consolidated Plan and FY 2015 Annual Action Plan to receive public testimony and comment on the draft Plan. The first public hearing was held on March 17, 2015, during the needs assessment process to allow for citizen input before the draft document was circulated for review. The second public hearing will be held on May 5, 2015, to take comments on the draft Consolidated Plan during the 30-day public comment period.

Allegheny County followed the guidelines set forth in ACED's Citizen Participation Plan in order to provide the public with timely notice and reasonable access to public hearings and information. Public hearings were held at a location chosen for its accessibility to all, including persons with disabilities and people who rely on public transportation. Arrangements were also available for any persons requiring assistance due to limited English proficiency (LEP).

### **Stakeholder Interview Results**

Stakeholders interviewed covered a wide range of topics. The following is a summary of the most salient viewpoints, opinions and assessments made by housing and community development stakeholders in Allegheny County.

Members of the City-County Task Force on Disabilities cited the challenges of finding affordable accessible housing in neighborhoods that are manageable for people with disabilities. Many who are on disability benefits find limited housing options. The housing choice voucher rent limit is not high enough for people with disabilities. Most accessible units in the region are found in newer buildings with elevators. The rent for those units far exceeds the voucher rent limit. If affordable options are available, they may not be located in neighborhoods accessible by public transit and, in fact, may not have sidewalks that are negotiable by a person with disabilities. Furthermore, Task Force members believe that funding to allow people with disabilities to renovate their homes and age in place would, in the long run, save money that is needlessly being spent on long-term nursing home stays.

The Fair Housing Partnership (FHP) noted that 75% of claims have been brought by persons with disabilities. They see a strong need for education and outreach to persons with disabilities about reasonable accommodations and modifications. Training programs need to include Fair Housing Act education for landlords. Furthermore, the County Commission on Human Rights does not have enforcement power since they do not sit with substantial equivalency.

The Area Agency on Aging stated that overall, senior housing needs are met. However, when seniors want to locate in a particular neighborhood, or stay in their neighborhood, appropriate housing is not always available. Regarding repairs to allow aging in place, many seniors are concerned about finding a trustworthy contractor. As a result, the repairs are often put off until they become much more expensive. With decreased State individual supplements and resulting loss of financial viability, personal care homes, licensed by the Department of Welfare,

have decreased by about a third. The kinds of support services offered by personal care homes are not offered in the typical senior housing complex. In addition, housing that was developed for seniors was made available to all disabled populations. This allowed a mixture of tenants in senior housing with a raft of issues such as drug addiction. As a result, some buildings are becoming decreasingly desirable and seniors are not moving in, even when no other rental option exists for them. A small number of seniors require fully wheelchair accessible housing, but a large number would benefit from increased accessibility through universal design standards such as no-step entries and wider doorways. Finally, because of lottery proceeds and relatively modest cost of living, seniors in Allegheny County have a raft of basic services available to them. The biggest challenge with these services is that many seniors are not aware of the benefits available to them.

The Allegheny County Housing Authority cited the following key needs of public housing residents:

- Reliable public transportation access at public housing locations and in neighborhoods for those with housing vouchers;
- Availability of childcare in or near developments;
- Financial literacy program for public housing residents on road to self-sufficiency; and
- Housekeeping classes related to keeping a healthy home.

The Allegheny County Housing Authority's properties have a vacancy rate of two to three percent. Voucher holders find competition in seeking housing. The pool of available decent housing, owned by cooperative landlords, is small. There is a real need for more landlord participation. In addition, affordable rental housing stock in the County is aging and it is challenging to pass HUD's Housing Quality Standards (HQS).

Homeless service providers cited landlord relationships as their biggest challenge in finding receptive landlords with reasonable rent in safe neighborhoods. In many cases, past credit history and/or evictions make it difficult to qualify for rental housing. Providers work with clients on financial literacy programs and employments services to repair their credit, but these efforts take time and there is an immediate need for housing. There is also limited responsiveness to households with large or unconventional family makeup, such as individuals with disabilities, adult children, or issues related to sexual orientation. Shelters for these populations are difficult to find. Providers voiced frustration that they are often unaware that people are at risk until they're at such a high risk that a crisis is inevitable. In fact, many services require someone to be far along before they are eligible to receive services. The system discourages early intervention. Providers emphasized that many consumers have serious mental health issues that make it difficult for them to remain in stable housing. Furthermore, many with mental health issues simply do not have any income. If another factor, such as addiction is present, clients receive social security benefits sooner. In general the time required to receive social security benefits needs to be shortened. Consumers with mental health issues need medical supervision as well as

social security benefits. Housing for them is not adequate without supportive services. Finally, many rapid re-housing clients are reaching the end of their assistance without becoming self-sufficient. Although they may be employed, needs persist and they need a bridge to self-sufficiency.

Housing developers noted affordable housing needs across the board. There is a sense that senior housing needs are being met and that there is a good system of in-home support to allow seniors to age in place, although funding is inadequate to remodel existing homes for accessibility. In general, the demand for accessible housing doesn't align with vacancies. As a result, some developers have looked more at universal design to allow people to age in place whether or not the unit meets the definition of accessibility. The Mon Valley Initiative noted that there is a need for rental, but not necessarily at the lowest level of affordability. Their goal is to use precious public subsidies to leverage private investment and restore the economic vitality of the Mon Valley communities. These projects require creative financing and gap funding. The key challenge is the amount of development subsidy available. Affordable housing developments are highly competitive, relying on tax credits. Energy efficiency, accessibility and other pressure points make developments difficult in the face of inadequate subsidy. In addition, the use of third-party reviewers by municipalities that cannot afford their own staff has resulted in significant challenges for developers. There are more requirements for permitting and time frames for review have been extended. Both of these factors have resulted in significant costs.

### **Community Development Needs Survey**

Allegheny County solicited input from residents, government officials, and service agency representatives within the County via a community development needs surveys. The survey asked respondents to identify low, medium, or high priority for the following categories of needs (individual needs within the categories were identified):

- Housing services and facilities activities;
- Economic development activities;
- Special needs and services;
- Neighborhood commercial revitalization activities;
- Community facilities; and

- Water, sewer, and public infrastructure projects.

In addition, respondents were asked, without prompts, to identify the highest priority needs in their municipality in the next five years.

<b>Citizen Participation Outreach Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public meeting	All community residents	No one attended the March 17, 2015 meeting.	N/A	N/A	
2	Public meeting	All community residents	To be completed in the final version of CP	To be completed in the final version of CP	To be completed in the final version of CP	
3	Stakeholder interviews and meetings	Housing and community development stakeholders	To be completed in the final version of CP	To be completed in the final version of CP	N/A	
4	On-line survey	All community residents, municipal officials, service agencies			N/A	<a href="http://www.allegHENYcounty.us">www.allegHENYcounty.us</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)
5	Newspaper ad	All community residents	Notice of availability of the FY 2015-FY 2019 Consolidated Plan and the FY 2015 Annual Action Plan for public review and comment was published in the Tribune Review and New Pittsburgh Courier on 4/8/15.	To be completed in the final version of CP	To be completed in the final version of CP	
6	Public comment period	All community residents	4/13/15 to 5/13/15	To be completed in the final version of CP	To be completed in the final version of CP	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## **NA-05 Overview**

### **Needs Assessment Overview**

The needs assessment is based on an analysis of housing problems across the Allegheny County HOME Consortium by income level among renters and owners, as well as households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings and a review process designed to meaningfully engage citizens.

The jurisdiction of the Allegheny County HOME Consortium, and therefore the jurisdiction for which HUD output all data in this section of the Consolidated Plan, includes all municipalities within Allegheny County except for the City of Pittsburgh, McDonald Borough, and Trafford Borough. The HOME Consortium includes the Municipality of Penn Hills and the City of McKeesport, although both of those municipalities are separate entitlement jurisdictions under the CDBG program.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2007-2011 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data was drawn from the 2007-2011 ACS and other sources to provide additional context when needed.

## **NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income racial and ethnic minorities across the Allegheny County HOME Consortium. Renters are much more likely than homeowners to experience at least one housing problem, among which cost burden is the most prevalent. Though there are similar numbers of cost-burdened renter and owner households, there are approximately two times the number of owner households as renter households in the County. Severely cost-burdened renter households earning 0-30% of the HUD Area Median Family Income (HAMFI) have significant housing needs, as they represent nearly 40% of all renters experiencing cost burden or severe cost burden. Among owners, the largest need category was cost-burdened households between 50%-80% HAMFI. Among both renter and owner households, households earning between 0-30% HAMFI are the most likely to experience at least one severe housing problem.

HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine fair market rents and income limits for HUD programs. The 2011 HAMFI for Allegheny County was \$64,000. Over 50% of Consortium households had incomes at or above this level. Lower incomes were more likely to occur among certain household types, including households with at least one person between the ages of 62 and 74 (53% below HAMFI), households with at least one person age 75 or older (75% below HAMFI) and households with one or more children age 6 or younger (57% below HAMFI.) Almost three in four households (69%) classified as “small” or “large” families reported incomes above the median.

With regard to other housing problems, crowding is less common for homeowner households compared to renter households. Renter households experiencing overcrowding were concentrated in the income tiers below 80% HAMFI, while homeowners experiencing overcrowding were spread more evenly throughout the income brackets with two-thirds between 30%-80% HAMFI.

### **Housing Needs:**

In CHAS data, housing problems are broken down into four categories: cost burden, lack of complete plumbing or kitchen facilities, overcrowding, and zero/negative income. Cost burden and overcrowding are further subdivided into standard and severe problems.

The following points summarize the tables found on the following pages:

### **Housing Problems by Tenure**

- Renter households are more likely to experience housing problems. Across the Consortium, 72% of households were homeowners in 2011, but only 66% of those experiencing housing problems were owners.
- Renters earning less than HAMFI outnumber owners in substandard, overcrowded and severely overcrowded conditions, and severe cost burden, but owners outnumber renters with regard to cost burden.

### **Cost Burden**

- Renters earning below 30% of HAMFI are the most severely cost burdened households. Almost 40% of all severely cost burdened households were renter households in this income category.
- Elderly households represent a large share of cost burdened and severely cost burdened owner and renter households: 30% of renters and 49% of owners spending over 30% of their income on housing were households with an elderly member.
- Small Related households represent the second-largest share of severely cost burdened renter households (after “Other”), at 29% of all severely cost burdened renters.

### **Crowding**

- Crowding is a concern due to both large immigrant families and lower income families “doubling up.” Single-family renter households represent 63% of crowded households.
- Crowding is significantly less common among homeowner households compared to renter households.

## Demographic Data

Demographic indicators are essential to understanding a community's housing needs. The data provides a snapshot of changes in recent years across the Consortium and highlights the ongoing increase in population and households. The following tables are HUD-generated tables within the IDIS eCon Planning Suite using 2007-2011 CHAS data.

Between 2000 and 2011, loss in population across the Consortium's jurisdiction outpaced loss in households, which suggests that household size is shrinking due to demographic and lifestyle changes. This is consistent with national trends. After adjusting for inflation, the countywide median income fell by 0.5%, which along with the rising housing costs discussed in the Market Analysis section of this Plan suggests that Allegheny County households now have less buying power than they did in 2000.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	944,927	913,805	-3%
Households	392,850	388,365	-1%
Median Household Income*	\$38,329	\$49,805	3%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

\*This figure is the countywide median, as the Census does not report a median for the Consortium geography.

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	40,287	43,175	63,723	38,311	202,884
Small Family Households *	10,437	9,297	17,117	12,852	113,475
Large Family Households *	1,129	1,567	3,029	2,445	14,470
Household contains at least one person 62-74 years of age	6,381	8,668	14,085	8,524	34,041
Household contains at least one person age 75 or older	9,039	15,124	15,935	6,194	15,628
Households with one or more children 6 years old or younger *	5,691	3,967	6,515	4,331	15,459
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	237	251	170	38	696	61	16	63	33	173
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	36	27	18	21	102	0	7	8	3	17
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	82	64	111	15	272	10	29	33	34	106
Housing cost burden greater than 50% of income (and none of the above problems)	4,996	1,609	245	46	6,896	2,797	1,996	1,464	377	6,633
Housing cost burden greater than 30% of income (and none of the above problems)	1,213	2,839	2,144	299	6,495	864	2,287	3,527	2,010	8,688

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	431	0	0	0	431	388	0	0	0	388

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	16,329	5,958	1,656	373	24,316	8,751	6,226	4,792	1,352	21,121
Having none of four housing problems	8,831	14,482	21,351	10,799	55,463	3,837	16,475	35,937	25,763	82,012
Household has negative income, but none of the other housing problems	1,315	0	0	0	1,315	1,184	0	0	0	1,184

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS

Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,942	4,011	2,003	11,956	2,373	2,732	5,465	10,570
Large Related	820	557	146	1,523	146	608	1,233	1,987
Elderly	5,015	5,087	2,694	12,796	6,351	7,829	5,423	19,603
Other	8,170	4,642	2,748	15,560	2,377	1,945	3,215	7,537
Total need by income	19,947	14,297	7,591	41,835	11,247	13,114	15,336	39,697

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,915	1,377	187	6,479	2,112	1,491	1,544	5,147
Large Related	613	93	0	706	101	323	309	733
Elderly	3,523	2,176	661	6,360	4,363	2,967	1,769	9,099
Other	6,921	1,668	99	8,688	2,034	1,314	833	4,181
Total need by income	15,972	5,314	947	22,233	8,610	6,095	4,455	19,160

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	359	208	354	45	966	30	95	107	73	305
Multiple, unrelated family households	0	33	10	30	73	0	14	18	39	71
Other, non-family households	0	65	29	35	129	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	359	306	393	110	1,168	30	109	125	112	376

**Table 11 – Crowding Information - 1/2**

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

The CHAS data provided by HUD does not describe this category. According to the 2011 Census, 127,520 householders in the Allegheny County HOME Consortium were living alone, accounting for approximately 32.8% of all households in the Consortium (ACS estimates approximately 136 fewer households than CHAS data). ACS data from 2011 describes single person households in the County outside of Pittsburgh, McDonald, and Trafford: 76,221 (59.8%) are women, 52,021 (40.8%) are residents over age 65 and 58,048 (45.5%) are renters. Compared to the general population, single-person households in the County Consortium are more likely to be in these categories.

The table below - 1. Single-Person Household Housing Problems - provides a rough estimate of the number of single person households in need of housing assistance by applying the general population ratio to the CHAS data in the Housing Problems Table. Specific data on this sub-population relative to the needs listed in these tables is not available. However, based on the above information, it is safe to assume that this table underestimates the number of single-person households in need of housing assistance.

## 1. Single-Person Household Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	24	99	95	50	91	30	39	123	10	202
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	3	0	10	14	34	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	39	0	60	8	208	39	54	51	94	238
Housing cost burden greater than 50% of income (and none of the above problems)	923	1,417	220	0	4,993	3,082	2,631	1,983	552	8,248
Housing cost burden greater than 30% of income (and none of the above problems)	284	2,910	2,352	330	6,623	689	2,654	4,214	2,277	9,834
Zero/negative Income (and none of the above problems)	94	0	0	0	340	364	0	0	0	364

Data Source: 2006-2010 CHAS; further calculations by Mullin and Lonergan Associates

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

In 2013, 116,539 individuals in the Consortium, or 12.8% of the population, experienced a disability, according to ACS estimates. About 45% were over the age of 65. The supply of housing affordable and accessible to persons with physical disabilities is extremely limited. In addition to ensuring that the growing number of elderly households that include a person with a disability can be accommodated by appropriate housing stock, stakeholders expressed a need to provide assistance and supportive services that will allow seniors to age in place. This would

include accessibility retrofitting, transportation improvements, and other actions needed to address a variety of other needs.

Across the Consortium, approximately 19% of persons with a disability also live in poverty, compared to 8.5% of people without a disability. Within the County as a whole, median earnings for people with a disability were \$20,296, compared to \$32,675 for earners without a disability. Data on median earnings in the HOME Consortium were unavailable. These figures underscore the struggle that many Allegheny County households that include a person with a disability experience in finding and maintaining suitable housing.

There is currently very little quantitative data on the number of families in need of housing who have been victims of domestic violence, dating violence, sexual assault and stalking. The Allegheny County Continuum of Care's 2014 point in time count, a count of sheltered and unsheltered homeless persons on a single night in January, found 315 homeless individuals who were victims of domestic violence. This represents one in five homeless individuals. Twenty-four of those individuals (or 8% of the victims of domestic violence) were unsheltered.

It should also be noted that the Allegheny County Housing Authority has established local preference categories that affect the order in which applicants are selected from the waiting lists. The highest-tier preferences are for witness protection status and victims of domestic violence.

Consultation with the Family Justice Center and Haven House revealed a lack of quantitative data to describe the number or housing needs of victims of domestic violence, dating violence, sexual assault, and stalking in the Consortium. However, all of these crimes could impact victims' need for housing. Confidential emergency re-housing is generally a common need among this population.

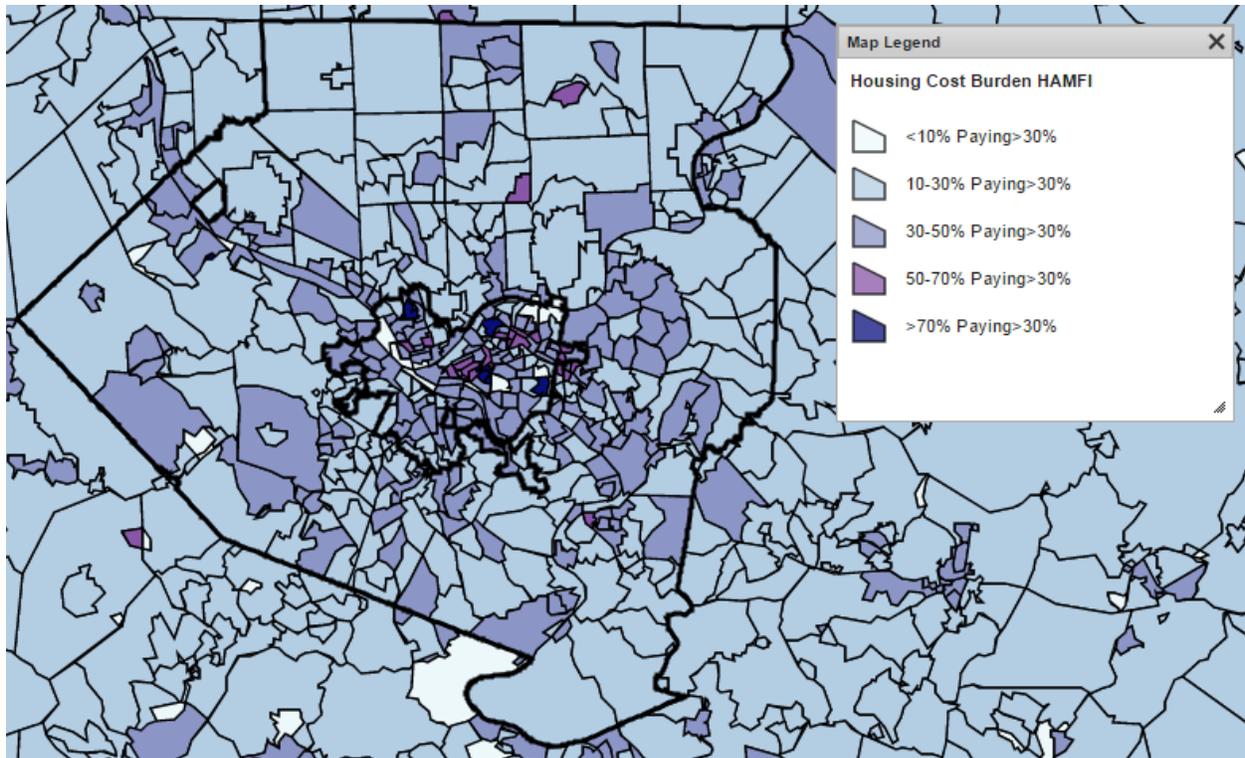
### **What are the most common housing problems?**

The most common housing problem across the Consortium is cost burden. There are 40,827 renter-occupied households with housing costs greater than 30% of their income, particularly in the 0%-30% AMI and 31%-50% AMI categories. Cost burden is also a problem for 46,712 owners, though it affects a smaller percentage of the total number of owners than it does for renters. Cost burden for homeowners is most prevalent in the 50-80% AMI categories.

As shown in the following cost burden map of the Consortium (outlined in bold black), the problem is not closely clustered in the areas to the north or south of the City of Pittsburgh. However, to the west of the city, cost burden tends to affect more households in tracts along the Ohio River. In the east, cost burden affects more households along the Monongahela River and in Penn Hills. Census tracts outside of the Consortium's jurisdiction in the City of Pittsburgh

are the only areas identified by CPDMaps where more than 70% of residents are cost-burdened.

### CPDMaps: Cost Burden, 2011



In addition to cost burden, 3,262 renter households and 902 owner households experience at least one type of housing problem, including overcrowding, lack of kitchen facilities and/or lack of bathroom facilities, though there may be some overlap across these categories. Physical housing problems are most common among renter households in the 0%-50% AMI category.

#### **Are any populations/household types more affected than others by these problems?**

Among renters, the largest share of households affected by cost burden or severe cost burden fall into the “Other” category. “Other” households are households that do not meet the definition of a “small related” household (2 to 4 persons, at least two of whom are related), “large related” household (5 or more persons, at least two of whom are related), or elderly household. Of the 35,377 “Other” households earning less than 80% AMI, 65% pay over 30% of their income towards housing.

Among homeowners, the largest share of households affected by cost burden or severe cost burden are the elderly. Of the 69,232 elderly households earning less than 80% AMI, 69% experience cost burden.

Single-family households represent the largest number of households experiencing overcrowding by far.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. No data exists that would specifically enumerate or describe the at-risk or formerly homeless population or rapid-rehousing recipients nearing termination within the County's jurisdiction. However, according to the County's 2014 point-in-time count, there were 1,190 homeless households, which includes 195 families with children.

Anecdotally, stakeholders indicated that some service providers are unaware that families are at risk of homelessness until crisis is inevitable. More households are in those situations than is commonly thought. This illustrates challenges in the basic structure of preventive services and the social safety net.

One problem faced by families is that many organizations are moving to annual contracts for services versus the five-year contracts that they had previously. The problem with this is that a family's needs often don't fit neatly into a one-year time frame. Stakeholders expressed a need to have some mechanism for rolling over clients into the next program year.

Also according to stakeholders, many who receive rapid re-housing assistance come to the end of their assistance with persistent needs, even if they are employed. After the assistance period ends, they commonly still need a bridge to self-sufficiency.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

No estimate of at-risk populations is available.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As previously noted, the lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. High housing costs, physical deficiencies, unstable neighborhoods and overcrowding all contribute to local homelessness problems.

Allegheny County stakeholders report that funding for homelessness services has been cut by more than half over the last several years, which has exacerbated the risk for homelessness in the area. Stakeholders report a great need for emergency housing for 18-24 year olds and the elderly. Among the elderly, social service providers are seeing more homeless clients with physical challenges who require accessible accommodations. Another challenge is getting homeless residents into more permanent housing: stakeholder interviews reported that area landlords are hesitant to rent to residents who have recently been homeless.

One stakeholder's opinion was that service providers have a fundamental misunderstanding of the issue of instability. It is wrongly characterized as a homeless delivery system problem rather than a low income housing problem. Increasing the supply of affordable housing would reduce many families', especially those with changing incomes, risk of becoming homeless.

## **NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Area Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

According to the 2007-2011 ACS, the total population of Pacific Islanders across the Allegheny County HOME Consortium is 276 people (0.03% of the total population) and the total population of American Indian and Alaska Natives is 1,021 people (0.1% of the total population). Given the relatively low share of these populations, the estimates from the ACS and CHAS datasets have large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, one racial/ethnic group across the Consortium experiences housing problems at a disproportionate level:

- Hispanic households earning 30-50% AMI

Racial/ Ethnic Group	% with one or more housing problems			
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
White	84.90%	61.80%	36.50%	21.80%
Black/ African American	81.80%	67.40%	36.90%	22.30%
Asian	89.50%	0.00%	39.90%	27.00%
American Indian, Alaska Native	0.00%	0.00%	0.00%	0.00%
Pacific Islander	0.00%	0.00%	0.00%	0.00%
Hispanic	79.10%	79.10%	40.80%	6.10%
<b>Jurisdiction as a Whole</b>	<b>84.10%</b>	<b>63.00%</b>	<b>36.60%</b>	<b>21.80%</b>

Source: CHAS 2007-2011

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,968	6,420	2,547
White	25,572	4,536	1,815
Black / African American	7,260	1,614	478
Asian	376	44	119
American Indian, Alaska Native	57	0	15
Pacific Islander	0	0	0
Hispanic	374	99	55

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,931	16,423	0
White	23,325	14,420	0
Black / African American	3,481	1,682	0
Asian	379	87	0
American Indian, Alaska Native	4	24	0
Pacific Islander	4	0	0
Hispanic	423	112	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,860	41,358	0
White	20,994	36,576	0
Black / African American	2,220	3,791	0
Asian	215	324	0
American Indian, Alaska Native	15	28	0
Pacific Islander	0	0	0
Hispanic	249	362	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	8,621	30,902	0
White	7,804	27,971	0
Black / African American	636	2,219	0
Asian	90	243	0
American Indian, Alaska Native	0	33	0
Pacific Islander	0	0	0
Hispanic	18	277	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## **NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Area Median Family Income (HAMFI) levels. Where the following HUD tables report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e. severe cost burden)

According to the 2007-2011 ACS, the total population of Pacific Islanders across the Allegheny County HOME Consortium is 276 people (0.03% of the total population) and the total population of American Indian and Alaska Natives is 1,021 people (0.1% of the total population). Given the relatively low share of these populations, the estimates from the ACS and CHAS datasets have large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a severe housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, one racial/ethnic group in the Consortium experiences severe housing problems at a disproportionate level:

- Asian households earning 0-30% AMI

Racial/ Ethnic Group	% with one or more severe housing problems			
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
White	66.20%	26.70%	9.40%	3.40%
Black/ African American	62.70%	28.80%	11.30%	6.30%
Asian	77.60%	0.00%	18.70%	7.50%
American Indian, Alaska Native	86.00%	0.00%	0.00%	0.00%
Pacific Islander	0.00%	0.00%	0.00%	0.00%
Hispanic	66.90%	43.70%	17.20%	0.00%
<b>Jurisdiction as a Whole</b>	<b>65.70%</b>	<b>27.50%</b>	<b>9.70%</b>	<b>3.60%</b>

Source: CHAS 2007-2011

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,500	13,840	2,547
White	19,895	10,148	1,815
Black / African American	5,565	3,308	478
Asian	326	94	119
American Indian, Alaska Native	49	8	15
Pacific Islander	0	0	0
Hispanic	320	158	55

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,168	32,122	0
White	10,047	27,638	0
Black / African American	1,487	3,679	0
Asian	225	241	0
American Indian, Alaska Native	0	28	0
Pacific Islander	4	0	0
Hispanic	234	301	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,358	58,878	0
White	5,387	52,201	0
Black / African American	678	5,348	0
Asian	99	431	0
American Indian, Alaska Native	15	28	0
Pacific Islander	0	0	0
Hispanic	105	506	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,414	38,060	0
White	1,210	34,538	0
Black / African American	179	2,663	0
Asian	25	308	0
American Indian, Alaska Native	0	33	0
Pacific Islander	0	0	0
Hispanic	0	295	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden by HUD Area Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI.

According to the 2007-2011 ACS, the total population of Pacific Islanders across the Allegheny County HOME Consortium is 276 people (0.03% of the total population) and the total population of American Indian and Alaska Natives is 1,021 people (0.1% of the total population). Given the relatively low share of these populations, the estimates from the ACS and CHAS datasets have large margins of error. As such, these populations are not included in the analysis.

According to the above definitions, no racial/ethnic group across the Consortium experiences cost burden at a disproportionate level.

However, it should be noted that Black/African American households are significantly more likely to experience cost burden and severe cost burden. While 72.3% of all households do not experience cost burden, only 55.4% of Black households do not experience cost burden. Asian households are less likely than White households to experience any level of cost burden.

Racial/ Ethnic Group	% with housing cost burden			No/ negative income (not computed)
	Less than 30% (No Cost Burden)	30-50%	More than 50%	
White	73.80%	15.50%	10.60%	0.50%
Black/ African American	55.40%	21.10%	23.50%	1.60%
Asian	77.40%	11.40%	11.20%	2.10%
American Indian, Alaska Native	0.00%	0.00%	15.20%	0.00%
Pacific Islander	65.20%	17.40%	17.40%	0.00%
Hispanic	68.40%	13.00%	18.70%	1.60%
<b>Jurisdiction as a Whole</b>	<b>72.30%</b>	<b>15.90%</b>	<b>11.80%</b>	<b>0.70%</b>

Source: CHAS 2007-2011

## Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	276,649	60,885	45,048	2,577
White	250,881	52,830	36,034	1,815
Black / African American	16,984	6,484	7,191	498
Asian	4,371	643	634	119
American Indian, Alaska Native	205	68	49	15
Pacific Islander	15	4	4	0
Hispanic	2,322	440	634	55

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The impact of housing problems across the Consortium varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the Consortium as a whole:

### ***Housing needs***

- Hispanic households earning 30-50% AMI

### ***Severe housing needs***

- Asian households earning 0-30% AMI

### ***Cost burden***

- No racial/ethnic group demonstrates disproportionately greater need.

**If they have needs not identified above, what are those needs?**

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

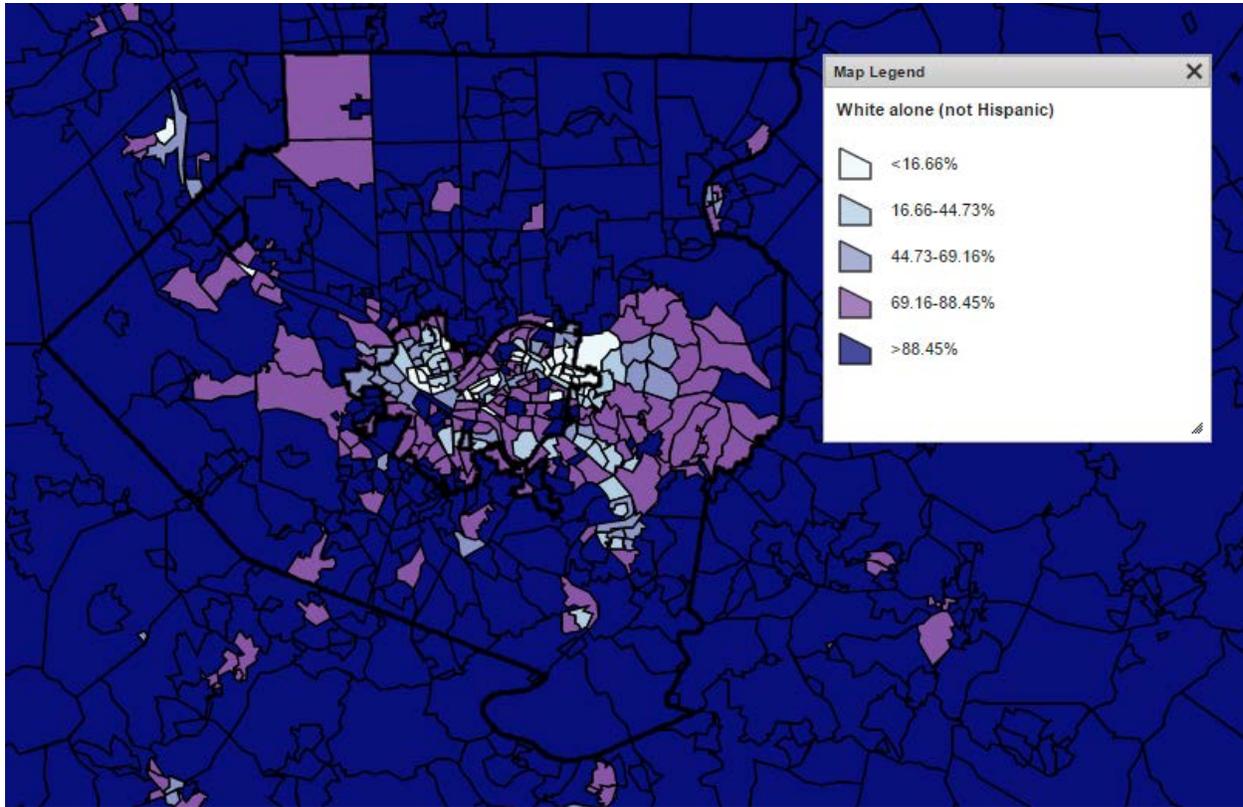
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

As the following maps from HUD's CPDMaps system illustrate, racial and ethnic minorities in Allegheny County are concentrated primarily outside of the HOME Consortium's jurisdiction in the City of Pittsburgh, but are also present with some degree of integration in other areas of the County. The communities within the Allegheny County HOME Consortium are shown within a bold border on the maps.

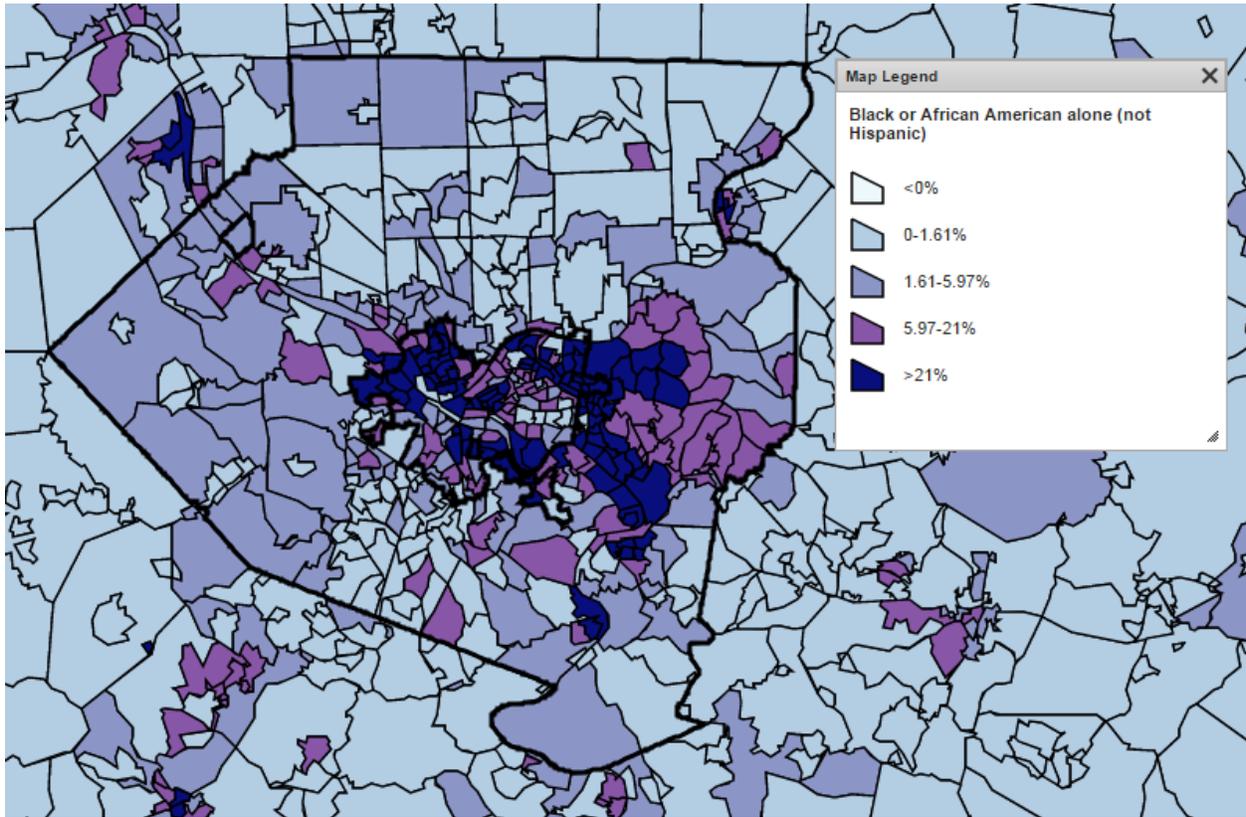
The first map (White alone) shows that census tracts with less than 88.45% white residents are concentrated to the east of Pittsburgh and along the Monongahela River. Census tracts that contain a percentage of Black residents higher than 21% include areas of Penn Hills and towns along the Monongahela River. Asians within the Consortium are comparatively more dispersed within areas around Monroeville, the Fox Chapel area, more recently-developed suburbs in the northern part of the county, and South Hills suburbs. Multi-race residents are slightly concentrated to the east of the City, but are otherwise dispersed through the Consortium. The Consortium's Hispanic population is quite small, just 11,050, or 1.2% of the population, as of 2011. Thus only a small number of census tracts have over 6.9% Hispanic residents. These tracts

include parts of Sewickley Heights, Hampton, Bradford Woods, Aleppo, Wilkesburg, McKeesport, and Dormont.

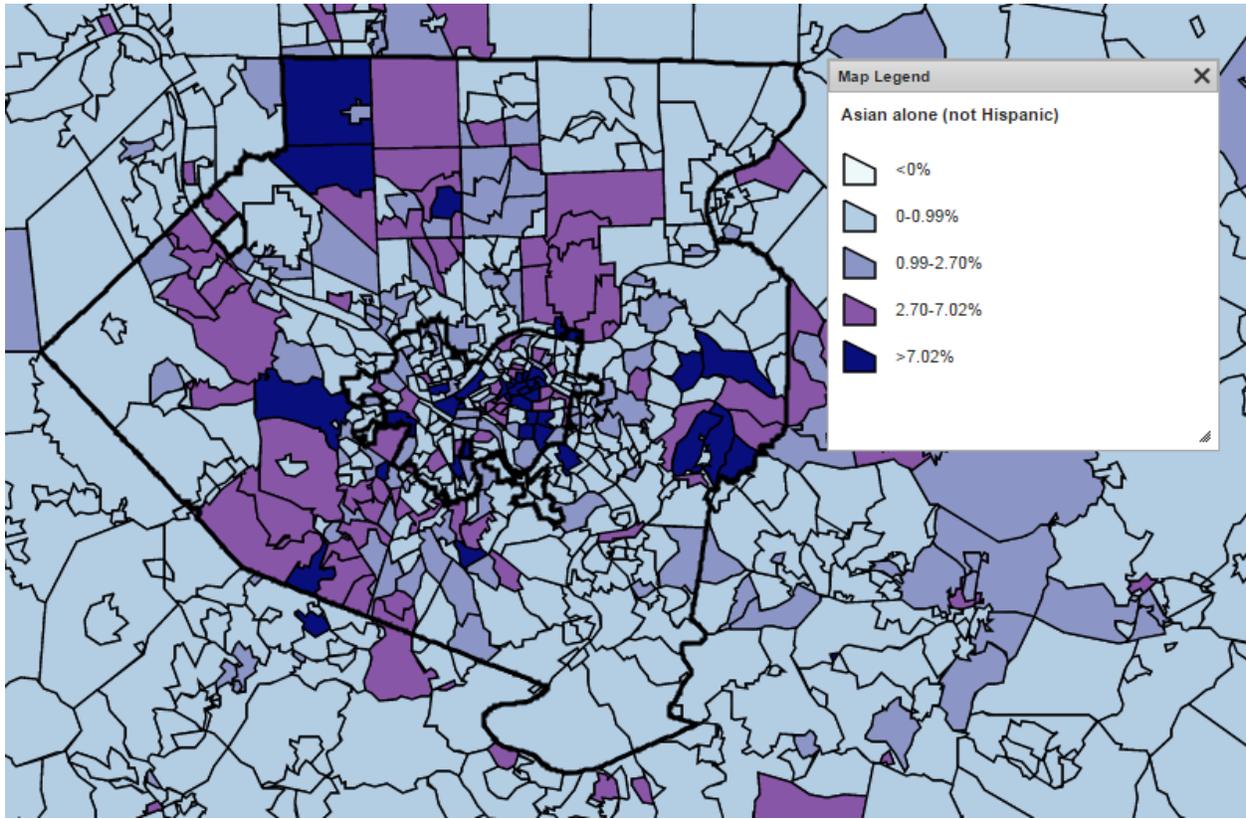
**CPDMaps: Percent of Population White Alone (Not Hispanic), 2011**



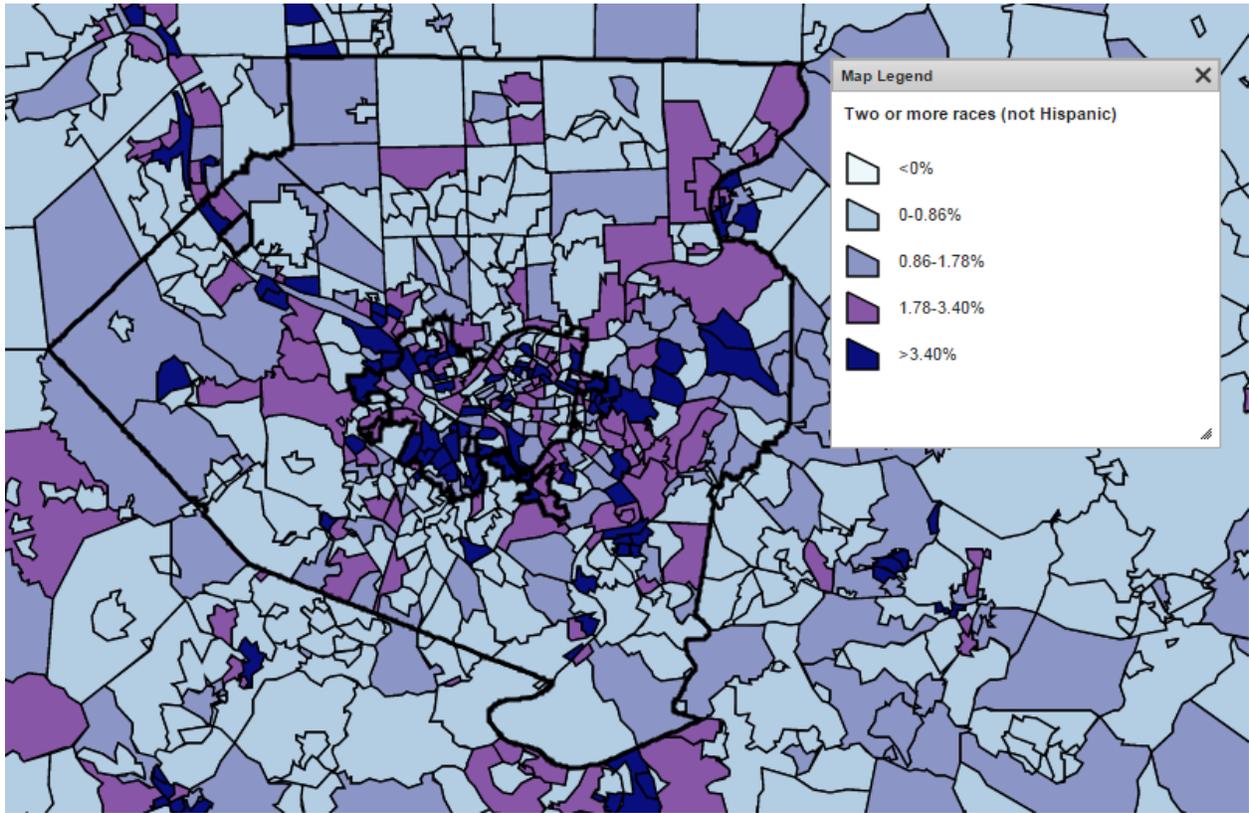
**CPDMaps: Percent of Population Black or African-American, 2011**



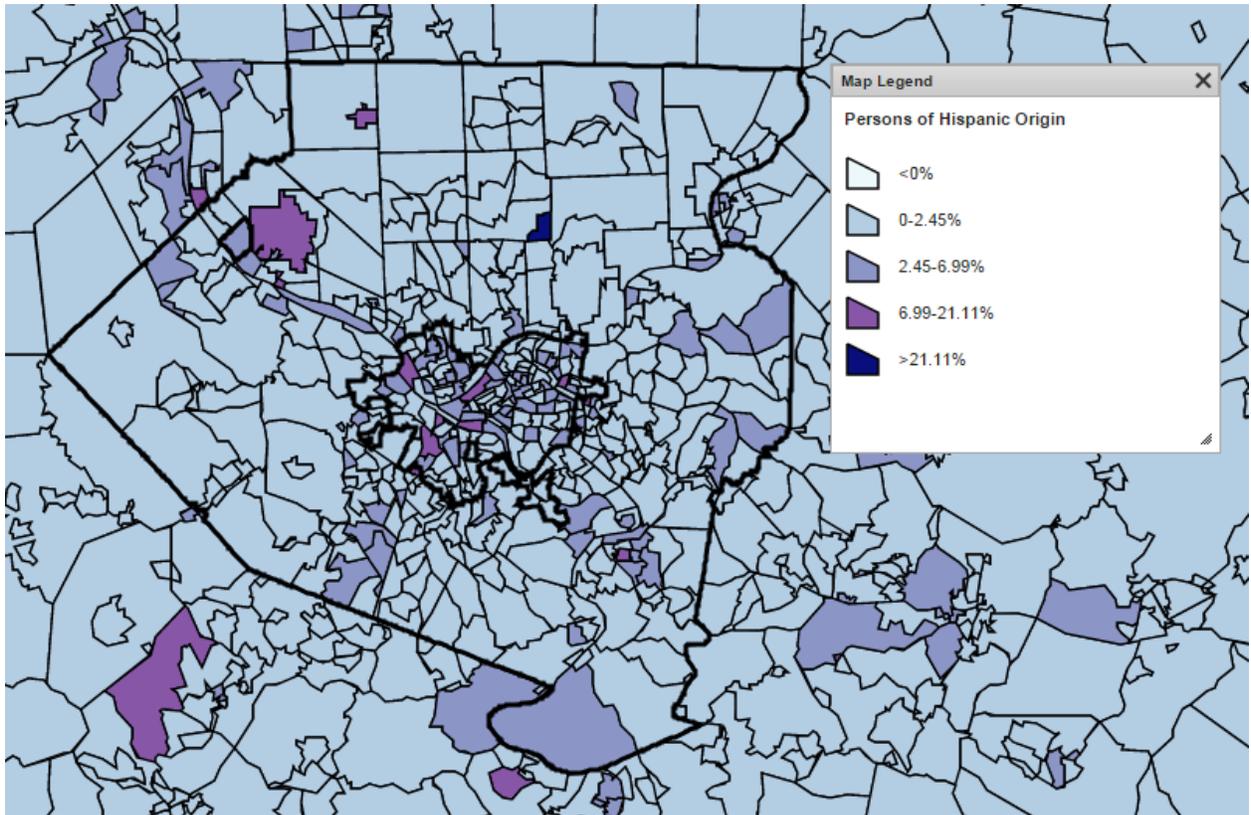
CPDMaps: Percent of Population Asian, 2011



**CPDMaps: Percent of Population Reporting Two or More Races, 2011**



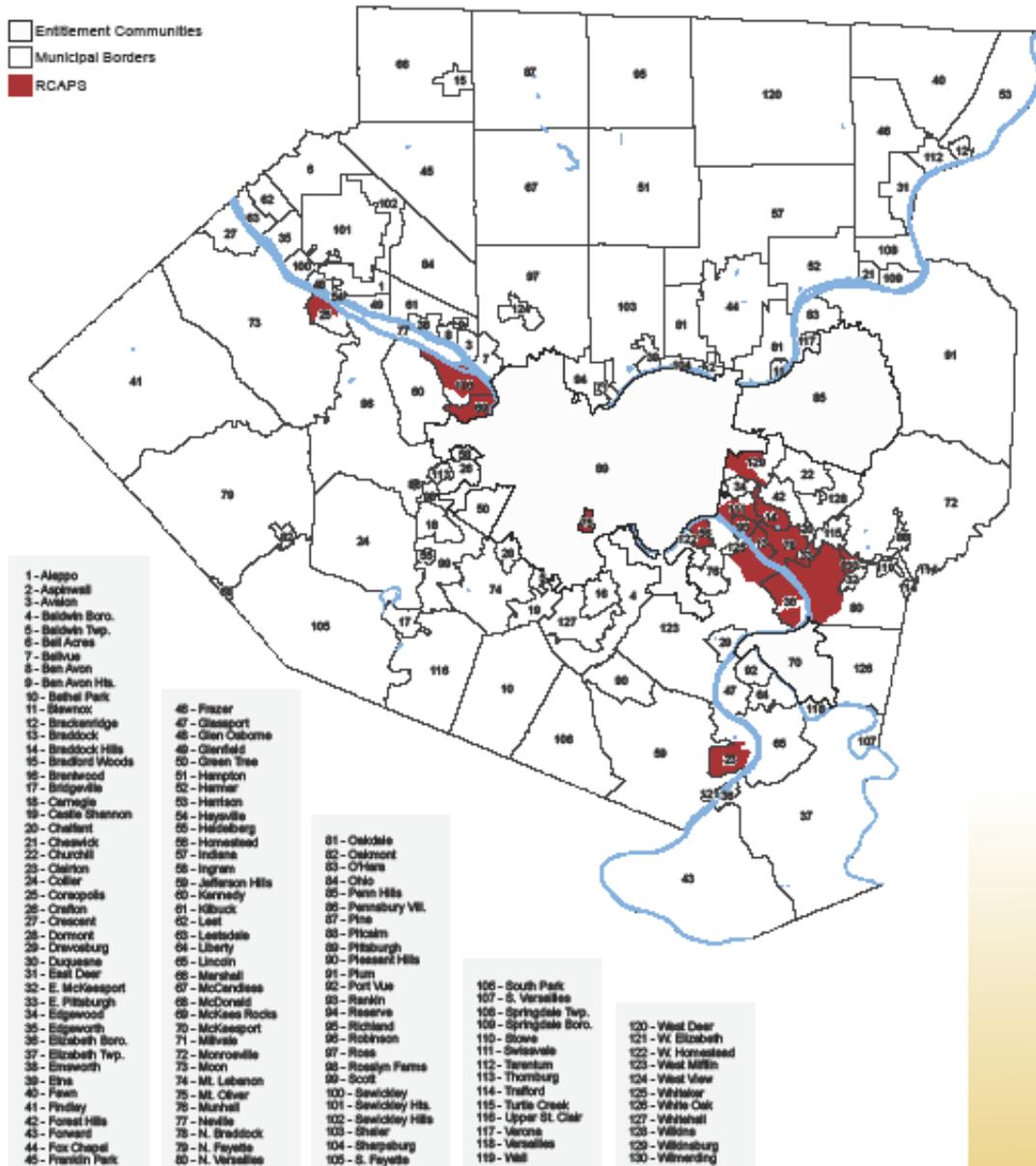
CPDMaps: Percent of Population Hispanic, 2011



The Analysis of Impediments to Fair Housing Choice (AI), a partner document to the Consolidated Plan completed in 2015, examined integration and settlement patterns and their determinants in greater detail. The AI defines a racial/ethnic concentration of poverty (RCAP) as a census tract where the percentage of a single ethnic or minority group is at least 10 percentage points higher than across the Urban County overall, and where the poverty rate is at least 10 points higher than the Urban County's poverty rate of 9.4%. These RCAPs are centered around the McKees Rocks and Braddock areas.

There are 27 racially concentrated areas of poverty in the Urban County.

**MAP 3-5**  
Racially Concentrated Areas of Poverty (RCAPS) by  
Census Tract, 2010



## **NA-35 Public Housing - 91.405, 91.205 (b)**

### **Introduction**

Public housing units within the Consortium are owned and operated by the Allegheny County Housing Authority (ACHA) and the McKeesport Housing Authority (MHA). The ACHA owns and operates 3,065 units of public housing throughout the County. In addition, the MHA owns and operates about 830 units within its jurisdiction. ACHA public housing accounts for about 28% of all public housing available across Allegheny County; MHA units account for another 9%. Comparatively, the County's 5,365 Section 8 Housing Choice Vouchers account for 32% of the inventory available countywide.

ACHA operates 35 developments, 16 family developments and 19 senior developments, which total 1,121 family units and 1,629 senior units. In addition, it coordinates with two communities in Glenshaw, and third-parties manage another eight communities. These additional communities add another 222 units, most of which are located within the Meyers Ridge community in McKees Rocks. Several of these developments have non-Public Housing units or for-sale units within the communities. MHA operates five developments, which total 621 family units, 200 senior units, and 161 undesignated units. More detail on the local public and assisted housing inventory is available in the Market Analysis section of this report.

As indicated by the data reported in the following HUD table, about one-half of ACHA residents are Black, and only 0.1% are Hispanic. About one in every four resident households was classified as a "disabled family." Residents are extremely low income, with an average annual income of \$11,635.

Both ACHA and MHA administer a voucher program. ACHA administers 5,365 Section 8 Housing Choice Vouchers and offers a family self sufficiency (FSS) program, which offers supportive services to voucher households, including an escrow account that may be used for home purchase or other purposes upon graduation from the program. ACHA vouchers can be used in all Allegheny County municipalities except for Pittsburgh and McKeesport, which run their own voucher programs. Notably, ACHA maintains three tiers of voucher payment standard in order to reflect the market conditions across the County's 130 municipalities. ACHA's payment standard is lowest in Tier One communities, 17 municipalities determined to bear the least expensive rents, such as Braddock, Clairton, Duquesne and Wilkinsburg. ACHA's Tier One rent limit for a two-bedroom unit was \$755 in 2013. The majority of municipalities fall into Tier Two, for which ACHA will pay up to \$785 for a two-bedroom unit. The remaining 23 municipalities fell into Tier Three, for which ACHA will pay up to \$920 for a two-bedroom unit. This category includes higher-opportunity, higher-cost areas such as affluent North Hills townships, Mt. Lebanon, Robinson and Upper St. Clair. As of 2015, MHA administers 440 Housing Choice Vouchers.

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	69	2,740	5,430	37	5,161	119	50	4

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	8,232	11,635	11,975	14,646	11,894	10,777	12,794	
Average length of stay	0	3	6	6	1	6	0	8	
Average Household size	0	2	1	2	1	2	1	3	
# Homeless at admission	0	0	2	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	8	1,245	703	37	654	9	0	
# of Disabled Families	0	13	660	1,794	0	1,694	58	18	
# of Families requesting accessibility features	0	69	2,740	5,430	37	5,161	119	50	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	32	1,417	1,848	18	1,755	35	14	3
Black/African American	0	36	1,298	3,548	19	3,374	84	36	1
Asian	0	1	10	14	0	12	0	0	0
American Indian/Alaska Native	0	0	9	19	0	19	0	0	0
Pacific Islander	0	0	6	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	29	56	0	53	1	0	0
Not Hispanic	0	68	2,711	5,374	37	5,108	118	50	4

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There are 1,146 families with disabilities on the public housing waiting list, representing 16% of the total list. Public housing tenants and applicants on the waiting list face similar challenges:

- Mobility is a major issue. Complete sidewalk networks can make or break the ability to live in housing and access transportation, shopping, etc. Communities that don't have sidewalks effectively exclude people with disabilities. Insufficient public transportation, particularly with previous cuts in bus service, can make a neighborhood unlivable.
- With a policy of deinstitutionalization, more available services are needed for people who are trying to integrate into their communities.
- The visitability of a unit is very important for the quality of life of persons with disabilities.

ACHA receives numerous requests for reasonable accommodation and has staff dedicated to addressing them. Specific statistics from the Authority's 2014 Agency Plan regarding accessibility needs were requested but not received at the time of publication.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education or transportation connections to neighborhood amenities.

Overall, voucher holders need an adequate supply of affordable units, including affordable housing that is suitable for families with children. At least one in three families on the waiting list for vouchers includes children. The table below shows the characteristics of ACHA voucher holders and those on the wait list in 2013.

Additionally, voucher holders with children under age six often face serious difficulty locating a unit due to the voucher program's lead-based paint requirements. Landlords who want to participate in the program must pay for lead testing to accommodate such families, and many landlords are reluctant to do such testing.

## Characteristics of Voucher Applicants and Holders, ACHA, 2013

	Current Voucher Holders		Waiting List Applicants	
<b>Total households</b>	<b>5,050</b>	<b>100.0%</b>	<b>7,491</b>	<b>100.0%</b>
<b>Income level</b>				
Extremely low income (30% or less of AMI)	4,924	97.5%	*	
Very low income (30.1% to 50% of AMI)	69	1.4%	*	
Low income (50.1% to 80% of AMI)	57	1.1%	*	
<b>Household type*</b>				
Families with children	3,060	60.6%	2,502	33.4%
Elderly	773	15.3%	178	2.4%
Member with a disability	2,803	55.5%	*	
<b>Race and ethnicity</b>				
Black	3,968	78.6%	3,758	50.2%
White	1,966	38.9%	1,314	17.5%
Asian	17	0.3%	134	1.8%
Other race	28	0.6%	2,285	30.5%
<b>Characteristics by bedroom size</b>				
0 Bedroom	49	1.0%	*	
1 Bedroom	1,569	31.1%	*	
2 Bedroom	2,177	43.1%	*	
3 Bedroom	1,459	28.9%	*	
4 Bedroom	360	7.1%	*	
5+ Bedroom	69	1.4%	*	

\* Verified at admission

Note: Not all categories are mutually exclusive

Source: Allegheny County Housing Authority

### How do these needs compare to the housing needs of the population at large?

The population at large includes households that share the needs of public housing residents and voucher holders, because the resources available to the agencies running these housing programs are drastically insufficient to meet local need. Hundreds of families would apply for a voucher if either the ACHA or MHA wait list was open. Until a unit or voucher becomes available, the thousands of households on the waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate or both.

Households already served by ACHA's voucher program are more likely to include children. Over 60% of families in the voucher program in 2013 have children, compared to just 25% of the general population in the Consortium. These families' needs relate to stable housing and transportation that provides affordable, relatively convenient connections to daily destinations (shopping, work, school, etc.).

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

The following reports from the Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care (CoC) contain totals for the beds available for the homeless and the sheltered and unsheltered homeless population gathered during the January 2014 Point in Time count. The CoC covers the entirety of Allegheny County, so the following data includes counts from some areas that are not within the Allegheny County HOME Consortium. As of the 2014 report, there were 1,541 beds in emergency shelters and transitional housing, and 2,075 beds for permanent housing and rapid-rehousing available year-round throughout the area served by the CoC.

### Summary of all beds reported by Continuum of Care:

	Family Units <sup>1</sup>	Family Beds <sup>1</sup>	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds <sup>2</sup>	Veteran Beds <sup>3</sup>	Youth Beds <sup>3</sup>
<b>Emergency, Safe Haven and Transitional Housing</b>	<b>242</b>	<b>653</b>	<b>888</b>	<b>0</b>	<b>1,541</b>	<b>104</b>	<b>4</b>	<b>n/a</b>	<b>163</b>	<b>87</b>
Emergency Shelter	62	178	265	0	443	104	4	n/a	58	18
Safe Haven	n/a	n/a	75	n/a	75	n/a	n/a	n/a	0	0
Transitional Housing	180	475	548	0	1,023	n/a	n/a	n/a	105	69
<b>Permanent Housing</b>	<b>468</b>	<b>1,330</b>	<b>745</b>	<b>0</b>	<b>2,075</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>544</b>	<b>0</b>
Permanent Supportive Housing*	430	1,234	664	0	1,898	n/a	n/a	564	501	0
Rapid Re-Housing	38	96	81	0	177	n/a	n/a	n/a	43	0
<b>Grand Total</b>	<b>710</b>	<b>1,983</b>	<b>1,633</b>	<b>0</b>	<b>3,616</b>	<b>104</b>	<b>4</b>	<b>564</b>	<b>707</b>	<b>87</b>

SOURCE: [https://www.hudexchange.info/reports/CoC\\_HIC\\_CoC\\_PA-600-2014\\_PA\\_2014.pdf](https://www.hudexchange.info/reports/CoC_HIC_CoC_PA-600-2014_PA_2014.pdf)

The January 29<sup>th</sup>, 2014 Point in Time count located 1,191 households containing 1,573 individuals. It should be noted that the count located over 30 more individuals than there are beds available in the CoC. About 60% of the individuals counted were in transitional housing (which counts Safe Haven programs), around 30% were in emergency shelters, and another 10% were unsheltered. Of the 196 households that were made up of at least one adult and one child (16% of all homeless households), none were found to be unsheltered, and under 30% were in emergency shelters.

**PA-600 Pittsburgh/McKeesport/Penn Hills/Allegheny County CoC**

**Point-in Time Date: 1/29/2014**

**Summary by household type reported:**

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children <sup>1</sup>	310	577	108	995
Households with at least one adult and one child <sup>2</sup>	56	140	0	196
Households with only children <sup>3</sup>	0	0	0	0
<b>Total Homeless Households</b>	<b>366</b>	<b>717</b>	<b>108</b>	<b>1,191</b>
<b>Persons in households without children<sup>1</sup></b>	<b>310</b>	<b>577</b>	<b>108</b>	<b>995</b>
Persons Age 18 to 24	44	76	9	129
Persons Over Age 24	266	501	99	866
<b>Persons in households with at least one adult and one child<sup>2</sup></b>	<b>183</b>	<b>395</b>	<b>0</b>	<b>578</b>
Children Under Age 18	118	246	0	364
Persons Age 18 to 24	11	26	0	37
Persons Over Age 24	54	123	0	177
<b>Persons in households with only children<sup>3</sup></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Homeless Persons</b>	<b>493</b>	<b>972</b>	<b>108</b>	<b>1,573</b>

SOURCE: [https://www.hudexchange.info/reports/CoC\\_PopSub\\_CoC\\_PA-600-2014\\_PA\\_2014.pdf](https://www.hudexchange.info/reports/CoC_PopSub_CoC_PA-600-2014_PA_2014.pdf)

Of the homeless population accounted for in January 2014, 198 individuals (12.6%) qualified as chronically homeless, which HUD defines as an individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. One in five chronically homeless individuals was unsheltered. Two in five unsheltered individuals were chronically homeless. Over one-third of the individuals counted were categorized as severely mentally ill. One in four was an individual with a history of chronic substance abuse. One in five was a victim of domestic violence. Counts of homeless persons with other conditions appear below.

**Summary of homeless persons by subpopulations reported:**

	Sheltered	Unsheltered	Total Population
Chronically Homeless	157	41	198
Chronically Homeless Individuals	148	41	189
Chronically Homeless Persons in Families	9	0	9
Severely Mentally Ill	537	58	595
Chronic Substance Abuse	384	33	417
Veterans	212	19	231
HIV/AIDS	24	2	26
Victims of Domestic Violence	291	24	315

SOURCE: [https://www.hudexchange.info/reports/CoC\\_PopSub\\_CoC\\_PA-600-2014\\_PA\\_2014.pdf](https://www.hudexchange.info/reports/CoC_PopSub_CoC_PA-600-2014_PA_2014.pdf)

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The following is an excerpt from Ten Year Plan to End Homelessness:

Although the warning signs of crisis may be apparent months prior to becoming homeless, many households make no attempt to avert this crisis. A few examples of persons who are at risk of homelessness include: those living with another person in a “doubled-up” situation; persons in debt who are unable to pay their rent, utilities or mortgage(s); those living in residences that have been condemned or present health hazards; and persons who have lost their jobs and are living off of temporary income. For those who are at imminent risk of becoming homeless, supports can be developed to prevent the housing crisis from occurring in the first place. Prevention efforts currently in place within Allegheny County are: rental assistance, budget counseling, utility assistance and mortgage assistance and employment and training.

The current need within the County greatly exceeds the amount of funds available to assist individuals with forestalling eviction or sheriff sales. The Urban League of Pittsburgh annually depletes their yearly rental assistance allocation three to four months before the end of the fiscal year. The amount of assistance is limited to one month’s rent and security deposit in a two-year period. Budget counseling is available through a two-hour session with the individual or family. ACTION Housing, Inc. and the Urban League of

Greater Pittsburgh, through the HEMAP funded by the Commonwealth of Pennsylvania, provide mortgage assistance on a limited basis. In both the rental assistance and mortgage assistance programs, the need of the consumers exceeds the funding base.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the CoC’s point-in-time count held in January 2014, there were 806 adults and 1,137 children served in soup kitchens, day programs, street outreach, shelters, transitional housing, and permanent housing programs. More specifically, there were 364 persons under 18 in emergency or transitional shelter. In addition, there were 226 veterans and 5 households with an adult veteran and at least one child.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

There is no data available on these groups at the Consortium level.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

As shown in the previous tables, 30% of homeless households were in emergency shelter, while 60% were in transitional housing. An additional 108 (9%) were unsheltered. None of the unsheltered homeless were children. Nearly two in five unsheltered people were chronically homeless, many of whom faced other issues such as mental illness, chronic substance abuse, or domestic violence.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Many persons with special needs also have very low incomes.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly*

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents in particular need affordable housing options and easy access to service providers.

Representatives from organizations that work with seniors indicate that there is a growing need for affordable senior housing. Seniors in the County express desires to “age in place,” but many also need housing that will accommodate physical disabilities. American Community Survey (ACS) data shows that 163,213 people age 65 and up represented 17.8% of the Consortium’s total population in 2013, an decrease from 172,778 (18.3%) in 2000. Over one-third (33.9%) of persons 65 years and over had at least one disability in 2012.

According to 2013 ACS data, 53,075 (32.5%) of seniors in the Consortium live alone. Seniors are less likely than the general population to have incomes below the poverty line and over 150% of the poverty level, but are more likely to have incomes between 100% and 150% of the poverty level. More than half of senior renters, according to ACS data, pay more than 30% of their income for housing. In contrast, just 25% of senior homeowners in the entire County pay more than 30% of their income for housing. This fact underscores the need for affordable rental housing for seniors.

#### *People Living with Disabilities*

There were 116,539 persons with disabilities across the Consortium in 2013, representing 12.8% of the population. The most common disability was ambulatory, reported by 83,264, which refers to difficulty walking or climbing stairs. Across the Consortium, approximately 19% of persons with a disability also live in poverty, compared to 8.5% of people without a disability. Within the County as a whole, median earnings for people with a disability were \$20,296, compared to \$32,675 for earners without a disability. Data on median earnings in the HOME Consortium were unavailable. These figures underscore the struggle that many Allegheny County households that include a person with a disability experience in finding and maintaining suitable housing.

Over 60,000 individuals in the HOME Consortium have cognitive difficulties, though no data was available to estimate the volume or type of housing assistance needed to serve this population. About 11% of people with cognitive disabilities in the Consortium were between the ages of 5 and 17, while 40% were 18 to 64 and 15% were elderly.

### Substance Abuse and Addiction

The following information is summarized from the Substance Abuse and Mental Health Services Administration's countywide 2010-2012 data. No data is available to describe the Allegheny County HOME Consortium in isolation from the rest of the county. According to the data, residents of Allegheny County have higher rates of alcohol abuse compared to the state as a whole (7.68% compared to 6.68%). Data from 2006-2008 and 2008-2010 estimates show that while alcohol abuse rates in the state declined (6.80% to 6.78% to 6.68% in 2012), Allegheny County residents are abusing alcohol at slightly higher rates than they were in the mid-2000s (7.24% to 6.84% to 7.68% in 2012). Using 2012 ACS data, this means that there were approximately 82,063 County residents aged 12 and older faced alcohol abuse issues. Within the Consortium, 7.68% of the residents aged 12 and older totals almost 61,000.

Residents of Allegheny County also faced illicit drug abuse at higher rates than the state as a whole (3.44% compared to 2.83%). Illicit drug abuse has been on the rise in Allegheny County, and has consistently been higher the State average. In 2006-2008, 2.73% of Allegheny County residents abused illicit drugs, while by 2008-2010, 3.23% faced illicit drug abuse issues. This compares to 2.38% and 2.80% in Pennsylvania. Using 2012 ACS data, this means that there were 36,757 County residents abusing illicit drugs. Applying the same rate, 27,314 of these individuals lived in the Allegheny County HOME Consortium.

No data is available to describe the nature or extent of housing or service need among this population, though substance abuse issues are commonly linked to other problems that can inhibit an individual's ability to secure and maintain decent housing.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

See above estimates.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Allegheny County Department of Health's STD/HIV Program

2010 Annual STD Summary, there were 1,662 residents receiving care for HIV as of the end of 2010. In 2010, 89 people were diagnosed with HIV. HIV diagnoses have been in decline since 2006. The data does not differentiate between geographies within Allegheny County, so these figures represent the County as a whole. As of 2010, cumulative AIDS cases reported were 2,861. AIDS diagnoses have been in decline since 2003.

The population living with AIDS is disproportionately male, middle-aged and Black. Black residents made up 13% of Allegheny County's population in 2010, but 43% of the population living with AIDS. Men represent 48% of the population, but 84% of those living with AIDS. Among women, black women are more likely to have AIDS than white women. The majority of residents living with AIDS are aged 30-39.

By far, the most commonly reported way of contracting HIV was through male-to-male sexual contact. Among women, the most common exposure category was heterosexual contact. Among both genders, the second-most common way of being exposed to HIV was through intravenous drugs.

The STD Report does not report on the characteristics of the families of those living with HIV/AIDS.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

### **Describe the jurisdiction's need for Public Facilities:**

Through CDBG funds, the County can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Public facility programs are designed to be compatible with the needs of the residents of Allegheny County. These needs generally include: construction and rehabilitation of environmentally sound infrastructure, promotion of informed local decision making, achievement of cost-efficiency, and support for sound economic development and redevelopment. High priority is given to projects which address one or more of these goal objectives.

### **How were these needs determined?**

Needs were determined through a proposal solicitation process, including public outreach and input.

### **Describe the jurisdiction's need for Public Improvements:**

Through CDBG funds, the County can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

The need for sanitary sewer, public drinking water, and storm water rehabilitation improvements, along with sanitary treatment plant and water treatment plant improvements, are high priority requests from the communities within Allegheny County. For the upcoming CDBG Year 41 (2015) there were 46 applications submitted, of which 36 were eligible applications totaling \$4.6 million in construction cost for improvements in these categories.

The need for CDBG assistance in these areas is far greater than available resources to address these needs, particularly in the economically poorer communities of the Mon Valley; some of the oldest and most antiquated infrastructure is located in the Mon Valley area. Additionally, a significant number of communities are under a major consent decree issued by the United States Environmental Protection Administration (EPA) requiring them to remediate sanitary and combined sewer overflows into local streams and rivers, which is a major source of pollution affecting the health, safety, and welfare of residents within the region.

Another area of concern is storm water runoff, which over the past decade has become a concern due major flooding which occurs in many of communities during or after wet weather events. Excessive storm water runoff is also a primary source of inflow and infiltration into deteriorated and cracked sanitary sewer lines, which contributes to hydraulic overloading of sewage treatment plants. This results

in wet weather overflows into local rivers from communities currently under EPA and DEP consent orders.

### **How were these needs determined?**

As part of its Five Year Consolidated Plan and annual strategies, ACED conducts a public hearing and needs analysis soliciting resident input to determine what are the most critical concerns within the County. ACED also solicits input regarding public improvement needs from COGs, municipalities and via stakeholder outreach. Sanitary sewers, public drinking water, and storm water needs assessments are further supplemented by input from a number of agencies such as the Allegheny County Health Department, Public Drinking Water and Waste Management Division, which is responsible for safeguarding public health. The Three Rivers Wet Weather Agency is involved in adjudicating Allegheny County's wet weather issues relative to the EPA consent decree. In evaluating CDBG funding allocations related to need, ACED also reviews the impact on low/ moderate income households when assessing areas of need.

### **Describe the jurisdiction's need for Public Services:**

Through CDBG funds, the County can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

The following public service needs have been identified:

- Childcare services, especially for single-parent families.
- Youth services programs.
- Senior services, educational, and social services.
- Physical health and mental health care services.
- Transportation services for low-income residents to access services and employment.
- Affordable housing education and information on housing choices and resources.
- Fair housing and tenant counseling services.

### **How were these needs determined?**

The County facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Allegheny County HOME Consortium (the Consortium) is composed of 127 communities with unique housing assets and needs. The geographic area of the HOME Consortium is Allegheny County minus the City of Pittsburgh and the Boroughs of McDonald, and Trafford. The HOME Consortium includes the Municipality of Penn Hills and the City of McKeesport, although both of those municipalities are separate entitlement jurisdictions under the CDBG program. The Consortium's large population centers include the area south of Pittsburgh along Route 19, north of the City along McKnight Road, east of the City between Penn Hills and Monroeville, and along the Monongahela River.

This analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, the County is working to ensure that a mix of housing types exists within each community to accommodate households of all types and income levels. The Consortium's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

The housing markets in the municipalities nearest to the City of Pittsburgh are mature suburbs, with many households commuting into the City. The County also has a significant amount of exurban and rural land in the northern, western, and extreme southern areas. Owner occupancy is strong in the Consortium at 71% in 2011, higher than the national rate of 66%.

### All residential properties by number of units

The housing stock in the Consortium is predominantly owner-occupied and single-family. Most of the multi-family units are in small structures with two to four units, rather than larger complexes with 20 or more units. These small units comprise 70% of the multi-family housing inventory.

Property Type	Number	%
1-unit detached structure	292,963	68%
1-unit, attached structure	35,719	8%
2-4 units	32,438	8%
5-19 units	35,033	8%
20 or more units	28,960	7%
Mobile Home, boat, RV, van, etc	3,918	1%
<b>Total</b>	<b>429,031</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

The Consortium's housing stock is largely owner-occupied, with 72% of units being owner-occupied. Units that are owner-occupied are generally larger than renter-occupied units. Of the 116,666 owner-occupied units in the Consortium, 79% consist of three or more bedrooms. This is in stark comparison to renter-occupied units, of which only 22% include three or more bedrooms. The largest share of renter households live in two-bedroom units. Two in five renter households live in two-bedroom units, compared to one in five owner households.

	Owners		Renters	
	Number	%	Number	%
No bedroom	237	0%	3,621	3%
1 bedroom	4,392	2%	36,946	34%
2 bedrooms	54,378	20%	44,938	41%
3 or more bedrooms	219,887	79%	23,966	22%
<b>Total</b>	<b>278,894</b>	<b>101%</b>	<b>109,471</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The Allegheny County Department of Economic Development administers a variety of housing programs to assist low and moderate income residents better afford housing. These are all funded through federal Community Development Block Grant (CDBG), HOME Investment Partnerships, and Emergency Solutions Grants (ESG) funds. The Consortium utilizes public funds to address the priority needs and specific objectives identified in its annual action plan. The Consortium targets rehabilitation funds to areas with concentrations of low income residents. The Consortium has not specified target areas for housing rehabilitation, except to say that CDBG funds will be used for projects in areas with the highest percentages of low- to moderate-income persons and those block groups with a percentage of minority persons above the average for Allegheny County.

There are 40 federal and state rental-subsidized housing developments in the Consortium between the Allegheny County Housing Authority (ACHA) and the McKeesport Housing Authority (MHA). Within these developments there are 5,361 apartments; 1,829 are for elderly households and the balance are for family households or a combination of senior and family households. In addition, ACHA coordinates with two communities in Glenshaw, and third-parties manage another eight communities. These additional communities add another 222 units, most of which are located within the Meyers Ridge community in McKees Rocks. Several of these developments have non-Public Housing units or for-sale units within the communities.

There are two agencies that administer Section 8 vouchers in the Allegheny County HOME Consortium - ACHA and MHA. Between the two agencies, they administer a total of around 5,805 vouchers (5,365 for ACHA and around 440 for MHA). The maximum value of ACHA vouchers varies by municipality. Municipalities are split into three tiers, with Tier One communities having the lowest maximum value due to lower rents in those areas. Tier Three communities have higher rents, but also may be located in better-performing school districts and safer neighborhoods. Data on voucher holders indicates that households receiving vouchers are concentrated in Tier One communities like McKee's Rocks, Wilkinsburg, and towns along the Monongahela River, as well as Penn Hills, which is a Tier Two community. Data is unavailable on the location of McKeesport voucher holders' residences.

During Fiscal Year 2013, Allegheny County's programs benefitted 36,913 (77.2%) White families, 9,968 (20.8%) Black or African American families, and 934 (1.9%) Other Minorities families. Also 167 families (0.35%) were Hispanic versus 47,648 families (99.7%) who were not Hispanic. There is no data on the incomes of these households.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The National Housing Trust maintains a database on expiring project-based rental assistance (PBRA) units, which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME units. According to this database, a total of 2,117 PBRA units in the Consortium in 30 developments will expire during or before 2018, 565 of which are Section 202 units. Data is unavailable on the expiration of units subsidized through the Section 515 Program, but there is only one such development within Allegheny County, West Pine Apartments in Imperial. This development has 38 total units, of which 10 are 1-bedroom units and 28 are 2-bedroom units.

Because significant government funding has been invested in these properties, their units are some of the most affordable housing in the Consortium. In the absence of intervention to preserve the affordability of these units, they are at-risk for conversion to market rate units once their contracts or affordability periods expire.

The Consortium will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the Consortium can take to preserve these units.

**Does the availability of housing units meet the needs of the population?**

No. Like most of the nation, the Consortium is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households. According to 2007-2011 CHAS data, there are approximately 50,000 renter households in the County who earn under 30% AMI, but only around 10,000 rental units that are affordable for those households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire.

Moderate income households in the Consortium fare better in terms of affordable units available, though affordability is not the only housing concern. Stakeholder interviews indicated a large need for affordable senior housing, as many seniors want to age in place but are unable to find suitable housing.

According to 2011 Census estimates, there are 109,471 renter households in the Consortium, comprising 28% of all Consortium households. Compared to owner households, renter households experience disproportionately higher rates of housing problems (such as cost burden, overcrowding, or inadequate/substandard housing), are more likely to include people with disabilities, and tend to have lower incomes.

Two in five renter households live in two-bedroom units, compared to one in five owner households. The overwhelming majority (79%) of owner-occupied units have three or more bedrooms, compared to just 22% of renter units.

Both U. S. Census data and anecdotal evidence provided by stakeholders interviewed during the Consolidated Plan process demonstrate a strong need for more affordable housing in the Consortium, particularly for rental units.

**Describe the need for specific types of housing:**

The needs for specific types of housing reflect the objectives outlined in the most recent Annual Action Plan and CAPER. Affordable housing for low- and moderate-income residents of Allegheny County is a major need in the community, specifically for residents making less than 80% of the median income. There are high rates of cost burden among low-income households, and lower-income households may also experience other housing problems such as overcrowding and substandard conditions. Among extremely low-income renter households, the elderly and small family households are most affected by cost burden. Extremely low-income homeowners facing cost burden are predominantly seniors.

The 2014 Annual Action Plan cites the need for new affordable rental housing and opportunities for homeowners to rehabilitate their homes.

According to stakeholders, there is not enough affordable housing for people who have mobility issues. More accessible housing is also needed to suit the growing needs of the elderly. Practical options are needed to ensure that the growing number of elderly households can either age in place or be accommodated in smaller, accessible and low-maintenance units.

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Wages have not adequately kept up with housing costs in the Consortium. According to HUD, the Fair Market Rent (FMR) in the Consortium for a two-bedroom apartment is \$772. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,573 monthly or \$30,876 annually. Assuming a 40-hour work week, 50 weeks per year, this level of income translates into a “Housing Wage” of \$15.44.

In Pennsylvania, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 85 hours per week, 50 weeks per year. Alternatively, a household must include 2.1 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

### Cost of Housing

Housing costs have increased since 2000 for both homeowners and renters. Data on median home values and median contract rent was not available from HUD’s database because the Census does not provide median values for the HOME Consortium geography. However, stakeholders from ACHA disclosed that market rate rents have been increasing significantly, and that for someone working at or near minimum wage, the rents are extreme. Similarly, MHA reported that they fund up to 110% of market rate rent because market rates are raising much higher than HUD’s rates.

Data from the American Community Survey (ACS) for the entire County is therefore provided in the table following the HUD table. While the ACS data is unadjusted for inflation, it still reveals that the greatest changes in rents and housing values are at the higher end of the rent and housing value spectrum. Conversely, low-cost housing is shrinking at a rate faster than inflation. The cost of housing for both owners and renters is increasing at a rate faster than inflation, meaning that housing is becoming more expensive to residents in the Consortium. Even so, the County’s median contract rent of \$572 means that renting in the Consortium remains slightly more affordable when compared to the nation’s median gross rent of \$722.

#### Revised (entire Allegheny County)

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	84,200	122,400	45%
Median Contract Rent	424	572	35%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### HUD-generated

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

**Table 29 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	44,447	40.6%
\$500-999	57,579	52.6%
\$1,000-1,499	4,757	4.4%
\$1,500-1,999	1,045	1.0%
\$2,000 or more	1,643	1.5%
<b>Total</b>	<b>109,471</b>	<b>100.0%</b>

**Table 30 - Rent Paid**

**Data Source:** 2007-2011 ACS

### Allegheny County HOME Consortium

	2000	2013	Percent Change
Owner-occupied units	264,041	278,788	5.6%
Less than \$50,000	39,246	25,300	-35.5%
\$50,000 to \$99,999	115,421	73,393	-36.4%
\$100,000 to \$149,999	60,747	64,057	5.4%
\$150,000 to \$199,999	24,976	46,777	87.3%
\$200,000 to \$299,999	15,220	39,527	159.7%
\$300,000 to \$499,999	6,266	21,259	239.3%
\$500,000 to \$999,999	1,894	7,137	276.8%
\$1,000,000 or more	271	1,338	393.7%

	2000	2013	Percent Change
Occupied units paying rent	102,662	107,503	4.7%
Less than \$200	6,373	2,461	-61.4%
\$200 to \$299	7,163	4,594	-35.9%
\$300 to \$499	32,452	12,879	-60.3%
\$500 to \$749	39,594	34,841	-12.0%
\$750 to \$999	11,849	30,671	158.8%
\$1000 to \$1499	3,846	17,017	342.5%
\$1500 or more	1,385	5,040	263.9%

Data Source: U.S. Census Bureau, 2000 Census and 2009-2013 ACS

### Housing Affordability

The HUD-provided table below indicates the number of affordable units available to households with

various income levels. The 10,033 rental units identified as affordable to households below 30% of HUD Area Median Family Income (HAMFI) represents just 9.2% of the total rental housing inventory in the Consortium. This supply of units does not come close to accommodating households earning less than 30% HAMFI, most of whom are likely to be renters.

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	10,033	No Data
50% HAMFI	33,642	24,334
80% HAMFI	70,176	69,939
100% HAMFI	No Data	98,972
<b>Total</b>	<b>113,851</b>	<b>193,245</b>

**Table 31 – Housing Affordability**

Data Source: 2007-2011 CHAS

### Monthly Rent

In the Consortium, the Fair Market Rent (FMR) for a two-bedroom apartment is \$772. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,573 monthly or \$30,876 annually. Assuming a 40-hour work week, 50 weeks per year, this level of income translates into a “Housing Wage” of \$15.44.

In Pennsylvania, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 85 hours per week, 50 weeks per year. Alternatively, a household must include 2.1 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable. The monthly rent affordable at minimum wage for a 40-hour work week in the Consortium is \$387, or less than half of FMR.

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	540	619	772	969	1,032
High HOME Rent	551	633	789	991	1,054
Low HOME Rent	551	615	738	853	951

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

No. The tables above show that there is insufficient housing for extremely low and low-income households in the Allegheny County HOME Consortium. ACS calculates the median family income for 2011 in Allegheny County as \$67,676. Extremely low-income families (30% or less of median family income) earn approximately \$20,302 per year. Although there are 40,287 households in the Consortium earning between 0% and 30% of the median family income, there are just 10,033 renter housing units that are affordable to households earning 30% of the median income – roughly one affordable rental unit for every four households. Data on owner housing is not available, but the number of affordable units priced for households making 30% or less of median family income would likely not be sufficient to adequately address this housing gap. Low-income families (those making 30%-50% of median family

income) earn between \$20,303 and \$33,838 may fare better. HUD estimates that there are 43,175 low-income families and 47,943 affordable units in the rental and homeownership market after eliminating the approximately 10,000 rental units that are affordable to those under 30% of AMI.

Nonetheless, despite historically low mortgage interest rates, many households who would normally be seeking to buy homes are unable to do so due to tighter lending standards. These households remain in the rental market, putting upward pressure on rents across the income spectrum.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Though there has been a slight uptick in rental units since 2000, the inventory of more affordable units has decreased significantly. According to 2011 ACS estimates, median home values and median rents in the Consortium have increased significantly in the last 12 years. The tables in the “Cost of Housing” section above show that median rents increased by 35% in 11 years, not adjusting for inflation. The change in median home values was even more dramatic, with the median house value increasing by more than 45% between 2000 and 2011. While increasing median home values are important for building equity, they also make home purchasing less affordable as the supply of low-priced homes decreases. Without significant new production, this trend is expected to continue, meaning housing is likely to become less affordable over time. It is likely that housing affordability will continue to be an issue for Allegheny County residents over and beyond the next five years.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Utilizing the data in the “Cost of Housing” section above reveals that Area Median Rent in the entire County (data is unavailable for the Consortium) is higher than HOME rents and Fair Market Rents for efficiency, and lower than HOME and FMR rents for one-bedroom, two-bedroom, three-bedroom and four-bedroom units. This suggests that rents on many units in the Consortium may be within HUD guidelines for affordability.

Preserving affordable housing is an ongoing goal of the Consortium. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce affordable housing and preserve current affordable housing. Developing new units of affordable housing, particularly rental housing for families and the elderly, continues to be a goal. In addition, preserving the affordability of the large number of subsidized units that will expire in the next five years will be a significant challenge.

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

The following data provides an overview on the condition of housing in the Consortium.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Substandard Condition: Major structural defects, lack of or in adequate plumbing and kitchen facilities, appearance that creates a blighting influence, and failure to meet or comply with housing and building codes.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

### Condition of Units

The following table indicates the number of housing units by tenure that experience housing conditions as defined above. Renter units have a significantly higher prevalence of housing units with at least one selected condition. Almost two in five renter-occupied units in the Consortium experience at least one selected condition, while only one in five owner-occupied housing units experience one housing condition. Very few owner-occupied units or renter-occupied units experience more than one housing condition.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	60,578	22%	43,130	39%
With two selected Conditions	501	0%	2,280	2%
With three selected Conditions	38	0%	167	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	217,777	78%	63,894	58%
<b>Total</b>	<b>278,894</b>	<b>100%</b>	<b>109,471</b>	<b>99%</b>

**Table 33 - Condition of Units**

Data Source: 2007-2011 ACS

### Year Unit Built

When compared to the country as a whole, the Consortium has a relatively older housing stock. While over 19.5% of the nation's overall housing stock was built before 1950, 33% of the Consortium's housing

units were built before 1950. Owner- and renter-occupied units are equally likely to be built before 1950. The distribution of the age of owner- and renter-occupied housing units is similar, suggesting that both owner and rental units may require rehabilitation.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,336	6%	5,288	5%
1980-1999	36,521	13%	17,563	16%
1950-1979	136,900	49%	48,067	44%
Before 1950	90,137	32%	38,553	35%
<b>Total</b>	<b>278,894</b>	<b>100%</b>	<b>109,471</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

The Center for Disease Control identifies poisoning from contact or ingestion of lead-based paint as a major health problem for children. Lead poisoning may cause decreased IQ, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are considered at risk for containing lead-based paint. The Allegheny County Health Department’s Childhood Lead Poisoning Prevention Program (CLPPP) identifies children with elevated blood lead levels, identifies lead hazards in their homes, and recommends strategies to remediate those lead hazards.

Considering the age of housing stock in the Allegheny County HOME Consortium, there is a substantial risk for lead-based paint hazards. As indicated below, more than 81% of owner-occupied housing units and 79% of renter-occupied units were constructed before 1980 (the year closest to 1978 for which age of housing unit data is reported), indicating a high risk for the presence of lead-based paint in these housing units. Families in owner-occupied homes are more likely to have children present in homes with risk to lead exposure (3% compared to 2% in renter-occupied homes).

The homeowner rehabilitation programs offered by the Allegheny County Department of Economic Development help address lead-based paint issues in homes via mandatory lead-based paint risk assessments and the use of lead-based paint certified contractors.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	227,037	81%	86,620	79%
Housing Units build before 1980 with children present	9,033	3%	2,291	2%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

According to the American Community Survey, 39,324 housing units throughout the Consortium were

vacant in 2013. Of these vacancies, 25,288 (63.3%) were vacant for reasons other than being for sale or for rent, sold or rented but not occupied, for migrant workers, or for seasonal use. No ACS data is available on Real Estate Owned (REO) properties, the condition of vacancies, whether they are abandoned and whether they might be suitable for rehabilitation.

The following HUD-generated table contains no data.

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 36 - Vacant Units**

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

According to the HUD-generated “Housing Problems” table in NA-10, there are 696 renter households and 173 homeowners earning less than AMI living in units without complete kitchens or plumbing systems. Substandard conditions are the second-most common housing problem faced by both renters and owners earning under AMI, after cost-burden.

The Allegheny County HOME Consortium has identified owner-occupied housing rehabilitation as one of its high-priority activities in order to preserve and maintain its affordable housing stock, including mobile homes. Rehabilitation of rental housing was identified as a medium-priority activity. The housing stock in the Consortium is significantly older than most housing in the country. Based on the analysis of data, the Consortium’s need for owner and rental rehabilitation is based on the substandard condition of rental housing and the age of both the rental and owner housing stock. Though renters are more likely to face sub-standard housing conditions, elderly homeowners make up a significant portion of those facing cost burden, making it difficult for them to address necessary maintenance.

Rehabilitation assistance is often critical to ensuring that lower-income people are decently and suitably housed, as the lower and fixed incomes of the elderly and people with disabilities often preclude the installation or repair of needed features.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint.

According to 2007-2011 CHAS data for Allegheny County, 22,170 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in a housing units built before 1980. These households, 4.24% of all occupied housing units, are at risk for lead-based paint.

However, lead-based paint risk assessments performed for the Consortium's single family residential rehabilitation programs indicate that the percentage of units at risk for lead-based paint that are occupied by low- or moderate-income households is much higher. Over the past five years, rehabilitation program risk assessments revealed that 73% -96% of the units to be rehabilitated had lead-based paint hazards.

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	0	64	2,995	5,470	15	5,455	1,115	475	533
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Allegheny County Housing Authority (ACHA) and McKeesport Housing Authorities (MHA) operate within the Consortium. The ACHA operates 35 developments, 16 family developments and 19 senior developments, which total 1,121 family units and 1,629 senior units. In addition, it coordinates with two communities in Glenshaw, and third-parties manage another eight communities. These additional developments add another 222 units, most of which are located within the Meyers Ridge community in McKees Rocks. Several of these developments have non-Public Housing units or for-sale units within the communities. MHA operates five developments, which total 621 family units, 200 senior units, and 161 undesignated units. No units are expected to be lost from the inventory over the next five years.

Public housing developments in the Consortium consist of a range of ages and housing configurations. Many older developments are towers with small units for the elderly. Following national trends, more recently-built developments are mixed-income townhouses or duplexes. Notably, 5% of ACHA housing is designed for persons with disabilities. However, 12.8% of the Consortium's population reported living with a disability in 2011 and 9.1% of the total population reported an ambulatory disability. Given that persons with disabilities are more likely to live in poverty than the general population, this suggests that the supply of public housing for persons with disabilities may not be adequate, as making modifications to units may take time or be unfeasible.

Both ACHA and MHA administer voucher programs. ACHA administers 5,365 Section 8 Housing Choice Vouchers and offers a family self-sufficiency (FSS) program, which offers supportive services to voucher households, including an escrow account that may be used for home purchase or other purposes upon graduation from the program. ACHA vouchers can be used in all Allegheny County municipalities except for Pittsburgh and McKeesport, which run their own voucher programs. Notably, ACHA maintains three tiers of voucher payment standard in order to reflect the market conditions across the County's 130 municipalities. ACHA's payment standard is lowest in Tier One communities, 17 municipalities determined to bear the least expensive rents, such as Braddock, Clairton, Duquesne and Wilkinsburg. ACHA's Tier One rent limit for a two-bedroom unit was \$755 in 2013. The majority of municipalities fall into Tier Two, for which ACHA will pay up to \$785 for a two-bedroom unit. The remaining 23 municipalities fell into Tier Three, for which ACHA will pay up to \$920 for a two-bedroom unit. This category includes higher-opportunity, higher-cost areas such as affluent North Hills townships, Mt. Lebanon, Robinson and Upper St. Clair. As of 2015, MHA administers around 450 vouchers.

There is little data on the location and condition of families using tenant-based rental assistance. As a majority of the housing units in the Consortium were built before 1980, it is likely that the majority of these families live in rehabilitated housing, rather than new construction.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Consistent with 24CFR8.25, to the greatest extent possible, ACHA and MHA are required to have at least 5 percent of their units accessible for people with handicaps. ACHA includes accessibility improvements in every modernization project, providing twice the number of units required by PHFA. ACHA has undergone the HUD 505 Needs Assessment and made any needed modifications, starting in the early 1990s.

MHA recently completed Yester Square, a new housing development consisting of 58 (tax credit) units, 20 of which are fully accessible. These 20 accessible units help to meet the 5% accessible unit standard for Crawford Village. There is a need for five more fully accessible units at Crawford Village to accomplish the 5% commitment in this community. MHA's goal is to fill the accessible units in the mixed income property at Yester Square.

*Specific statistics from the Authorities' 2014 Agency Plans regarding accessibility needs were requested but not received at the time of publication.*

Per HUD’s website, the following table contains the most recent (2009-2010) inspection scores for public housing properties in the Consortium, with 100 being a perfect score. Not all developments had scores listed.

**Public Housing Condition**

**From HUD website**

<b>Public Housing Development</b>	<b>Municipality</b>	<b>Most Recent Inspection Score</b>
Springdale Manor	Blawnox	95
Park Apartments	Brackenridge	71
General Braddock Tower	Braddock	84
George Washington Carver Hall	Clairton	68
Groveton Village	Coraopolis	84
Forest Green	Coraopolis	87
Burns Heights	Duquesne	94
Homestead Apartments Tower Phase I	Homestead	86
Homestead Apartments Phase II	Homestead	90
Homestead B Tower (Phase III)	Homestead	96
Homestead Apartments (Ext)	Homestead	98
West Pine Townhomes	Imperial	75
Ohioview Tower	Mc Kees Rocks	73
Pleasant Ridge I	Mc Kees Rocks	90
Pleasant Ridge Phase II	Mc Kees Rocks	75
Meyers Ridge Phase I	Mc Kees Rocks	86
Meyers Ridge Phase II	Mc Kees Rocks	89
Hays Manor	Mc Kees Rocks	66
R. B. Harrison Village	McKeesport	83
Monroe Meadows	Monroeville	91
Jefferson Manor	Penn Hills	62
Lavender Heights	Penn Hills	92
Hawkins Village	Rankin	72
Sharps Terrace	Sharpsburg	84
Carson / Golden	Tarentum	82
Negley Gardens	Tarentum	98
Dalton's Edge	Tarentum	91
Dalton's Edge Phase II	Tarentum	83
Fraser Hall	Turtle Creek	
Caldwell Station	Wall	93
West Mifflin Manor	West Mifflin	91
Dumplin Hall	Wilkinsburg	98
Wilmerding Apartments	Wilmerding	94

**HUD-generated**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>

**Table 38 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

*Specific statistics from the Authority's 2014 Agency Plan regarding accessibility needs were requested but not received at the time of publication.*

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

From a physical standpoint, ACHA is implementing green methods such as utilizing green maintenance manuals and environmentally sensitive products around developments. They are working on landscaping and utilizing geothermal systems for heating and cooling. ACHA participates in HUD's Resident Opportunities and Self-Sufficiency (ROSS) Program, providing social services to help residents progress toward self-sufficiency. ACHA also partners with other agencies, such as the Three Rivers Workforce Investment Board, to connect residents with job education and opportunities.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

The Consortium, working with the Allegheny County Department of Human Services, provides homeless persons with assistance through the Allegheny County Continuum of Care for the Homeless. The Continuum of Care also serves persons outside of the Consortium. Service providers in the Continuum of Care offer a variety of services.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	178		475	1,234	
Households with Only Adults	265		548	664	
Chronically Homeless Households				564	
Veterans	58		105	501	
Unaccompanied Youth	18		69		

Table 39 - Facilities Targeted to Homeless Persons

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The following organizations in Allegheny County provide supportive services and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive care and housing. These programs are essential in helping these individuals avoid homelessness.

- ACHIEVA
- ACTION - Housing, Inc.
- Bethlehem Haven
- Bridge to Independence, Inc.
- Clean and Sober Humans Assoc., Inc.
- Community Human Services
- Community Options
- Community Options, Inc.
- Fair Housing Partnership of Greater Pittsburgh, (FHP) Inc.
- Family Services of Western Pennsylvania
- Goodwill Industries of Pittsburgh's HEART (Housing, Education, and Rehabilitative Training) House
- Habitat for Humanity
- Human Services Center Corporation (HSCC)
- Light of Life Ministries, Inc.
- Lutheran Service Society
- Mainstay Life Services
- McKeesport Collaborative
- Mon Valley Initiative
- Mon-Yough Community Services, Inc.
- Naomi's Place Transitional Living Program
- PA Department of Public Assistance, Emergency Shelter Assistance Fund
- Pennsylvania Housing Finance Agency
- Pittsburgh AIDS Task Force
- Residential Resources, Inc.
- Rodman Street Missionary Baptist Church
- Salvation Army, Pittsburgh
- Southwinds, Inc.
- St. Vincent de Paul Society, Council of Pittsburgh
- Three Rivers Center for Independent Living
- UCP of Pittsburgh
- Urban League, Housing Assistance Program
- Urban Redevelopment Authority of Pittsburgh

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

DHS remains committed to reducing the number of individuals and families experiencing a housing crisis (i.e., homelessness) in the county by addressing contributing factors simultaneously to avoid homeless system re-entry, reduce use of homeless facilities, provide tailored support to move clients successfully to permanent housing, and provide services and support that will assist individuals and families to find and maintain stability in multiple life and human service domains.

The Homeless Assistance Program (HAP) supports emergency shelters, bridge housing, rental assistance, and case management programs which help to prevent the negative outcomes associated with homelessness or housing insecurity, such as placement in the child welfare system or poor school attendance. Many individuals and families who receive HAP services do not qualify for alternative housing because of issues like substance abuse, arrearages, and/or poor credit.

Allegheny County implemented a system of case management for families with children in emergency shelters. In addition to this improvement, DHS also conducted an extensive examination of the homeless system to inform larger system changes to be included in future plans. This initial formative review has resulted in insight about system- and service-level areas for improvement and highlighted specific areas of need for further examination and review.

For FY 14/15, DHS estimates that they will provide 6,135 clients with HAP-funded services. This increase is attributed to more families receiving case management in emergency shelters (as a result of the service being in operation for a full year and the addition of a fourth case manager). DHS also expects to serve approximately 20 more housing support clients as a result of the shallow rent subsidy proposal.

In FY 14/15, DHS will provide the following services:

- Bridge Housing is a transitional service that provides individuals and families in temporary housing the opportunity to move to supportive long-term living arrangements for up to 12 months. In FY 13/14, out of 546 (205 individuals and 161 families) total adults and children served, 348 (152 individuals and 104 families) clients exited to permanent housing from bridge housing. Destinations upon program exit were unsubsidized housing, friends or family, HUD Safe Haven/Shelter Plus Care Program, and HUD Permanent Housing Program. An additional 54 single adults and 45 families were served by Penn Free Bridge Housing funds.
- Case Management for HAP-supported programs provides consumers with strategies to achieve self-sufficient living, including goal setting in the areas of basic life skills, financial management, parenting, job preparation skills and/or employment skills. Currently, case management in Allegheny County is provided by two agencies that have street outreach teams that engage the chronically homeless to connect them to services and housing. DHS served approximately 770 individuals with this service in FY 13/14.

DHS also recognized the need for more systematic training and capacity building for homeless providers. To meet this need, DHS hired a Community Resource Specialist who has engaged in the following activities in the past year:

- Established work groups on landlord engagement, childcare for working families with housing instability, and access to healthcare services
- Worked with other community stakeholders to plan and implement a pilot tenant training module on renting
- Development of a system-wide training curriculum using curricula and best practices from other jurisdictions

Allegheny County has a nationally-recognized Homeless Management Information System (HMIS) which has the capacity to be refined in accordance with HUD's data standards updates. Client information from HMIS is shared with the Data Warehouse, which can combine client-level information from various state and federal reporting systems in order to give human service workers a complete picture of a consumer's needs and services accessed. Allegheny County's HMIS was used by the City of McKeesport and the City of Pittsburgh (2009-2012) for the Homeless Prevention and Rapid Re-Housing project, as well as for the Emergency Solutions Grant. All homeless service providers and agencies with homeless assistance programs are required to participate in Allegheny County's HMIS system. Even homeless-focused local agencies that are not under contract with DHS input client information into HMIS, which allows human service workers to gain a more complete picture of the consumers they serve.

In FY 2014-15, Allegheny County's HMIS system will be upgraded to a new platform in order to comply with new federal data standards, improve usability and enhance reporting capabilities. All HAP and CYF Special Needs Grant Housing Programs will continue to use HMIS as a means of collecting data.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Identified needs include home repair, weatherization and maintenance for the elderly and frail, accessibility improvements to enable people with disabilities to remain in their homes, housing for the mentally disabled and affordable housing for all sub-populations.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. Upon retirement, many lower-income elderly persons will often need subsidized housing that is accessible due to decreased mobility as they age. Frail elderly may need a unit with an extra room for a personal care attendant or may need additional services. Persons with disabilities may need a group home with room for live-in service providers. Persons with HIV/AIDS may need a subsidized housing unit near their health care providers and may need access to treatment for drug addiction (depending on the mode of transmission of HIV/AIDS).

The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The following organizations in Allegheny County provide supportive services and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive care and housing. These programs are essential in helping these individuals avoid homelessness.

- ACHIEVA
- ACTION - Housing, Inc.
- Bethlehem Haven
- Bridge to Independence, Inc.
- Clean and Sober Humans Assoc., Inc.
- Community Human Services
- Community Options
- Community Options, Inc.
- Fair Housing Partnership of Greater Pittsburgh, (FHP) Inc.
- Family Services of Western Pennsylvania
- Goodwill Industries of Pittsburgh's HEART (Housing, Education, and Rehabilitative Training) House
- Habitat for Humanity
- Human Services Center Corporation (HSCC)
- Light of Life Ministries, Inc.
- Lutheran Service Society
- Mainstay Life Services

- McKeesport Collaborative
- Mon Valley Initiative
- Mon-Yough Community Services, Inc.
- Naomi's Place Transitional Living Program
- PA Department of Public Assistance, Emergency Shelter Assistance Fund
- Pennsylvania Housing Finance Agency
- Pittsburgh AIDS Task Force
- Residential Resources, Inc.
- Rodman Street Missionary Baptist Church
- Salvation Army, Pittsburgh
- Southwinds, Inc.
- St. Vincent de Paul Society, Council of Pittsburgh
- Three Rivers Center for Independent Living
- UCP of Pittsburgh
- Urban League, Housing Assistance Program
- Urban Redevelopment Authority of Pittsburgh

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County is committed to continuing its participation and coordination with boroughs, townships, municipalities, Federal, state, and local agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the County. The County assists human service activities through its annual budget allocations from the CDBG program. These supportive funds assist local human service organizations with their client, program and operating costs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See response to prior question.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

Allegheny County updated its Analysis of Impediments to Fair Housing Choice (AI) in early 2015. The AI examined barriers to affordable housing in addition to factors that limit fair housing choice. The following excerpts from the AI summarize the impediments that especially relate to housing affordability.

**1. Concentration of Poverty and Decreasing Availability of Decent, Affordable Rentals** - Between 2000 and 2010, while the adjusted median housing value climbed 8% across the County and median gross rent increased 5.4%, household income fell 1.2%. The County lost more than half its units renting for less than \$500, while the number of units renting for more than \$1,000 nearly tripled. Minimum-wage, single-family households and those depending on SSI cannot afford an apartment renting at the fair market rate (FMR).

Multi-family rental units represented less than 10% of all occupied housing in 45 of the County's 130 municipalities. According to stakeholders, the development of affordable family rental housing in more affluent communities has commonly been complicated, delayed, or thwarted entirely by negative local attitudes, with the result that it tends to be located where land is affordable and resistance is rare: racially/ethnically concentrated areas of poverty (RCAP).

**2. Concentration of Voucher Holders in RCAPS** - Despite a reportedly adequate level of landlords participating in the Section 8 program, voucher holders remain concentrated primarily in communities that are more likely to be RCAPs. ACHA's three-tiered payment standard is meant to efficiently distribute allocations and broaden housing choice to higher-opportunity neighborhoods, but the number of households in low-poverty areas is still small. Assuming that the higher-tier FMR is sufficient to afford a market-rate unit in those communities, the situation suggests that greater landlord participation is needed in higher-opportunity areas, and/or that greater mobility counseling is needed for voucher holders.

**3. Discriminatory Municipal Policies and Practices** - Some local zoning ordinances were found to discourage compact, more affordable residential development by devoting the majority of land to large minimum lots for the development of single-family homes. In several communities, the zoning ordinance includes provisions for multifamily housing, but little or no undeveloped land is available for such uses. Additionally, developers interviewed reported that they have been subject to excessive and undue local requirements in order to gain the right to develop affordable housing.

**4. Limited Affordable Housing Options for People with Disabilities** - The age and condition of housing stock, the area's hilly topography, and the relatively limited ability of people with disabilities to bear the costs of retrofitting units present barriers to affordable housing choice for residents with physical disabilities. The vast majority of housing units across the County are not accessible because they were built prior to the enactment of the Americans with Disabilities Act in 1988. Older multi-family structures

are often exempt from accessibility mandates. Across the County, persons with disabilities were more than twice as likely as persons without disabilities to live in poverty. According to advocates, people with disabilities commonly find housing through the Allegheny County Housing Authority (ACHA), and 55.5% of the ACHA's 5,050 voucher holders report a disability.

**5. Evidence of Continued Lending Discrimination** - Between 2008 and 2010, upper-income Black and Other Race households received mortgage denials more often than lower-income White households. Mortgage denial rates among most minority applicants were higher than denial rates for Whites. More than one-third of mortgage denials for Black applicants occurred for no given reason. Finally, Black households, both higher-income and lower-income, were more likely to receive high-cost mortgages than other racial and ethnic groups.

**6. Disconnect Between Growth Areas, Jobs, and Transit Service** - During the last 10 years, the total number of Port Authority routes has been cut from 230 to 101. The lack of a reliable funding stream continues to threaten the system, which is critical for connecting the County's workforce to its jobs. As of 2010, only 33.2% of all low-skill jobs in the County were located in census tracts with good transit coverage. The Southwest Pennsylvania Commission, the area's regional planning agency, has projected population growth and job growth scenarios that will further separate employers from employees, based on the current reach of public transit routes.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

In determining priorities for the allocation of federal funds, the Consortium recognizes the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development efforts across local and regional agencies.

### Economic Development Market Analysis

As of November 2014, the Allegheny County HOME Consortium’s economic indicators suggest that the area may be performing better than the State of Pennsylvania and the nation. The unemployment rate in Allegheny County in November 2014 was 4.2%, which is lower than the state unemployment rate (4.6%) and the national unemployment rate (5.8%). Median household incomes are lower than both the state and the country, although the cost of housing is also lower.

The top sector for Allegheny County residents are employed in is Education and Health Care Services. Almost one-quarter of Consortium residents hold jobs in this sector. Many of these jobs require college degrees, and 40.7% of Consortium workers hold at least a Bachelor’s degree (compared to around 27 percent of residents in the state and country). However, the Consortium also has a fairly large number of young working-age residents who are unemployed and have only marginal employment skills. Over 16,000 workers did not finish high school and do not have a high school diploma or GED. They will be left behind in the region’s increasingly advanced and competitive job market.

### Business Activity

The table below summarizes economic data on business activity by sector in the Consortium.

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,913	1,164	1	0	0
Arts, Entertainment, Accommodations	39,035	39,467	10	11	1
Construction	15,721	20,024	4	5	1
Education and Health Care Services	88,895	62,767	23	17	-6
Finance, Insurance, and Real Estate	34,586	21,376	9	6	-3
Information	8,057	6,129	2	2	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	25,631	29,248	7	8	1
Other Services	14,917	15,477	4	4	0
Professional, Scientific, Management Services	51,338	46,922	14	13	-1
Public Administration	552	0	0	0	0
Retail Trade	46,310	60,412	12	17	4
Transportation and Warehousing	11,708	14,884	3	4	1
Wholesale Trade	17,583	21,091	5	6	1
Total	356,246	338,961	--	--	--

**Table 40 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	452,568
Civilian Employed Population 16 years and over	423,764
Unemployment Rate	6.36
Unemployment Rate for Ages 16-24	18.96
Unemployment Rate for Ages 25-65	4.33

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	118,212
Farming, fisheries and forestry occupations	17,312
Service	38,780
Sales and office	112,799
Construction, extraction, maintenance and repair	28,119
Production, transportation and material moving	18,123

**Table 42 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel time to work is not an issue for residents of the Consortium. Almost two-thirds (60%) workers travel less than 30 minutes to work each day. This compares to just 64% of Pennsylvania residents and 65% of Americans. This means that most Consortium residents do not have to travel far to find acceptable employment. However, stakeholders interviews cited transportation for low-income residents who do not have cars as being a major obstacle for them obtain and keep jobs.

Travel Time	Number	Percentage
< 30 Minutes	238,883	60%
30-59 Minutes	135,403	34%
60 or More Minutes	25,682	6%
<b>Total</b>	<b>399,968</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,308	1,186	7,019
High school graduate (includes equivalency)	88,484	7,343	30,809
Some college or Associate's degree	100,714	6,428	23,024
Bachelor's degree or higher	157,509	5,022	25,468

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	473	520	718	2,270	7,907
9th to 12th grade, no diploma	7,229	2,825	3,028	7,152	16,626
High school graduate, GED, or alternative	18,609	18,456	25,986	82,238	68,453
Some college, no degree	21,813	18,374	18,399	44,625	21,266
Associate's degree	3,736	10,915	12,087	25,988	5,282
Bachelor's degree	10,062	31,757	31,330	54,882	17,421
Graduate or professional degree	706	14,837	18,132	37,343	12,144

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,388
High school graduate (includes equivalency)	26,543
Some college or Associate's degree	32,031
Bachelor's degree	46,763
Graduate or professional degree	62,299

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The Pittsburgh region has largely transitioned into a knowledge-based economy that has a very different business composition than its traditional industrial base. Many residents are employed in nearby Pittsburgh. The five largest private employers in the Allegheny County UPMC Presbyterian Shadyside (health care), University of Pittsburgh (education), Giant Eagle (retail), PNC Bank (banking and finance), and Western Pennsylvania Allegheny Health (health care).

The Allegheny County Consortium's most significant employment sector is Education and Health Care Services. The sector employs the greatest share of workers in the Consortium (23%) and 17% of the jobs in the area. Retail Trade also provides 17% of the jobs in the Consortium and employs 12% of residents. Professional, Scientific, Management Services and Arts, Entertainment and Accommodations provide the next largest shares of jobs in the Consortium.

**Describe the workforce and infrastructure needs of the business community:**

The "Jobs Less Workers" column indicates commuting. A negative number suggests that residents leave the Consortium for their jobs, while a positive number indicates that workers in the Consortium reside outside of its boundaries. The largest shares of residents leave the Consortium for jobs in the Education and Health Care Services; Finance, Insurance and Real Estate; and Professional, Scientific and Management Services sectors. This indicates large commuter populations working in these jobs, which is indicative of suburban commuters traveling to jobs in traditionally high-paying sectors. However, jobs in the Retail trade sector, which are often low-paying, attract workers living outside of the Consortium.

Methods to overcome the existing job skill gaps were cited by stakeholders as a major need in the region. The most frequently cited employer needs were for skilled labor related to the region's growing advanced manufacturing industry. Welders, industrial mechanics and machinists were specifically cited by business leaders as being in short supply within the local workforce.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The County is involved with the redevelopment of the Almono site (formerly LTV Steel) in Hazelwood, a 178 acre former brownfield that is intended to become a mixed-use development. The site recently completed a massive rough site grading project - a nearly \$9 million investment. Almono received \$10 million in various State of Pennsylvania funds to use of the first phase of infrastructure work. Construction on the infrastructure, including utilities, roads, and off-site improvements, is expected to start in the Spring of 2015.

The County is involved in the former Mellon Arena site. They are seeking a Local Economic Revitalization Tax Assistance (LERTA) 10-year tax abatement. The abated taxes will be contributed by the taxpayer to a URA fund to be used for the greater Hill District and the revitalization of the former arena site.

Over the past 5 years, development in the Pittsburgh International Airport Corridor has grown dramatically, attributable to a combination of increased demand from oil and gas related entities, to preparation of 'pad-ready' sites to shorten the development cycle. Listed below are some of the projects that are recently completed, underway, or about to commence. These projects total approximately \$260 million in investment and 1.75 million square feet of new development:

- Industrial Scientific Corporate Headquarters (ISC) - Robinson Township
- Westpointe Corporate Center 4 - Moon Township
- 250 Industry Drive
- 400 Industry Drive
- Gordon Food Services Corporation
- Clinton Industrial Park Phase 2
- Chapman Commerce Center
- Dick's Sporting Goods Expansion
- Cherrington Commerce Park
- Commissary and Exchange

Finally, the County is participating in a TIF anticipated to be \$80 million, and continues to provide various sources of funding assistance to the Regional Industrial Development Corporation (RIDC) for other projects within the County.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the Consortium's economy. According to the HUD dataset, the Consortium's unemployment rate in 2011 was 6.36%, lower than both the state and the nation's unemployment rates of 8.0% and 8.7%, respectively. As expected, residents with a Bachelor's degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent were split almost evenly between being employed or being either unemployed out of the labor force altogether. Taken together, these facts suggest that the skills and education of the Consortium's workforce may not be well aligned with employment opportunities in the area.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Allegheny County's Department of Human Services has numerous programs for youth, low-income adults, and persons with intellectual disabilities.

Three Rivers Workforce Investment Board (3RWIB) works to ensure that the current and future needs of businesses and job seekers are met. In effort to strengthen the regional workforce and economy, TRWIB offers a variety of services including job training, youth programs, and certifications.

The Community College of Allegheny County (CCAC) has a workforce training division offering health care training, public safety training, professional continuing education, and vocational training to those with special needs.

Other workforce and job readiness program providers in the Consortium include:

- ACHIEVA
- AHEDD
- Allegheny Valley School Community Supports Program
- Bidwell Training Center
- Blind and Vision Rehabilitation Services of Pittsburgh
- Chartiers Vocational Training Center
- Citizen Care, Inc. Center for Community Supports
- Easter Seals Vocational Development
- Goodwill
- Life's Work of Western PA
- Commonwealth Technical Institute at the Hiram G. Andrews Center
- McGuire Memorial Employment Option Center
- Milestone Centers, Inc.
- Mon Yough Community Services
- Passavant Memorial Homes
- UCP/CLASS
- Pittsburgh Disability Employment Project for Freedom
- Spina Bifida Association of Western PA
- St. Anthony School Programs
- UPMC Project SEARCH
- YouthWorks, Inc.



## **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes, the Southwestern Pennsylvania Commission, the federally designated Economic Development District (EDD) that covers the Allegheny Consortium, included a CEDS in its *2040 Transportation and Development Plan for Southwestern Pennsylvania*.

## **If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Many future projects and development initiatives following the 11 policies directing the CEDS can be coordinated with Consolidated Plan objectives. The CEDS policies include:

- Revitalization and redevelopment of the region's existing communities is a priority.
- Investment in infrastructure improvements will be coordinated and targeted at the corridor level to optimize the impact of the investment.
- The region will focus on the identification and development of industrial sites with special attention given to well situated brownfield locations.
- The entire region will have access to broadband communications infrastructure.
- The region will place a priority on business development with a focus on existing business retention and expansion.
- The region will support initiatives designed to improve both the quality and quantity of the region's workforce to meet emerging industry demands.
- The region will support identified strategic industry clusters.
- The region will place a priority on programs and services to attract and retain a diverse population with a particular focus on young adults and immigrants.
- The region will proactively support the emerging role of colleges and universities in economic development.
- The region will preserve, promote and develop the tourism and hospitality industries by capitalizing on historic, cultural, recreational and ecological assets.
- The region will preserve and develop its agricultural industry.

The following are example projects currently being advanced by SPC members and partners that are consistent with the policies and strategies of 2040 CEDS:

- **Carrie Furnace Redevelopment, Allegheny County** - After environmental remediation and infrastructure development, a total of 90 developable acres will be pad ready for businesses or private development. The site and its natural proximity to the City of Pittsburgh lends itself to flex space which can accommodate anything from research labs to space for up and coming high tech firms. Additional attractions will include the Steel Industry National Historic Park. A high caliber, national park development will instill value to the site and assure the quality of the Carrie Furnace preservation. The project also includes a fly-over ramp over existing railroad

tracks in order to improve access to a brownfield redevelopment site in Rankin and Swissvale. This is an excellent example of how integrating the Long Range Transportation Plan and the CEEDS can benefit the planning and overall advancement of regional strategies.

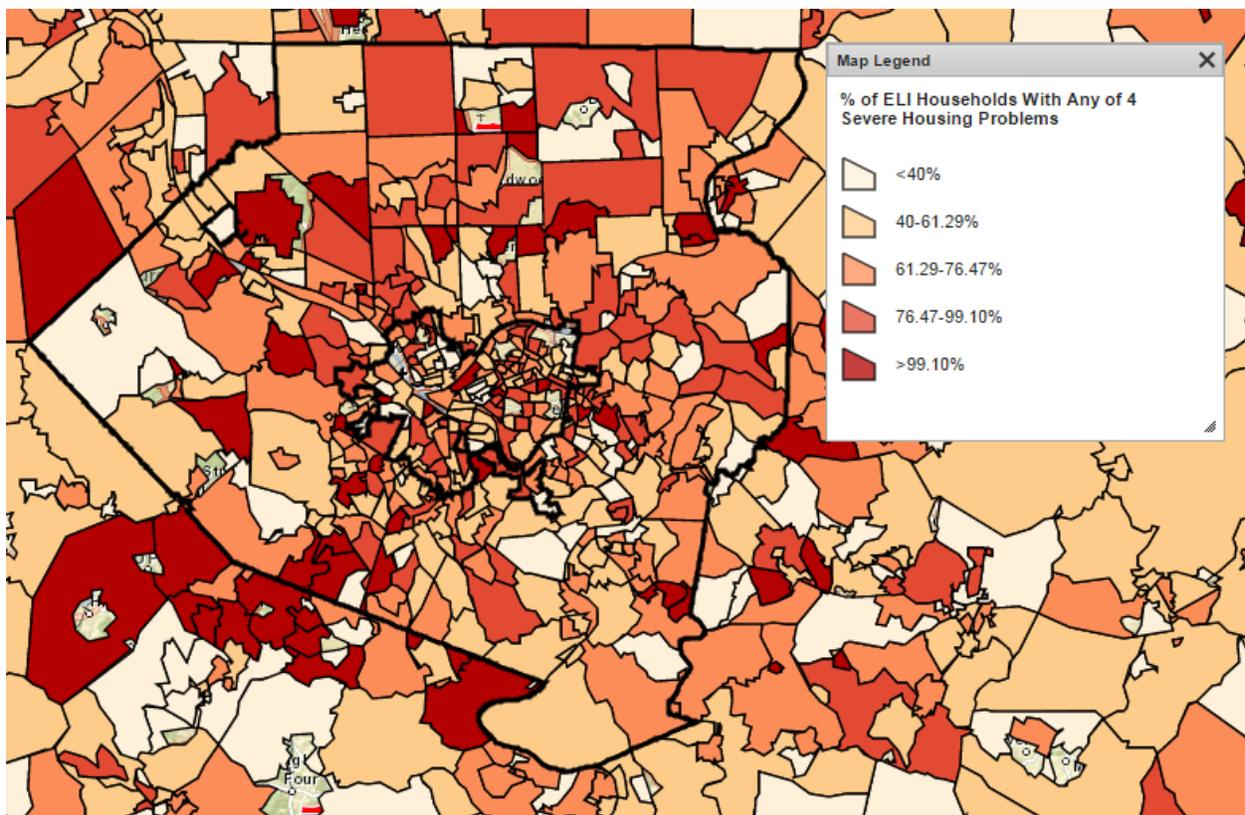
- **Lower Hill District Infrastructure Redevelopment, City of Pittsburgh** - This project will construct a five-street grid to reconnect the Hill District to the central business district. The redevelopment of the street grid through the Mellon Arena site will also create development parcels and promote economic development in the area by making valuable real estate available for development.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

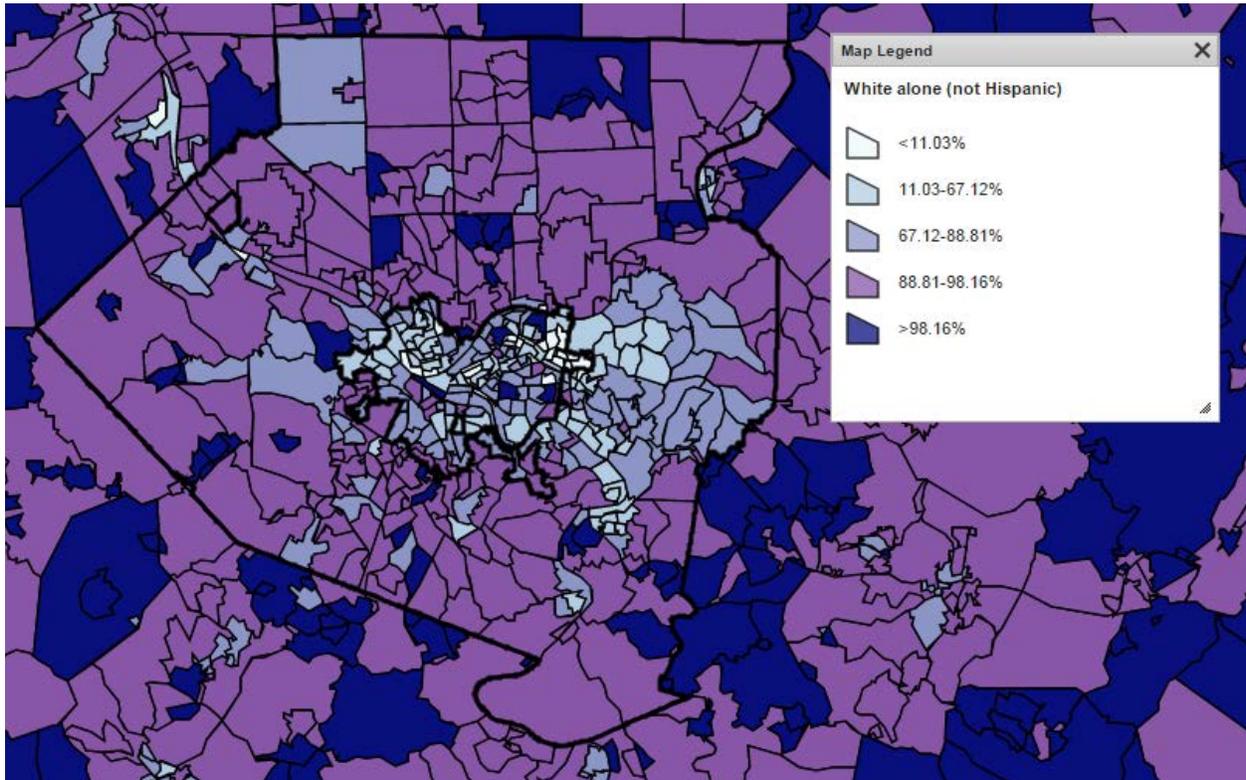
To look at housing problems, HUD CPD data was used to display the percentage of low-income households experiencing one or more housing problems. Because the HUD CPD data is not downloadable, custom maps showing the boundaries of the Allegheny County HOME Consortium are not possible to create. Several small areas of concentration were identified. In this case, "concentration" is defined as having a value within the top two quintiles of the distribution, which differs by variable. In this case, concentration was between 35% and 39% across race and ethnicity data. Housing problems for extremely low-income households are fairly distributed throughout the Consortium, though extremely low-income households are quite concentrated. Extremely low-income households seem to be more likely to experience housing problems in higher-income areas like Upper St. Clair and Sewickley.

The map below shows the proportion of extremely low-income households facing severe housing problems (severe overcrowding, lack of plumbing, lack of heating, lack of kitchen, or severe cost burden):

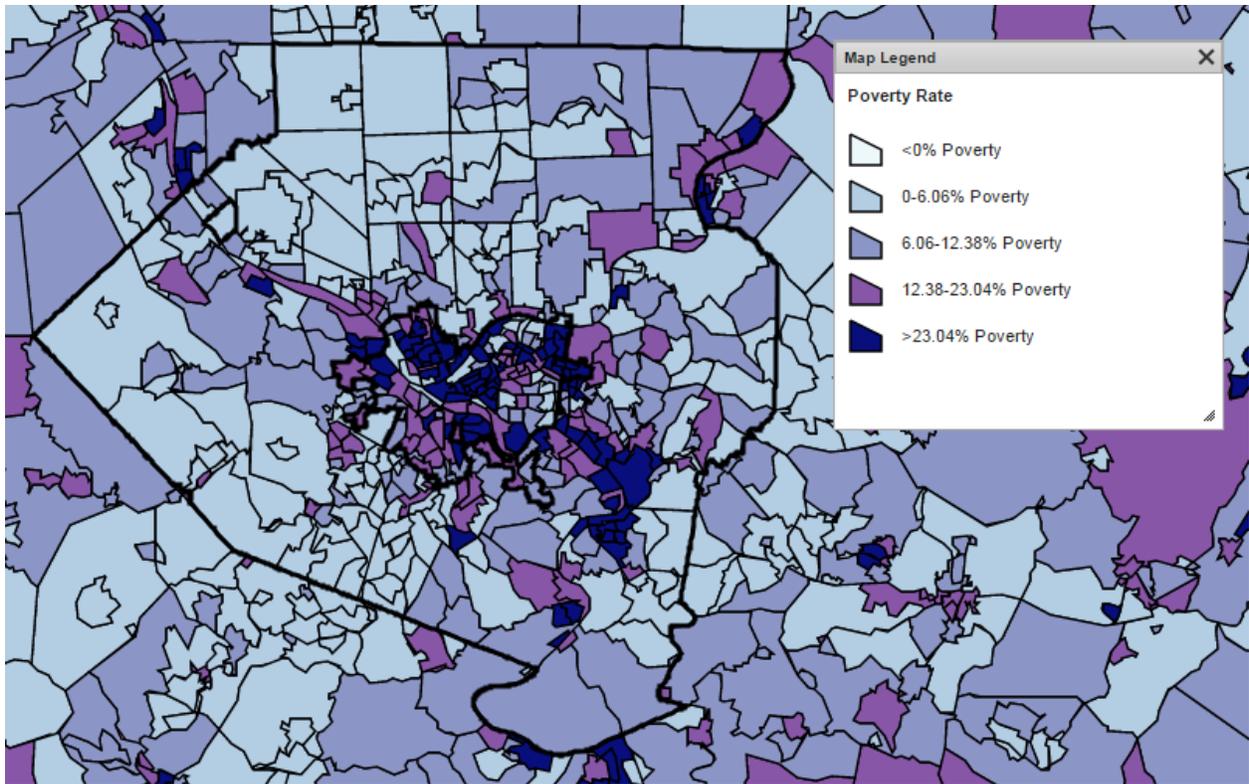


**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Racial and ethnic minorities in Allegheny County are overwhelmingly located within the City of Pittsburgh, which is a separate entitlement community. Most of the communities in the Allegheny County HOME Consortium are predominantly White except for the area to the east of the City between the Allegheny and Monongehela Rivers like Penn Hills, Wilkinsburg, and Monroeville and in the Monongehela communities. “Concentrations” of non-white residents are defined as areas within the bottom two quintiles of White residents, as shown on the map below:



Using poverty rate as a proxy for low-income residents and a definition of “concentrated” as being within the top two quintiles of the map (meaning a poverty rate above 12.38%), the main concentration of low-income families in the Monongahela River communities. Poverty is also concentrated in the nearby City of Pittsburgh, which is a separate entitlement community.



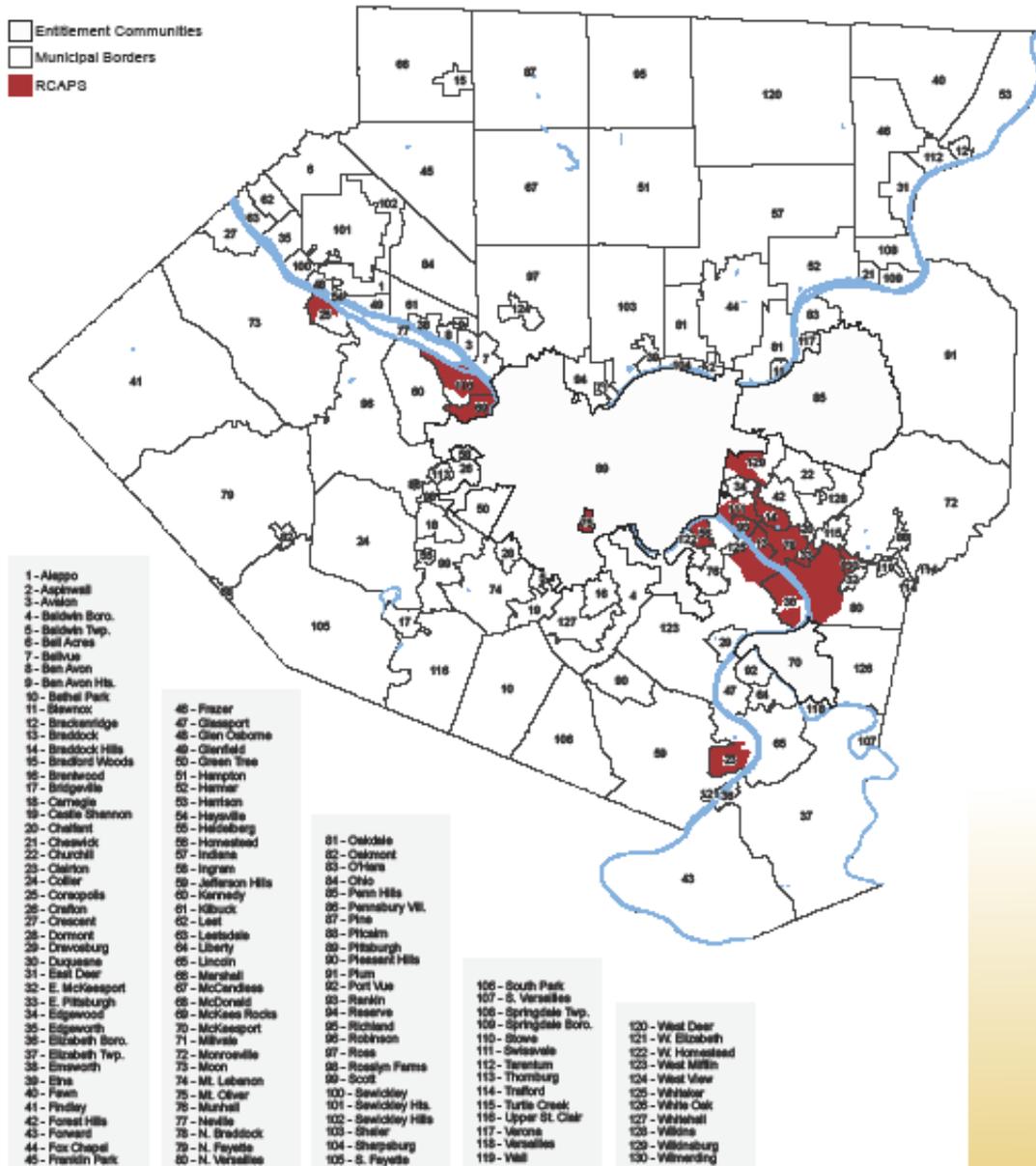
**What are the characteristics of the market in these areas/neighborhoods?**

Low-income families and families of racial or ethnic minorities are concentrated in the Monongahela River communities. Racial or ethnic minorities are also concentrated between Penn Hills and Monroeville. According to CPD maps, these communities tend to have median home values in the lowest quintile and are also in the lowest quintile for home value change. Some of these communities have also lost occupied units. A high percentage of rental housing in these communities was built before 1949.

Many of these communities were identified as racial/ethnic concentrations of poverty (RCAPs) in the 2015 Analysis of Impediments to Fair Housing Choice.

There are 27 racially concentrated areas of poverty in the Urban County.

**MAP 3-5**  
Racially Concentrated Areas of Poverty (RCAPS) by  
Census Tract, 2010



**Are there any community assets in these areas/neighborhoods?**

Yes. As established population centers of Allegheny County, these areas have significant community assets including diverse housing stock, local businesses, community facilities, regional employment centers, social service providers, government offices, public transit access, and more.

**Are there other strategic opportunities in any of these areas?**

Yes. Each of these target areas presents opportunities for residential, commercial and/or mixed use development, including infrastructure and public facilities improvements.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview (Optional)

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 47 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the county

Allegheny County will allocate its Community Development Block Grant (CDBG) Program funds to those geographic areas whose population is at or above 51% low- and moderate-income. At least 70% of the County's CDBG funds will principally benefit low- and moderate-income persons. The County will use the following guidelines for allocating CDBG funds:

- Public facilities improvements will be located in low- and moderate-income areas as determined by census tract/block group data or benefit area survey data.
- Demolition activities will occur in low- and moderate-income areas, slums/blighted areas or on a spot basis for structures that have been designated as hazards by local code enforcement.
- Funding for public services will be based on the clientele's income or in certain cases a limited clientele that have a presumed low- and moderate-income status.
- Economic development projects will be located in low- and moderate-income census tract/block groups, poverty tracts, redevelopment areas, or by providing 51% or more of the jobs for low- and moderate-income population.

Emergency Solutions Grants Program funds will go to homeless shelters, and homeless agencies based on the needs of each shelter or agency, not by geographic area.

HOME Investment Partnerships Program funds will be targeted to low- and moderate-income households, and projects designed to provide affordable housing to low- and moderate-income households are usually located in low- and moderate-income areas.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Improve Public Infrastructure and Facilities
	<b>Description</b>	Improvements to streets, sewer and water lines and other system elements, sidewalks, and storm drainage and flood protection facilities in targeted low-income neighborhoods.
	<b>Basis for Relative Priority</b>	Outdated and deteriorating infrastructure needs to be improved or replaced.
2	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Improve Public Infrastructure and Facilities

	<b>Description</b>	Improve and/or expand public facilities that address community needs. Such facilities may include; community centers, libraries, and youth centers, parks, recreation, open space facilities, commercial centers, and senior center facilities.
	<b>Basis for Relative Priority</b>	Safe attractive public facilities make communities more appealing to current and future residents, thereby creating suitable living environments and enhancing the quality of life for low and moderate income citizens
<b>3</b>	<b>Priority Need Name</b>	Human Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Provide senior citizens services, trauma counseling, homeless case management services, fair housing enforcement, job training, utility assistance, equipment and furnishings for service agency facilities, housing counseling services, etc. Fill gaps in services that enhance the quality of life for low/moderate income residents and special needs populations.
	<b>Basis for Relative Priority</b>	There continues to be a need for services to address the needs of low/moderate income residents and special needs populations.

4	<b>Priority Need Name</b>	Planning/Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	Planning Administration
	<b>Description</b>	Provide technical assistance and funding for the preparation of plans to direct the County's housing, human services, community development and economic development efforts.  Also, provide funding for costs associated with the management and administration of federal grants.
	<b>Basis for Relative Priority</b>	Urgent need to plan for the orderly growth and revitalization of the Consortium area.
	5	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Non-housing Community Development

	<b>Geographic Areas Affected</b>	Designated redevelopment areas countywide
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Redevelop older industrial areas or underutilized land to create economic opportunities, to address slum/blight conditions, or to provide land for residential development.
	<b>Basis for Relative Priority</b>	Allegheny County needs to strengthen, retain and attract commercial enterprises in order to retain and create low- and moderate-income jobs. The County also needs to facilitate the availability of residential development sites.
6	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Provide technical assistance and investment capital through business loan funds to assist businesses in preserving and creating new economic opportunities. Provide technical assistance and counseling through business resource centers, assistance directories and company site visits. Provide economic opportunity for low and moderate income people via training and education programs.
	<b>Basis for Relative Priority</b>	Economic development through direct technical and business assistance are the catalyst for the retention and creation of new jobs.
7	<b>Priority Need Name</b>	Commercial Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing community development
	<b>Geographic Areas Affected</b>	Designated local business districts countywide.

	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Provide grants to municipalities for streetscape improvements to local business districts.
	<b>Basis for Relative Priority</b>	Streetscape improvements keep local business districts physically attractive and vibrant and provide local residents with convenient access to shopping opportunities and services.
8	<b>Priority Need Name</b>	Hunger/Nutrition
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Provide operating support to local food banks
	<b>Basis for Relative Priority</b>	Job losses, poverty, rising living costs, and other factors have created a growing need for adequate, basic nutrition for both individuals and families.
9	<b>Priority Need Name</b>	Removal of Architectural Barriers
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly People with Disabilities
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Improve Public Infrastructure and Facilities

	<b>Description</b>	Various types of improvements to public facilities and infrastructure to improve accessibility for people with disabilities and mobility challenges. Such improvements include ADA-compliant ramps, restrooms, doorways, parking, furnishings, etc.
	<b>Basis for Relative Priority</b>	The County's growing aging population and number of persons with physical disabilities underscore the need for additional accessibility improvements to make public facilities accessible for the enjoyment of all citizens.
<b>10</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Provide safe affordable residential opportunities for low- and moderate-income households. Provide financial resources to Community Housing Development Organizations and profit and non-profit groups that seek to develop rental housing for the low/moderate income population. Provide funding for residential rehabilitation.
	<b>Basis for Relative Priority</b>	There is insufficient housing for low- and moderate-income households in Allegheny County, especially rental housing.
<b>11</b>	<b>Priority Need Name</b>	Slum/Blight Removal
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Slum/Blight Removal

	<b>Description</b>	Improve appearance, safety, and quality of life aspects of geographic areas suffering from slum and blight conditions. Undertake targeted demolition and clearance of buildings and land features that contribute to spot blight conditions and health and safety threats.
	<b>Basis for Relative Priority</b>	The large number of blighted properties in Allegheny County municipalities detracts from the quality of life for neighboring properties and precludes achieving a suitable living environment for residents.
<b>12</b>	<b>Priority Need Name</b>	Homeless Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Homeless Needs
	<b>Description</b>	Provide financial assistance for operating costs to service agencies to address the housing, food, and supportive services of the homeless population or those at risk of becoming homeless.
	<b>Basis for Relative Priority</b>	The homeless population in Allegheny County continues to need both housing and supportive services.

**Table 49 – Priority Needs Summary**

**Narrative (Optional)**

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Allegheny County does not expect to use any funds for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	Allegheny County does not expect to use any funds for Tenant Based Rental Assistance.
New Unit Production	There is a substantial need for affordable housing in Allegheny County. The County will support efforts to increase the supply of affordable housing units by both private sector and public sector entities.
Rehabilitation	Like most of the nation, the County is currently experiencing a significant shortage of affordable and available units for extremely low, low, and moderate-income home owners and renters. Keeping housing affordable by providing owner-occupied rehabilitation assistance is an effective way to maintain decent and affordable housing in the County's municipalities. The County's housing rehabilitation program helps eligible owner-occupied units with essential repairs. The program aims to eliminate substandard living conditions and prolong the useful life of the housing stock occupied by low- and moderate-income households. The County's Housing Development program provides funding for single family Rehab for Resale projects, as well as rehabilitation of existing affordable rental units.
Acquisition, including preservation	Allegheny County will support efforts by both private sector and public sector entities to acquire property as a means of increasing or preserving the supply of affordable housing.

**Table 50 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$12,547,317	\$1,500,000		\$14,047,317	\$56,189,268	
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$2,171,606	\$138,218		\$2,309,824	\$9,239,296	
ESG	Public federal		\$1,127,473			\$1,127,473	\$4,509,892	

**Table 51 - Anticipated Resources**

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

CDBG funds will leverage private, state and local funds as follows.

The Carrie Furnace Project will leverage \$8,968,145 of state funds - CITE, GEDF, TIGER, DCNR and RACP).

The Castle Shannon Transit Village Project will leverage will leverage \$6,600,000 of state funds (HRA, GG II, Penn DOT, REDDI, and RACP) and \$3,000,000 of county TIF funds.

The minimum HOME match required for 2015 is \$488,612, consisting primarily of the local Affordable Housing Trust Fund.

The minimum ESG match required is \$1,042,913, which is supplied by the agencies who receive ESG funds. Sources include foundations, private contributions, and other local and state programs.

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

**Discussion**

### **SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The following chart lists the major public sector entities through which Allegheny County will implement its Consolidated Plan.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Allegheny County Economic Development	Government	Affordable Housing (ownership and rental); Non-homeless special needs Community Development (public facilities, neighborhood improvements, public services, economic development); Planning	Jurisdiction
Redevelopment Authority of Allegheny County	Redevelopment authority	Economic Development	Jurisdiction
Authority for Improvements in Municipalities	Government	Non-homeless special needs Community Development (public facilities)	Jurisdiction
Allegheny County Industrial Development Authority	Government	Economic Development	Jurisdiction
Allegheny County Hospital Development Authority	Government	Non-homeless special needs Community Development (public facilities)	Jurisdiction
Allegheny County Higher Education and Building Authority	Government	Non-homeless special needs Community Development (public facilities)	Jurisdiction
Allegheny County Residential Finance Authority	Government	Affordable Housing (Ownership)	Jurisdiction
Allegheny County Economic Development Community Infrastructure and Tourism Board	Department	Economic Development	Jurisdiction
Allegheny County Department of Human Services	Department	Homeless; public services	Jurisdiction
Allegheny County Housing Authority	Public Housing Authority	Public Housing	Jurisdiction

Allegheny Council of Governments Areas	Regional organization	Non-homeless special needs Community Development; Economic Development	Regional
Allegheny County Health Department	Department	Public services	Jurisdiction

**Table 52 - Institutional Delivery Structure**

### **Non-Profit Agencies**

There are numerous non-profit agencies that will help Allegheny County carry out its Consolidated Plan, including the following:

- ACTION-Housing, Inc.
- Greater Pittsburgh Community Food Bank
- Pittsburgh AIDS Taskforce
- Lutheran Services Society
- Just Harvest
- Dollar Energy Fund
- Urban League of Greater Pittsburgh
- Westinghouse Valley Human Services Center
- North Hills Community Outreach
- Community Human Services
- Catholic Charities
- Goodwill Industries
- ACHIEVA Support Services
- Blind and Vision Rehabilitation Services
- LifeSpan, Inc.
- Jewish Healthcare Foundation
- Mon Valley Initiative, Inc.
- Habitat for Humanity of Greater Pittsburgh
- Fair Housing Partnership
- The Salvation Army
- American Red Cross
- Residential Resources, Inc.
- McKeesport Housing Corporation

### **Private Sector**

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others.

The County will collaborate with the following private sector organizations:

- Federal Home Loan Bank (FHLB)
- Local Financial Institutions
- Private Housing Developers
- Local Realtors

**Assess of Strengths and Gaps in the Institutional Delivery System**

The County’s key strength is that it is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of low/moderate income individuals and families.

The single most significant gap in the delivery system is the amount of available funds to support housing, human services, community development and economic development activities. Another major gap is the reduced capacity of many agencies, given funding limitations, to carry out their work to the extent that it is needed in the community.

Additional gaps in the delivery system relate to the shortage of services and affordable housing options for targeted income populations.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

**Table 53 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Allegheny County is part of the Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care. This is a regional initiative staffed by the Allegheny County Department of Human Services (DHS). The County supports the efforts of the Continuum of Care and submits ESG funding request applications to the Commonwealth of Pennsylvania on behalf of organizations. DHS recently spearheaded the development of a three-year strategic plan to guide the delivery of services to individuals and families served in all DHS programs.

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumer’s transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The main obstacles to addressing the housing and supportive service needs of the County’s non-homeless special needs populations are:

- Inadequate funding for elderly housing needs and supportive services.
- Lack of supply of existing affordable accessible housing.
- A significant portion of this population is low/moderate-income.
- Reluctance of landlords to make accessibility modifications to units.

- The need for better data on the size of sub-populations in the County and its housing and supportive service needs.

DHS recently completed an internal review of homeless services that identified weaknesses or gaps in the service delivery system for homeless populations, including the following:

- Consumers reported they often do not understand the services available to them or how to access them.
- Historically, who is served and what services they receive has been determined by the availability of beds at the site where the individual enters the system. The system has been less able to consider what interventions would best meet consumer' individual needs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Allegheny County Economic Development will coordinate activities among the public and private agencies and organizations in the area. This coordination will ensure that the goals and objectives of the Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff of Allegheny County Economic Development will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

The County will also:

- Leverage its financial resources and apply for additional public and private funds.
- Continue to provide funds for housing for both owner occupied and rental units.
- Participate in regional planning and coordination efforts to build better communication and understanding of agencies in the County.
- Continue support and cooperation with the Continuum of Care.
- Promote new economic development projects to increase job opportunities.
- Provide assistance for residents who are at risk of becoming homeless.

Regarding the homeless delivery system, the recently completed three-year strategic plan to guide the delivery of services to individuals and families who are homeless or at risk of homelessness includes the following actions to overcome gaps in the institutional structure and homeless delivery system:

- A coordinated intake system is being developed that will help individuals more effectively access resources across the system. Eventually the intake system will be able to prioritize services to the most vulnerable people.
- A strategic initiative to coordinate, standardize and evaluate care across all DHS programs and providers to better serve clients' needs.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding
Emergency Solutions	2015	2019	Homeless	Homeless Assistance	\$5,637,365
Public Improvements	2015	2019	Non-Housing Community Development	Community Development	\$2,153,480
Sewer and Water Improvements	2015	2019	Non-Housing Community Development	Community Development	\$4,801,275
Parks and Recreation	2015	2019	Non-Housing Community Development	Community Development	\$260,490
Safe Neighborhood Demolition	2015	2019	Non-Housing Community Development	Community Development	\$4,590,865
COG Administration	2015	2019	Administration	Administration & Management	\$1,993,135
Removal of Architectural Barriers	2015	2019	Non-Housing Community Development	Community Development	\$1,236,280
Housing	2015	2019	Affordable Housing	Housing	\$9,730,590
Human Services	2015	2019	Non-Housing Community Development	Community Development	\$2,896,485
Hunger and Nutrition	2015	2019	Hunger/Nutrition	Anti-Poverty	\$1,337,770
Business Development	2015	2019	Economic Development	Economic Development	\$3,785,000
Development and Special Projects and Finance	2015	2019	Economic Development	Economic Development	\$8,750,000
Allegheny Together	2015	2019	Economic Development	Economic Development	\$3,625,000

<b>CDBG Administration and Delivery</b>	<b>2015</b>	<b>2019</b>	<b>Administration</b>	<b>Administration and Management</b>	<b>\$12,547,315</b>
<b>Unspecified Projects</b>	<b>2015</b>	<b>2019</b>	<b>Non-Housing Community Development</b>	<b>Community Development</b>	<b>\$5,028,900</b>
<b>HOME Administration</b>	<b>2015</b>	<b>2019</b>	<b>Administration</b>	<b>Administration and Management</b>	<b>\$1,085,800</b>
<b>HOME CHDO Set-aside</b>	<b>2015</b>	<b>2019</b>	<b>Affordable Housing</b>	<b>Housing</b>	<b>\$1,628,705</b>
<b>HOME Penn Hills Consortium</b>	<b>2015</b>	<b>2019</b>	<b>Affordable Housing</b>	<b>Housing</b>	<b>\$380,330</b>
<b>HOME McKeesport Consortium</b>	<b>2015</b>	<b>2019</b>	<b>Affordable Housing</b>	<b>Housing</b>	<b>\$727,485</b>
<b>HOME Rental (Rehabilitation; New Construction)</b>	<b>2015</b>	<b>2019</b>	<b>Affordable Housing</b>	<b>Housing</b>	<b>\$5,937,500</b>
<b>HOME Homeownership (Rehabilitation; New Construction)</b>	<b>2015</b>	<b>2019</b>	<b>Affordable Housing</b>	<b>Housing</b>	<b>\$1,098,510</b>

**Table 54 – Goals Summary**

**Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Allegheny County will be able to provide funding for 25-50 units of affordable housing over the next five years.

## **SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Allegheny County Housing Authority (ACHA) is in the process of entering into a Section 504 Voluntary Compliance Agreement (VCA), however, the pending VCA will not entail the need for any additional accessible units.

Although not mandated by a formal Section 504 Voluntary Compliance Agreement, the McKeesport Housing Authority's (MHA) transition plan to meet Section 504 requirements entails the addition of six Uniform Federal Accessibility Standards (UFAS) units at Crawford Village and one UFAS unit at Harrison Village.

### **Activities to Increase Resident Involvements**

The ACHA Resident Advisory Board meets monthly to provide input and feedback to ACHA's Board of Directors and staff on the management, operation and physical condition of ACHA properties.

ACHA operates a Family Self Sufficiency (FSS) Program to encourage public housing residents to become homeowners. In April 2015, there were 100 public housing residents participating in the FSS Program.

MHA has a resident council at every Asset Management Project, and there is one resident advisory board. Crawford Village has two resident advisory councils because the high rise is separate from the family community. These resident councils and the resident advisory board provide input and feedback on MHA's management, operations and physical condition of MHA properties.

MHA operated an FSS Program for public housing residents in the past, but MHA no longer receives funding for this program.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Neither the ACHA nor the MHA are designated as troubled under 24 CFR part 902.

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

Allegheny County updated its Analysis of Impediments to Fair Housing Choice (AI) in early 2015. The AI examined barriers to affordable housing in addition to factors that limit fair housing choice. The following excerpts from the AI summarize the impediments that especially relate to housing affordability.

**1. Concentration of Poverty and Decreasing Availability of Decent, Affordable Rentals** - Between 2000 and 2010, while the adjusted median housing value climbed 8% across the County and median gross rent increased 5.4%, household income fell 1.2%. The County lost more than half its units renting for less than \$500, while the number of units renting for more than \$1,000 nearly tripled. Minimum-wage, single-family households and those depending on SSI cannot afford an apartment renting at the fair market rate (FMR).

Multi-family rental units represented less than 10% of all occupied housing in 45 of the County's 130 municipalities. According to stakeholders, the development of affordable family rental housing in more affluent communities has commonly been complicated, delayed, or thwarted entirely by negative local attitudes, with the result that it tends to be located where land is affordable and resistance is rare: racially/ethnically concentrated areas of poverty (RCAP).

**2. Concentration of Voucher Holders in RCAPS** - Despite a reportedly adequate level of landlords participating in the Section 8 program, voucher holders remain concentrated primarily in communities that are more likely to be RCAPs. ACHA's three-tiered payment standard is meant to efficiently distribute allocations and broaden housing choice to higher-opportunity neighborhoods, but the number of households in low-poverty areas is still small. Assuming that the higher-tier FMR is sufficient to afford a market-rate unit in those communities, the situation suggests that greater landlord participation is needed in higher-opportunity areas, and/or that greater mobility counseling is needed for voucher holders.

**3. Discriminatory Municipal Policies and Practices** - Some local zoning ordinances were found to discourage compact, more affordable residential development by devoting the majority of land to large minimum lots for the development of single-family homes. In several communities, the zoning ordinance includes provisions for multifamily housing, but little or no undeveloped land is available for such uses. Additionally, developers interviewed reported that they have been subject to excessive and undue local requirements in order to gain the right to develop affordable housing.

**4. Limited Affordable Housing Options for People with Disabilities** - The age and condition of housing stock, the area's hilly topography, and the relatively limited ability of people with disabilities to bear the costs of retrofitting units present barriers to affordable housing choice for residents with physical disabilities. The vast majority of housing units across the County are not accessible because they were built prior to the enactment of the Americans with Disabilities Act in 1988. Older multi-family structures are often exempt from accessibility mandates. Across the County, persons with disabilities were more

than twice as likely as persons without disabilities to live in poverty. According to advocates, people with disabilities commonly find housing through the Allegheny County Housing Authority (ACHA), and 55.5% of the ACHA's 5,050 voucher holders report a disability.

**5. Evidence of Continued Lending Discrimination** - Between 2008 and 2010, upper-income Black and Other Race households received mortgage denials more often than lower-income White households. Mortgage denial rates among most minority applicants were higher than denial rates for Whites. More than one-third of mortgage denials for Black applicants occurred for no given reason. Finally, Black households, both higher-income and lower-income, were more likely to receive high-cost mortgages than other racial and ethnic groups.

**6. Disconnect Between Growth Areas, Jobs, and Transit Service** - During the last 10 years, the total number of Port Authority routes has been cut from 230 to 101. The lack of a reliable funding stream continues to threaten the system, which is critical for connecting the County's workforce to its jobs. As of 2010, only 33.2% of all low-skill jobs in the County were located in census tracts with good transit coverage. The Southwest Pennsylvania Commission, the area's regional planning agency, has projected population growth and job growth scenarios that will further separate employers from employees, based on the current reach of public transit routes.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Following each barrier identified in the AI were action steps to guide the County in addressing them.

### **1. Concentration of Poverty and Decreasing Availability of Decent, Affordable Rentals**

Action Step 1: To promote the adoption of inclusionary zoning provisions by municipalities, Allegheny County should consider offering administrative oversight, such as qualifying eligible households and overseeing affordability periods, and consider incentives for adopting the existing inclusionary zoning model ordinance.

Action Step 2: The County should encourage and support the acquisition of tax credit developments for which affordability requirements are set to expire.

Action Step 3: Rather than allowing developers to drive the site selection process for assisted housing development, ACED should designate priority areas for new construction investment in its funding guidelines to expand affordable housing in opportunity areas.

Action Step 4: The County should provide financial incentives and higher priority, such as through bonus points in proposal evaluation, for affordable family housing in high-opportunity areas.

Action Step 5: The County should officially adopt and incorporate into its project review process (via checklist) the Site and Neighborhood Selection Standards found at 24 CFR 92.202(b) to ensure that affordable housing developments, particularly family units, are built outside of RCAPs.

Action Step 6: The County should continue to evaluate ways to broaden its affordable housing stock, possibly to include incentives for an affordable housing set-aside in any County-assisted development with a residential component.

### **2. Concentration of Voucher Holders in Racially/Ethnically Concentrated Areas of Poverty**

Action Step 1: The County should study the feasibility of adding lawful source of income as a class protected by its Human Relations Ordinance, which would prevent landlords from refusing to rent to applicants with vouchers, child support, or any other legal form of income.

Action Step 2: ACHA should continue to explore mobility counseling initiatives.

Action Step 3: ACHA should continue to adjust payment standards to match varying market rent levels across communities or neighborhoods, so that the ceiling is lower in lower-cost areas and higher in more expensive areas.

### **3. Discriminatory Municipal Policies and Practices**

Action Step 1: ACED should continue to provide one-on-one technical land use planning assistance to local units of government aimed at identifying and overcoming procedural and regulatory barriers to affordable housing.

Action Step 2: ACED should continue to closely monitor and advise local government zoning and land use policies and practices. The County should continue to promote the use and adoption of model ordinances.

### **4. Limited Affordable Housing Options for People with Disabilities**

Action Step 1: ACHA should continue to update and monitor its public database of affordable housing opportunities to denote which sites have units accessible to persons with physical disabilities.

Action Step 2: ACED should continue to prioritize housing projects that result in the creation of accessible units through construction or retrofitting.

### **5. Evidence of Continued Lending Discrimination**

Action Step 1: The County should continue to support efforts to provide credit repair and borrowing advice on a public, countywide basis (such as through the Don't Borrow Trouble program) to ensure that lower-income households have access to means of improving their ability to obtain and maintain decent, affordable housing.

Action Step 2: The County should actively participate in and financially support efforts to identify and rectify potentially discriminatory actions by lenders, such as opening branches only in middle- or upper-income neighborhoods.

### **6. Disconnect Between Growth Areas, Jobs, and Transit Service**

Action Step 1: The County should continue its efforts to promote the development of medium-density and high-density affordable multifamily housing for families along transit routes, such as Transportation Oriented Development (TOD) sites.

Action Step 2: The County should continue to lobby state leaders to seek a dedicated and adequate funding source for public transit. The preservation of service at its current level is extremely important to housing choice for lower-income households, particularly lower-income reverse commuters and those working outside typical business hours.

Action Step 3: The County should encourage concentrated nodes of employment and housing rather than large, low-density areas. These concentrated nodes will be better served by transit if they include pedestrian amenities and walkable designs.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

There are a number of ways in which Allegheny County reaches out to homeless persons to assess their needs. The County is a member of the Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care (CoC). Each January, the COC conducts a Point-in-Time (PIT) count of the County's sheltered and unsheltered homeless to ascertain the number and characteristics of the homeless population and to assess their needs.

The Continuum of Care (CoC) reaches out to homeless persons (especially unsheltered persons) through Operation Safety Net, outreach teams, including the Veteran's Affairs (VA), Western Psychiatric Institute and Clinic (WPIC), and Community Human Services (CHS), soup kitchens, day programs, drop-in centers, and hospitals. In addition, information is collected annually using the point-in-time survey form and is then summarized. The point-in-time surveys are one-on-one interviews are also held with the consumers. Additionally, outreach teams and Operation Safety Net (OSN) staff regularly go under bridges, visit camps, and go to other known homeless areas to tend to the needs of the homeless. OSN has a centralized database of all street consumers who utilize their medical services.

### **Addressing the emergency and transitional housing needs of homeless persons**

The point-in-time survey conducted in January 2015 reported the following homeless counts:

- Unsheltered** – 38 individuals and 0 families with children
- Transitional Housing** – 530 individuals and 377 persons in families with children
- Safe Haven** – 69 individuals and 0 families with children
- Emergency Shelter** – 268 individuals and 132 persons in families with children

The priority homeless needs in Allegheny County are as follows:

#### **Emergency Shelters:**

- Family beds – low priority
- Individual beds – low priority

#### **Transitional Housing:**

- Family beds – low priority
- Individual beds – low priority

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, the CoC meets regularly with providers to

monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumers transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

**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 Continuum of Care has recently shifted their focus to increase the number of permanent housing units to address unmet needs in the community. In the past year, new beds were added for families, individuals, and larger families.

The CoC's ten year plan includes a comprehensive approach to ending chronic homelessness. Over the past several years, the CoC has effectively increased the number of permanent housing beds available to the chronic homeless, with more beds planned to be available in the coming years. Persons who are chronically homeless and housed in permanent housing are also connected with available public services in order to stabilize income and increase access to mental health, drug, and alcohol support services.

The CoC has worked with the VA and Veteran's Leadership Program (VLP) since 1984 to reach out to veterans, provide housing, and to prevent homelessness. As a result, there are numerous beds available for homeless veterans. Efforts are made to also provide services to assist veterans in finding permanent housing.

The CoC has several service providers to assist homeless youth by connecting them to employment training and other public benefits in order to stabilize and break the cycle of homelessness.

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumer's transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

The CoC also has a goal of maintaining or increasing the percentage of participants remaining in permanent housing at least six months. In order to meet this objective, the CoC holds regular sessions with providers to discuss best practices to engage consumers in permanent housing, and address issues as necessary. Individuals and families residing in permanent housing facilities are taught life skills in order to improve the likelihood that they will successfully retain housing and not become homeless

again.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being released from health care facilities, mental health facilities, and correctional facilities.

#### **Foster Care**

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being released from health care facilities, mental health facilities, and correctional facilities.

The CoC has adopted a process to transition youth from the foster care system. This process includes life skills classes and housing options. The ACHA works with Allegheny County Department of Human Services, Office of Children, Youth, and Families (CYF) to transition some youth into their system and is working with the ACHA to designate vouchers for families. CYF provides housing for youth who choose to remain in CYF programs until the age of 21 and seek additional education. Transitional housing programs have been established for those who may become homeless. These programs include strong employment and training support, as well as connections to other useful services.

#### **Health Care:**

The Health Committee and Mercy Hospital's Operational Safety Net (OSN) have developed and implemented a protocol between the major hospitals to identify homeless consumers, share information between entities, and coordinate the discharge plan. When a hospital identifies a homeless person, upon discharge it contacts OSN to transition the person to appropriate housing.

#### **Mental Health:**

The Office of Behavioral Health (OBH) has developed and implemented a housing plan to ensure consumers discharged from mental health facilities are placed in appropriate housing. This plan utilizes public housing, private units, and personal care homes. OBH received a grant from the Department of Justice to train police on mental health procedures and issues. This program has successfully diverted persons from the jail to the Central Recovery Center which more appropriately addresses their needs. OBH has partnered with the CoC to provide services to homeless consumers within the CoC housing network and provide matching supportive service funds for these consumers in many of the OBH programs.

#### **Corrections:**

As a partner in the CoC, the Allegheny County Jail Collaborative (ACJC) is involved in addressing

homelessness of persons discharged from jail. ACJC has developed a strategic plan to reduce recidivism, promote stable housing, and increase employment opportunities for those released from jail. ACJC has received grants to fund fulltime caseworkers to work with inmates in advance of their release date to secure employment, housing, and other services. Additionally, the jail has a database of local affordable housing providers and landlords to assist inmates. ACJC has also begun a prepared renter program for inmates. Upon completion of the program, inmates receive a certificate to show landlords. Additional programs to ease the transition out of the correctional facilities include a program to reunite inmates with families living in units owned by the Housing Authority of the City of Pittsburgh, transitional housing units, and employment training and rent assistance through Goodwill Harbor.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The County will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others.

Allegheny County will continue to ensure that:

- Applicants for rehabilitation and homeowner assistance funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Before committing homeowner assistance, a visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

While the County does not have the resources to ensure that lead risk is eliminated from the entirety of housing stock within its borders, it is compelled by the regulations cited above to ensure that its programs are carried out in ways that protect program participants, especially families with children, from exposure.

### **How are the actions listed above integrated into housing policies and procedures?**

The County's current primary initiative is public education on the potential hazards of lead-based paint. The Allegheny County Housing Authority will continue to ensure that all its public housing and Housing Choice Voucher rental units are lead safe.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Approximately 9.4% of Allegheny County residents (outside the City of Pittsburgh) live in poverty. The County's goal is to reduce the number of poverty levels residents by investing and leveraging federal funds in activities that will create jobs and/or provide affordable housing to low/moderate income households. To achieve this goal, the County will cooperate and collaborate with other parties with similar goals.

The County's chief anti-poverty strategy is based on attracting/retaining/growing businesses and supporting workforce development, including job-training services for low income residents. The County's planned anti-poverty policies, programs and activities include:

- Workforce development
- Support services for new employees
- Assist in job creation, especially for the unemployed and underemployed
- Assistance for food, shelter, and training programs
- Development of new commercial/industrial facilities
- Slum and blight removal
- Commercial/industrial infrastructure development
- Rehabilitation of commercial/industrial facilities
- Promote small business and micro-enterprises
- Use the Section 108 Loan Guarantee Program to promote economic development.
- Collaborate with community and economic development agencies to attract new businesses or assist existing businesses to expand
- Through programs like Allegheny Together, revitalize community's business districts to assist in the creation of new job opportunities.

Through the above policies, programs and activities, Allegheny County hopes to reduce poverty among County residents as much as possible, but the County does not have a specific numerical goal regarding the reduction of poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

As noted in the Needs Assessment of this Consolidated Plan, cost burden (paying more than 30% of household gross income for housing) is the most common housing problem for low and moderate income residents and is especially common among extremely low-income residents. By combining job creation, workforce development and other income-raising activities with efforts to increase the supply of affordable housing, fewer residents will have housing cost burden.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Allegheny County Economic Development (ACED) is the County department that has the primary responsibility for monitoring the County's Five Year Consolidated Plan and Annual Action Plans. ACED maintains records on each activity's progress toward meeting goals and statutory and regulatory compliance. Service area documentation is maintained along with income surveys. Timeliness of expenditures is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets that indicate the dates of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. ACED is also responsible for the on-going monitoring of any sub-recipients for similar compliance.

ACED has a monitoring process that is directed to the following: program performance, financial performance, and regulatory compliance.

It is the County's responsibility to ensure that federal funds are used in accordance with all program requirements, determine the adequacy of performance under sub-recipient agreements; and take appropriate action when performance problems arise. It is also the County's responsibility to manage the day-to-day operation of grant and sub-recipient activities. Monitoring will be performed for each program, function, and activity on a regular basis.

ACED has developed a monitoring handbook and monitoring checklist that are utilized when programs and activities are reviewed. This checklist was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform Administrative Requirement for Grants and Cooperative Agreements of State and Local Governments" and the HUD Community Planning and Development Monitoring Handbook (HUD 6509.2)

CDBG funded activities are monitored periodically during the construction phase and a final inspection is performed that details the cost benefit and benefit to low- and moderate-income persons. During on-site inspections, compliance with the local building and housing codes are reviewed. The County also reviews all affordable housing projects it has funded to insure compliance with all CDBG and HOME Programs requirements. Copies of financial statements and audit reports are required and kept on file. For those activities that trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payments and on-site employee interviews will be held. These monitoring standards are required for all County administered projects and sub-recipient activities.

For each activity authorized under the National Affordable Housing Act, ACED has established fiscal and management procedures that will ensure program compliance and fund accountability. Additionally, ACED will ensure that the reports to HUD are complete and accurate.

For projects, other than CDBG funded activities, a similar reporting format will be used to monitor the Consolidated Plan progress.

The CDBG monitoring process is not a “one-time” event. The process is an on-going system of planning, implementation, communication and follow-up.

In the planning stage, sub-recipients (non-profit agencies, sponsors, or administering agents), are required to submit proposals for funding. These proposals are reviewed by ACED for eligibility, and recommendations, and are then forwarded to the County Manager, County Executive and County Council for final funding approval. After a sub-recipient is approved for funding, ACED staff conducts orientation meetings (either individually or as group meeting) to provide agencies information on their regulatory, financial and performance responsibilities. In addition, the monitoring process is outlined for the groups who are then guided into the implementation phase of the project. A scope of services and budget are finalized and the contract with each agency is executed.

During the time when the project or program is underway, ACED staff conducts an “on-site” monitoring visit where technical assistance is provided, files are reviewed and “corrective actions” are taken to resolve any potential deficiencies or problems.

A written communiqué follows the site visit to ensure that the sub-recipient adheres to recommendations previously discussed that will help the group to avoid potential programmatic/financial difficulties.

A follow-up site visit may occur with groups that were advised to take remedial or corrective actions to ensure that the actions were, in fact, taken and to prevent future recurrence of similar deficiencies.

The following procedures are included in the financial monitoring process:

- Letters of transmittal from the sub-recipient accompany each “Requisition for Reimbursement” with supportive expenditure documentation and a project activity progress report.

### **Housing Monitoring Program:**

In order to maintain standards of accountability in the use of federal funds to provide safe, sanitary and decent affordable housing to the citizens of Allegheny County, ACED instituted a monitoring program. Monitoring consists of two parts. The first component is Income Compliance Monitoring. It comprises the determination of whether or not the rental project being reviewed has met, or is meeting, the obligation to provide housing to citizens of low- and moderate-income levels as measured against the prevailing median income for the Pittsburgh Metropolitan Statistical Area as determined by HUD. For rental projects, CDBG funds are able to benefit individuals and families who earn no more than 80% of median income, while HOME funds restrict 90% of beneficiaries to income levels no greater than 60% of area median income. The affordable rent levels that are established are monitored for compliance. Both programs benefit those with incomes at or below 80% of median for housing opportunities.

Each rental development management company must maintain up-to-date tenant occupancy and income records in order to ensure that the project is meeting HOME or CDBG affordability goals. Scheduled inspections assure ACED and HUD that these goals are being maintained. HOME and CDBG funds may also be utilized in the purchase of single-family dwellings. The funds may be used as second mortgage subsidies or direct homebuyer assistance and are applied to homebuyers who meet the income eligibility criteria of both programs. In this case, eligibility is determined by a wage and asset determination by the agency and reviewed by the Project Manager prior to the awarding of the second mortgage subsidy.

The second program component consists of a physical inspection of the multi-family rental development (units and plant) or single family dwelling. ACED utilizes inspection standards established by HUD. Both CDBG and HOME programs provide for scheduled physical inspections for properties that have utilized these funds in their construction, rehabilitation or for second mortgage applications (the HOME program allows for annual, bi-annual, and tri-annual physical inspections depending on the number of units in a multi-family development).

Each affordable housing development that has utilized federal funds will be inspected. Site, neighborhood and health and safety conditions are also required to be rated by the HUD inspection criteria. The goal of the physical inspection is to insure each housing development and dwelling that has utilized federal funds remains a safe, sanitary, and decent place to live and remains in good repair.

The overall goals of Department of Economic Development's monitoring program are:

- 1.) to insure that federally funded housing developments and dwellings are utilized by families and individuals who are income qualified,
- 2.) are maintained in a way that continues to supply safe, sanitary and decent housing, in good repair, for those who qualify to live there, and
- 3.) to meet the CDBG and HOME Programs' monitoring requirements and guidelines.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public federa	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$12,547,317	\$1,500,000		\$14,047,317	\$56,189,268	

HOME	Public federal	Acquisition Homebuyer assistance  Homeowner rehab Multifamily rental new construction Multifamily rental rehab  New construction for ownership  TBRA	\$2,171,606	\$138,218		\$2,309,824	\$9,239,296	
ESG	Public federal		\$1,127,473			\$1,127,473	\$4,509,892	

Table 55 - 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**

CDBG funds will leverage private, state and local funds as follows.

The Carrie Furnace Project will leverage \$8,968,145 of state funds - CITF, GEDF, TIGER, DCNR and RACP).

The Castle Shannon Transit Village Project will leverage will leverage \$6,600,000 of state funds (HRA, GG II, Penn DOT, REDDI, and RACP) and \$3,000,000 of county TIF funds.

The minimum HOME match required for 2015 is \$488,612, consisting primarily of the local Affordable Housing Trust Fund.

The minimum ESG match required is \$1,042,913, which is supplied by the agencies who receive ESG funds. Sources include foundations, private contributions, and other local and state programs.

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

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding
Emergency Solutions	2015	2019	Homeless	Homeless Assistance	\$1,127,473
Public Improvements	2015	2019	Non-Housing Community Development	Community Development	\$430,696
Sewer and Water Improvements	2015	2019	Non-Housing Community Development	Community Development	\$960,255
Parks and Recreation	2015	2019	Non-Housing Community Development	Community Development	\$52,098
Safe Neighborhood Demolition	2015	2019	Non-Housing Community Development	Community Development	\$918,173

COG Administration	2015	2019	Administration	Administration & Management	\$398,627
Removal of Architectural Barriers	2015	2019	Non-Housing Community Development	Community Development	\$247,256
Housing	2015	2019	Affordable Housing	Housing	\$1,946,118
Human Services	2015	2019	Non-Housing Community Development	Community Development	\$579,297
Hunger and Nutrition	2015	2019	Hunger/Nutrition	Anti-Poverty	\$267,554
Business Development	2015	2019	Economic Development	Economic Development	\$757,000
Development and Special Projects and Finance	2015	2019	Economic Development	Economic Development	\$1,750,000
Allegheny Together	2015	2019	Economic Development	Economic Development	\$725,000
CDBG Administration and Delivery	2015	2019	Administration	Administration and Management	\$2,509,463

Unspecified Projects	2015	2019	Non-Housing Community Development	Community Development	\$1,005,780
HOME Administration	2015	2019	Administration	Administratio n and Management	\$217,160
HOME CHDO Set-aside	2015	2019	Affordable Housing	Housing	\$325,741
HOME Penn Hills Consortium	2015	2019	Affordable Housing	Housing	\$76,006
HOME McKeesport Consortium	2015	2019	Affordable Housing	Housing	\$145,497
HOME Rental (Rehabilitation; New Construction)	2015	2019	Affordable Housing	Housing	\$1,187,500
HOME Homeownership (Rehabilitation; New Construction)	2015	2019	Affordable Housing	Housing	\$219,702

**Table 56 – Goals Summary**

**Goal Descriptions**

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The following is a list of CDBG, HOME and ESG activities that Allegheny County will undertake in FY 2015. Additional information on each of these activities can be found on the projects sheets contained in the Appendix. (Note: The “Project ID Numbers” of the activities listed below correspond to the “Local ID” on the project sheets in the Appendix.)

Allegheny County Economic Development 2015 Project ID Numbers and Budgets				
Project ID Number	Project Title	Amount Budgeted	IDIS Project ID Description	Federal Grant Allocations
<b>1</b>	<b>Emergency Solutions Grants</b>	<b>\$1,127,473.00</b>	Administration, Street Outreach/Emergency Shelters, and Homelessness Prevention and Rapid Re-Housing	<b>\$1,127,473.00</b>
ESG001	Emergency Solutions Grant/ 2015 Administration	\$84,560.00		
ESG002	Emergency Solutions Grant/ Street Outreach/ Shelters	\$500,063.00		
ESG003	Emergency Solutions Grant/ Homelessness Prevention and Rapid Re-Housing	\$542,850.00		
<b>2</b>	<b>2015 Public Improvement Projects</b>	<b>\$430,696.00</b>	Funding for Public Improvement Projects, such as road reconstruction, retaining walls, catch basins and other municipal improvements.	<b>\$12,547,317.00</b>
MPI006	Steel Valley Council of Governments - Homestead Borough - Street Reconstruction	\$130,885.00		
MPI013	South Hills Area Council of Governments - Heidelberg Borough - First Street Reconstruction Project	\$11,600.00		
MPI015	Steel Valley Council of Governments - Dravosburg Borough - Street Reconstruction	\$13,609.00		
MPI032	Twin Rivers Council of Governments - City of Duquesne - Street Reconstruction	\$93,500.00		
MPI036	Twin Rivers Council of Governments - South Versailles Township - Street Reconstruction	\$9,500.00		
MPI038	Turtle Creek Valley Council of Governments Rankin Borough - Oak Way Reconstruction Project	\$45,740.00		
MPI017	Turtle Creek Valley Council of Governments - Braddock Borough - Part-Time Code Enforcement Officer	\$20,000.00		
MPI018	Turtle Creek Valley Council of Governments - Wilkinsburg Borough - Street Reconstruction	\$61,000.00		
MPI019	Turtle Creek Valley Council of Governments - Braddock Borough - Catch Basin Installation	\$8,875.00		
MPI021	Turtle Creek Valley Council of Governments - East McKeesport Borough - Street Reconstruction	\$17,087.00		
MPI030	Turtle Creek Valley Council of Governments - North Braddock Borough - Josephine Street Reconstruction	\$18,900.00		
<b>3</b>	<b>2015 Sewer and Water</b>	<b>\$960,255.00</b>	Funding for Sewer and Water projects.	
MSW003	Allegheny Valley North Council of Governments - Brackenridge Borough - Outer Transmission Waterline Loop Replacement - Phase I	\$98,394.00		
MSW010	Allegheny Valley North Council of Governments - Springdale Township - Low Grade Pump Station Rehabilitation	\$20,000.00		
MSW012	Allegheny Valley North Council of Governments - Tarentum Borough - Isolation Water Valves Installation Project	\$45,500.00		
MSW016	Harmar Township Municipal Authority - Harmar Township - Caustic Tank Treatment Plant Extension	\$117,910.00		
MSW020	Char-West Council of Governments - Neville Township - 2015 Water System Improvements	\$178,425.00		
MSW021	North Hills Council of Governments - Etna Borough - Residential Sewerline Replacement - Sycamore Street	\$44,000.00		
MSW022	North Hills Council of Governments - Etna Borough - Parker and Washington Street Sewer Rehabilitation	\$138,499.00		

MSW023	North Hills Council of Governments - Girty's Run Joint Sewer Authority - Millvale Borough - Catch Basin Separation	\$50,700.00	
MSW026	North Hills Council of Governments - Sharpsburg Borough - Water Distribution System Valve Replacements	\$28,500.00	
MSW030	Quaker Valley Council of Governments - Leet Township - Maple Alley Storm Sewer Project	\$16,250.00	
MSW032	South Hills Area Council of Governments - South Park Township - Grove Road - Phase III Storm Sewer Project	\$10,000.00	
MSW033	South Hills Area Council of Governments - Municipality of Bethel Park - Cherry Street Storm Sewer	\$10,000.00	
MSW035	Steel Valley Council of Governments - City of Clairton - Sanitary Sewer Replacement	\$49,652.00	
MSW042	Turtle Creek Valley Council of Governments - North Versailles Township - Storm Sewer Inflow & Infiltration Elimination	\$152,425.00	
<b>4</b>	<b>2015 Parks and Recreation</b>	<b>\$52,098.00</b>	Funding for Parks and Recreation projects.
MPR001	Allegheny County Parks Dept. - 2015 Hometown Hoops Mini- Camps (Traveling Sports Clinic)	\$16,400.00	
MPR004	Quaker Valley Council of Governments - Leetsdale Borough - Kohlmeyer Park Gazebo Project	\$35,698.00	
<b>5</b>	<b>2015 Safe Neighborhood Demolition</b>	<b>\$918,173.00</b>	Funding for Safe Neighborhood Demolition projects.
MPD100	Turtle Creek Valley COG Safe Neighborhood Demolition	\$218,117.00	
MPD200	Char-West COG Safe Neighborhood Demolition	\$110,880.00	
MPD300	Steel Valley COG Safe Neighborhood Demolition	\$225,416.00	
MPD400	Twin Rivers COG Safe Neighborhood Demolition	\$138,392.00	
MPD500	Quaker Valley COG Safe Neighborhood Demolition	\$45,197.00	
MPD600	North Hills COG Safe Neighborhood Demolition	\$49,092.00	
MPD700	Allegheny Valley North COG Safe Neighborhood Demolition	\$80,079.00	
MPD800	South Hills Area COG Safe Neighborhood Demolition	\$51,000.00	

<b>6</b>	<b>2015 COG Administration</b>	<b>\$398,627.00</b>	Funding for the Administration and Delivery for the Council of Governments.
MAD 001 (A)	Twin Rivers COG-Project Management - Admin	\$ 34,581.00	
MAD 001 (D)	Twin Rivers COG-Project Management - Delivery	\$ 14,821.00	
MAD 002 (A)	Steel Valley COG-Project Management - Admin	\$ 35,779.00	
MAD 002 (D)	Steel Valley COG-Project Management - Delivery	\$ 15,334.00	
MAD 003 (A)	Char-West COG-Project Management - Admin	\$ 34,439.00	
MAD 003 (D)	Char-West COG-Project Management - Delivery	\$ 14,760.00	
MAD 004 (A)	South Hills Area COG-Project Management - Admin	\$ 34,581.00	
MAD 004 (D)	South Hills Area COG-Project Management - Delivery	\$ 14,821.00	
MAD 005 (A)	Quaker Valley COG-Project Management - Admin	\$ 34,581.00	
MAD 005 (D)	Quaker Valley COG-Project Management - Delivery	\$ 14,821.00	
MAD 006 (A)	Allegheny Valley North COG-Project Management - Admin	\$ 34,581.00	
MAD 006 (D)	Allegheny Valley North COG-Project Management - Delivery	\$ 14,821.00	
MAD007 (A)	North Hills COG-Project Management - Admin	\$ 34,573.00	
MAD007 (D)	North Hills COG-Project Management - Delivery	\$ 14,817.00	
MAD008 (A)	Turtle Creek Valley COG-Project Management - Admin	\$ 35,922.00	
MAD008 (D)	Turtle Creek Valley COG-Project Management - Delivery	\$ 15,395.00	

<b>7</b>	<b>2015 Removal of Architectural Barriers</b>	<b>\$247,256.00</b>	Funding for the Removal of Architectural Barriers to ensure ADA accessibility.
MRB001	Allegheny Valley North Council of Governments - Aspinwall Borough - ADA Handicap Ramp Improvements	\$20,000.00	
MRB005	Allegheny Valley North Council of Governments - Oakmont Borough - Handicap Ramp Replacement Program	\$20,013.00	
MRB008	Char-West Council of Governments - Kennedy Township - ADA Restrooms at Fairhaven Park - Upper Section Women's Restroom Renovations	\$4,000.00	
MRB009	Char-West Council of Governments - Neville Township - ADA Doorways at Township Municipal Building	\$10,800.00	
MRB010	Char-West Council of Governments - Robinson Township - ADA Signage at Robinson Township Municipal Building	\$14,412.00	
MRB011	North Hills Council of Governments - Indiana Township - Middle Road Park ADA Parking	\$18,500.00	
MRB012	Quaker Valley Council of Governments - Avalon Borough - ADA Ramp Project	\$20,000.00	
MRB013	Quaker Valley Council of Governments - Leet Township - ADA Sidewalk Project	\$22,947.00	
MRB014	South Hills Area Council of Governments - Brentwood Borough - Civic Center ADA Upgrades	\$13,000.00	
MRB015	South Hills Area Council of Governments - Dormont Borough - ADA Curb Ramps	\$10,000.00	
MRB017	South Hills Area Council of Governments - Municipality of Mt. Lebanon - ADA Curb Ramps	\$10,400.00	
MRB018	South Hills Area Council of Governments - Mt. Oliver Borough - ADA Curb Ramps	\$17,000.00	
MRB020	South Hills Area Council of Governments - Upper St. Clair Township - Installation of Handicap Accessible Water Fountains	\$7,092.00	
MRB022	Turtle Creek Valley Council of Governments - Wilkinsburg Borough - Wood Street Handicap Ramps	\$33,000.00	
MRB024	Twin Rivers Council of Governments- Lincoln Borough - Breznay ADA Field Upgrades	\$26,092.00	
<b>8</b>	<b>2015 Housing</b>	<b>\$1,946,118.00</b>	Funding for Housing projects throughout Allegheny County.
HOO001	Mon Valley Initiative - Mon Valley Initiative Housing Development Support (Delivery)	\$70,000.00	
HOO002	Residences at Wood Street - Operating Costs	\$375,000.00	
HOO005	Braddock Borough Housing Planning - Pre-Development Study - Overlook Vicinity	\$50,000.00	
HOO006	Acquisition and soft costs for the construction of a new 60-Unit Senior Housing Development - Mt. Lebanon	\$1,000,000.00	
HOO007	Rehabilitation of Housing Units in Etna Borough, Pitcairn Borough and Millvale Borough	\$451,118.00	
<b>9</b>	<b>2015 Human Services</b>	<b>\$579,297.00</b>	Funding for Human Service projects.
HOO001	Holy Family Institute - Emsworth Borough - Emergency Generator Project	\$75,000.00	
HOO004	Fair Housing Partnership of Greater Pittsburgh - Fair Housing Enforcement	\$40,000.00	
HOO005	Pittsburgh Action Against Rape - Trauma Counseling for Adult Sexual Assault Victims	\$20,000.00	
HOO006	Allegheny Valley Association of Churches - Interfaith Hospitality Network - Case Management of Homeless Families	\$20,000.00	
HOO007	The Bradley Center - Furniture for Children's Bedrooms	\$56,000.00	
HOO009	CCAC - Modern Office Systems Training Program	\$75,000.00	
HOO011	Catholic Youth Association of Pittsburgh, Inc.- Senior Citizen Services	\$75,000.00	
HOO020	Dollar Energy Fund, Inc.- Dollar Energy Fund Hardship Program	\$80,000.00	
HOO021	Urban League of Greater Pittsburgh - Allegheny County Housing Counseling Services - County Wide	\$90,000.00	
HOO015	Allegheny County Library Association - Improving Accessibility to Brentwood Library	\$28,000.00	
HOO016	Allegheny County Library Association - Improving Accessibility to Oakmont Carnegie Library	\$4,124.00	

<b>10</b>	<b>2015 Hunger and Nutrition</b>	<b>\$267,554.00</b>	Funding for Hunger and Nutrition programs.	
HNO001	Greater Pittsburgh Community Food Bank - Lines of Credit for the Purchase of Food Items	\$227,554.00		
HNO002	Greater Pittsburgh Community Food Bank - Lines of Credit for the Purchase of Non-Food Items	\$40,000.00		
<b>11</b>	<b>2015 Business Development</b>	<b>\$757,000.00</b>	Funding to promote business development	
EOO004	Life's Work of Western PA - Connections Customer Service Representative Training Program	\$105,000.00		
EOO005	Life's Work of Western PA - Environmental Services Training Program	\$50,000.00		
EOO007	Minority and Women Educational Labor Agency (MWELA) - Sheltered Bond Program	\$252,000.00		
EOO009	North Side Industrial Development Company - Diversity Business Resource Center - Microenterprise Technical Assistance Provider	\$50,000.00		
EOO013	Business Development Working Fund for 2015 - For Low/Moderate Area Economic Development Projects received throughout the Program Year	\$300,000.00		
<b>12</b>	<b>2015 Development and Special Projects and Finance</b>	<b>\$1,750,000.00</b>	Funding for Development, Special Projects and Finance.	
EOO001	Redevelopment Authority of Allegheny County - South Park Township - Bingo Lots Redevelopment Project	\$250,000.00		
EOO002(A)	Redevelopment Authority of Allegheny County - Rankin Borough - Carrie Furnace Redevelopment Project	\$1,125,000.00		
EOO002(B)	Redevelopment Authority of Allegheny County - Rankin Borough - Carrie Furnace Redevelopment Project	\$375,000.00		
<b>13</b>	<b>2015 Allegheny Together</b>	<b>\$725,000.00</b>	Funding for Allegheny Together commercial revitalization projects.	
EOO008	Grow Pittsburgh - Allegheny Grows	\$125,000.00		
ECR003	Quaker Valley Council of Governments Bellevue Borough - Lincoln Avenue Streetscape Phase III	\$300,000.00		
ECR001	Allegheny Valley North Council of Governments - Tarentum Borough - Tarentum Business District Streetscape	\$150,000.00		
ECR002	Char-West Council of Governments - Stowe Township - Broadway Avenue Streetscape - Phase 4	\$150,000.00		
<b>14</b>	<b>2015 CDBG Administration and Delivery</b>	<b>\$2,509,463.00</b>	Funding for ACED Administration and Delivery costs.	
AOO001(A)	ACED Admin	\$1,674,640.00		
AOO001(D)	ACED Delivery	\$834,823.00		
<b>15</b>	<b>2015 Unspecified Projects</b>	<b>\$1,005,780.00</b>	Funding for Unspecified Projects to be determined through out the Program Year.	
AOO002	ACED 2015 Unspecified Projects	\$1,005,780.00		
<b>16</b>	<b>2015 HOME Administration</b>	<b>\$217,160.00</b>	Funding for HOME Administration.	<b>\$2,171,606.00</b>
HOME01	2015 HOME Administration	\$217,160.00		
<b>17</b>	<b>2015 HOME CHDO Set-aside</b>	<b>\$325,741.00</b>	Funding for the HOME CHDO Set-Aside 15%.	
HOME02	CHDO Set-aside 15%	\$325,741.00		
<b>18</b>	<b>2015 HOME Penn Hills Consortium</b>	<b>\$76,006.00</b>	Funding for HOME Penn Hills Consortium.	
HOME03	2015 HOME Penn Hills Consortium (3.5%)	\$76,006.00		
<b>19</b>	<b>2015 HOME McKeesport Consortium</b>	<b>\$145,497.00</b>	Funding for HOME McKeesport Consortium.	
HOME04	2015 HOME McKeesport Consortium (6.7%)	\$145,497.00		
<b>20</b>	<b>2015 HOME Rental (Rehabilitation; New Construction)</b>	<b>\$1,187,500.00</b>	Funding for HOME Rental (Rehabilitation; New Construction).	
HOME05	2015 HOME Rental (Rehabilitation; New Constr.)	\$1,187,500.00		

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

Allegheny County will allocate its CDBG funds to those geographic areas whose population is at or above 51% low- and moderate-income. At least 70% of all of the County's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used by the County:

- Public facilities improvements will either be located in a low- and moderate-income census tract/block group or the County will prepare surveys which show a benefit ratio of low- and moderate-income population at or above 51%.
- Demolition of structures will either be located in low- and moderate-income areas or in areas that have been designated as slum and blighted areas.
- Funding for public services will be based on the clientele's income or in certain cases a limited clientele which have a presumed low- and moderate-income status.
- Economic development projects will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or by providing 51% or more of the jobs for low- and moderate-income population.

The priority ranking system for housing needs, homeless needs, other special needs, community development needs, economic development needs, and anti-poverty needs is as follows:

**High Priority:** Activities assigned high priority are expected to be funded during the FY 2015-2019 period.

**Low Priority:** Activities assigned low priority may not be funded during the 2015-2019 period.

The County may support applications for public assistance by other agencies if those activities conform to the Consolidated Plan.

Despite the efforts of Allegheny County and its service providers, a number of significant obstacles remain which prevent the County from meeting its underserved needs. The following are obstacles to

meeting those needs in the County.

- High unemployment rate and loss of household income
- High foreclosure rate
- Low paying jobs in service and retail sectors
- Single female-headed households with children living below the poverty level
- High cost of decent and safe housing for rent or purchase
- Shortage of affordable sound rental housing
- Aging in place population
- Increased need of disabled persons needing decent, safe, and accessible affordable housing
- Increase in drug and alcohol abuse population
- Decrease in Federal and State grants to entitlement communities
- Decrease in local tax revenue to address community development projects

## AP-50 Geographic Distribution - 91.420, 91.220(f)

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

### Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Allegheny County will allocate its Community Development Block Grant (CDBG) Program funds to those geographic areas whose population is at or above 51% low- and moderate-income. At least 70% of the County's CDBG funds will principally benefit low- and moderate-income persons. The County will use the following guidelines for allocating CDBG funds:

- Public facilities improvements will be located in low- and moderate-income areas as determined by census tract/block group data or benefit area survey data.
- Demolition activities will occur in low- and moderate-income areas, slums/blighted areas or on a spot basis for structures that have been designated as hazards by local code enforcement.
- Funding for public services will be based on the clientele's income or in certain cases a limited clientele that have a presumed low- and moderate-income status.
- Economic development projects will be located in low- and moderate-income census tract/block groups, poverty tracts, redevelopment areas, or by providing 51% or more of the jobs for low- and moderate-income population.

Emergency Solutions Grants Program funds will go to homeless shelters, and homeless agencies based on the needs of each shelter or agency, not by geographic area.

HOME Investment Partnerships Program funds will be targeted to low- and moderate-income households, and projects designed to provide affordable housing to low- and moderate-income households are usually located in low- and moderate-income areas.

## **Discussion**

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	1,800
Non-Homeless	28
Special-Needs	0
Total	128

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	15
Rehab of Existing Units	13
Acquisition of Existing Units	0
Total	28

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

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

Both the Allegheny County Housing Authority (ACHA) and the McKeesport Housing Authority (MHA) will use Capital Fund grants to make additional improvements, upgrades and renovations of their properties and to support management activities.

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

The Allegheny County Housing Authority's (ACHA) Resident Advisory Board meets monthly to provide input and feedback to ACHA's Board of Directors and staff on the management, operation and physical condition of ACHA properties.

ACHA operates a Family Self Sufficiency (FSS) Program to encourage public housing residents to become homeowners. In April 2015, there were 100 public housing residents participating in the FSS Program.

MHA has a resident council at every Asset Management Project, and there is one resident advisory board. Crawford Village has two resident advisory councils because the high rise is separate from the family community. These resident councils and the resident advisory board provide input and feedback on MHA's management, operations and physical condition of MHA properties.

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

Neither the Allegheny County Housing Authority nor the McKeesport Housing Authority is designated as troubled.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

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

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

There are a number of ways in which Allegheny County reaches out to homeless persons to assess their needs. The County is a member of the Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care (CoC). Each January, the COC conducts a Point-in-Time (PIT) count of the County's sheltered and unsheltered homeless to ascertain the number and characteristics of the homeless population and to assess their needs.

The Continuum of Care (CoC) reaches out to homeless persons (especially unsheltered persons) through Operation Safety Net, outreach teams, including the Veteran's Affairs (VA), Western Psychiatric Institute and Clinic (WPIC), and Community Human Services (CHS), soup kitchens, day programs, drop-in centers, and hospitals. In addition, information is collected annually using the point-in-time survey form and is then summarized. The point-in-time surveys are one-on-one interviews are also held with the consumers. Additionally, outreach teams and Operation Safety Net (OSN) staff regularly go under bridges, visit camps, and go to other known homeless areas to tend to the needs of the homeless. OSN has a centralized database of all street consumers who utilize their medical services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The point-in-time survey conducted in January 2015 reported the following homeless counts:

- Unsheltered** – 38 individuals and 0 families with children
- Transitional Housing** – 530 individuals and 377 persons in families with children
- Safe Haven** – 69 individuals and 0 families with children
- Emergency Shelter** – 268 individuals and 132 persons in families with children

The priority homeless needs in Allegheny County are as follows:

**Emergency Shelters:**

- Family beds – low priority
- Individual beds – low priority

**Transitional Housing:**

- Family beds – low priority
- Individual beds – low priority

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumers transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

**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 Continuum of Care has recently shifted their focus to increase the number of permanent housing units to address unmet needs in the community. In the past year, new beds were added for families, individuals, and larger families.

The CoC's ten year plan includes a comprehensive approach to ending chronic homelessness. Over the past several years, the CoC has effectively increased the number of permanent housing beds available to the chronic homeless, with more beds planned to be available in the coming years. Persons who are

chronically homeless and housed in permanent housing are also connected with available public services in order to stabilize income and increase access to mental health, drug, and alcohol support services.

The CoC has worked with the VA and Veteran's Leadership Program (VLP) since 1984 to reach out to veterans, provide housing, and to prevent homelessness. As a result, there are numerous beds available for homeless veterans. Efforts are made to also provide services to assist veterans in finding permanent housing.

The CoC has several service providers to assist homeless youth by connecting them to employment training and other public benefits in order to stabilize and break the cycle of homelessness.

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumer's transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

The CoC also has a goal of maintaining or increasing the percentage of participants remaining in permanent housing at least six months. In order to meet this objective, the CoC holds regular sessions with providers to discuss best practices to engage consumers in permanent housing, and address issues as necessary. Individuals and families residing in permanent housing facilities are taught life skills in order to improve the likelihood that they will successfully retain housing and not become homeless again.

**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 Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being released from health care facilities, mental health facilities, and correctional facilities.

### **Foster Care**

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being released from health care facilities, mental health facilities, and correctional facilities.

The CoC has adopted a process to transition youth from the foster care system. This process includes life skills classes and housing options. The ACHA works with Allegheny County Department of Human Services, Office of Children, Youth, and Families (CYF) to transition some youth into their system and is working with the ACHA to designate vouchers for families. CYF provides housing for youth who choose to remain in CYF programs until the age of 21 and seek additional education. Transitional housing programs have been established for those who may become homeless. These programs include strong employment and training support, as well as connections to other useful services.

### **Health Care:**

The Health Committee and Mercy Hospital's Operational Safety Net (OSN) have developed and implemented a protocol between the major hospitals to identify homeless consumers, share information between entities, and coordinate the discharge plan. When a hospital identifies a homeless person, upon discharge it contacts OSN to transition the person to appropriate housing.

### **Mental Health:**

The Office of Behavioral Health (OBH) has developed and implemented a housing plan to ensure consumers discharged from mental health facilities are placed in appropriate housing. This plan utilizes public housing, private units, and personal care homes. OBH received a grant from the Department of Justice to train police on mental health procedures and issues. This program has successfully diverted persons from the jail to the Central Recovery Center which more appropriately addresses their needs. OBH has partnered with the CoC to provide services to homeless consumers within the CoC housing network and provide matching supportive service funds for these consumers in many of the OBH programs.

#### **Corrections:**

As a partner in the CoC, the Allegheny County Jail Collaborative (ACJC) is involved in addressing homelessness of persons discharged from jail. ACJC has developed a strategic plan to reduce recidivism, promote stable housing, and increase employment opportunities for those released from jail. ACJC has received grants to fund fulltime caseworkers to work with inmates in advance of their release date to secure employment, housing, and other services. Additionally, the jail has a database of local affordable housing providers and landlords to assist inmates. ACJC has also begun a prepared renter program for inmates. Upon completion of the program, inmates receive a certificate to show landlords. Additional programs to ease the transition out of the correctional facilities include a program to reunite inmates with families living in units owned by the Housing Authority of the City of Pittsburgh, transitional housing units, and employment training and rent assistance through Goodwill Harbor.

#### **Discussion**

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

**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**

The following are action steps to guide the County in addressing barriers to affordable housing.

#### **1. Concentration of Poverty and Decreasing Availability of Decent, Affordable Rentals**

Action Step 1: To promote the adoption of inclusionary zoning provisions by municipalities, Allegheny County should consider offering administrative oversight, such as qualifying eligible households and overseeing affordability periods, and consider incentives for adopting the existing inclusionary zoning model ordinance.

Action Step 2: The County should encourage and support the acquisition of tax credit developments for which affordability requirements are set to expire.

Action Step 3: Rather than allowing developers to drive the site selection process for assisted housing development, ACED should designate priority areas for new construction investment in its funding guidelines to expand affordable housing in opportunity areas.

Action Step 4: The County should provide financial incentives and higher priority, such as through bonus points in proposal evaluation, for affordable family housing in high-opportunity areas.

Action Step 5: The County should officially adopt and incorporate into its project review process (via checklist) the Site and Neighborhood Selection Standards found at 24 CFR 92.202(b) to ensure that affordable housing developments, particularly family units, are built outside of RCAPs.

Action Step 6: The County should continue to evaluate ways to broaden its affordable housing stock, possibly to include incentives for an affordable housing set-aside in any County-assisted development with a residential component.

#### **2. Concentration of Voucher Holders in Racially/Ethnically Concentrated Areas of Poverty**

Action Step 1: The County should study the feasibility of adding lawful source of income as a class protected by its Human Relations Ordinance, which would prevent landlords from refusing to rent to applicants with vouchers, child support, or any other legal form of income.

Action Step 2: ACHA should continue to explore mobility counseling initiatives.

Action Step 3: ACHA should continue to adjust payment standards to match varying market rent levels across communities or neighborhoods, so that the ceiling is lower in lower-cost areas and higher in more expensive areas.

### **3. Discriminatory Municipal Policies and Practices**

Action Step 1: ACED should continue to provide one-on-one technical land use planning assistance to local units of government aimed at identifying and overcoming procedural and regulatory barriers to affordable housing.

Action Step 2: ACED should continue to closely monitor and advise local government zoning and land use policies and practices. The County should continue to promote the use and adoption of model ordinances.

### **4. Limited Affordable Housing Options for People with Disabilities**

Action Step 1: ACHA should continue to update and monitor its public database of affordable housing opportunities to denote which sites have units accessible to persons with physical disabilities.

Action Step 2: ACED should continue to prioritize housing projects that result in the creation of accessible units through construction or retrofitting.

### **5. Evidence of Continued Lending Discrimination**

Action Step 1: The County should continue to support efforts to provide credit repair and borrowing advice on a public, countywide basis (such as through the Don't Borrow Trouble program) to ensure that lower-income households have access to means of improving their ability to obtain and maintain decent, affordable housing.

Action Step 2: The County should actively participate in and financially support efforts to identify and rectify potentially discriminatory actions by lenders, such as opening branches only in middle- or upper-income neighborhoods.

### **6. Disconnect Between Growth Areas, Jobs, and Transit Service**

Action Step 1: The County should continue its efforts to promote the development of medium-density and high-density affordable multifamily housing for families along transit routes, such as Transportation Oriented Development (TOD) sites.

Action Step 2: The County should continue to lobby state leaders to seek a dedicated and adequate funding source for public transit. The preservation of service at its current level is extremely important to housing choice for lower-income households, particularly lower-income reverse commuters and those working outside typical business hours.

Action Step 3: The County should encourage concentrated nodes of employment and housing rather than large, low-density areas. These concentrated nodes will be better served by transit if they include pedestrian amenities and walkable designs.

## **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Allegheny County has developed the following actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Under its FY 2015 CDBG Program Year the County will take the following actions:

- Leverage its financial resources and apply for additional public and private funds.
- Continue to provide funds for housing for both owner occupied and rental units.
- Participate in regional planning and coordination efforts to build better communication and understanding of agencies in the County.
- Continue its support and cooperation with the Continuum of Care.
- Promote new economic development projects to increase job opportunities.
- Provide assistance for residents who are at risk of becoming homeless.

### **Actions planned to foster and maintain affordable housing**

To foster and maintain affordable housing Allegheny County proposes to:

Promote homeownership assistance opportunities. (High Priority)

- Urban League of Greater Pittsburgh/Allegheny County Housing Counseling Services

Provide rehabilitation assistance for owner occupants. (High Priority)

- McKeesport Consortium

Provide rehabilitation assistance for renter occupants. (High Priority)

- Penn Hills Consortium

Promote Fair Housing Choice. (High Priority)

Fair Housing Partnership of Greater Pittsburgh

Assist in the development of new affordable housing. (High Priority)

Mon Valley Initiative/Mon Valley Staff Support

Development of Affordable Rental Housing

Urban League of Greater Pittsburgh/Allegheny County Housing Counseling Services

CHDO Set-Aside

Rental (Rehabilitation and/or New Construction)

### **Actions planned to reduce lead-based paint hazards**

Allegheny County is working to reduce potential lead-based paint hazards. Below are the County's activities to reduce lead-based paint hazards as it relates to rehabilitation and homeownership programs.

#### Rehabilitation Programs:

Allegheny County will continue to ensure that:

Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.

Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.

The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.

Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.

Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.

- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Homeownership Programs:

Allegheny County will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- A visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead-based paint pamphlet and notices.

Lead reduction involves the implementation of a lead-based paint treatment program which will be carried out in conjunction with the Allegheny County's CDBG and HOME-funded housing activities. The goal of the lead-based paint treatment program is the reduction of lead paint hazards.

**Actions planned to reduce the number of poverty-level families**

Approximately 9.4% of Allegheny County residents (outside the City of Pittsburgh) live in poverty. The County's goal is to reduce the number of poverty levels residents by investing and leveraging federal funds in activities that will create jobs and/or provide affordable housing to low/moderate income households. To achieve this goal, the County will cooperate and collaborate with other parties with similar goals.

The County's chief anti-poverty strategy is based on attracting/retaining/growing businesses and supporting workforce development, including job-training services for low income residents. The County's planned anti-poverty policies, programs and activities include:

- Workforce development
- Support services for new employees
- Assist in job creation, especially for the unemployed and underemployed
- Assistance for food, shelter, and training programs
- Development of new commercial/industrial facilities
- Slum and blight removal
- Commercial/industrial infrastructure development
- Rehabilitation of commercial/industrial facilities
- Promote small business and micro-enterprises
- Use the Section 108 Loan Guarantee Program to promote economic development.
- Collaborate with community and economic development agencies to attract new businesses or assist existing businesses to expand
- Through programs like Allegheny Together, revitalize community's business districts to assist in the creation of new job opportunities.

Through the above policies, programs and activities, Allegheny County hopes to reduce poverty among County residents as much as possible, but the County does not have a specific numerical goal regarding the reduction of poverty.

#### **Actions planned to develop institutional structure**

The Allegheny County Economic Development will coordinate activities among the public and private agencies and organizations in the area. This coordination will ensure that the goals and objectives of the Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff of Allegheny County Economic Development will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Five Year Consolidated Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the Plan, as well as additional resources that may be available, are described below.

**Public Sector:**

**Allegheny County Economic Development** – Allegheny County Economic Development is responsible for the administration of the County’s community development programs. ACED will continue to manage these community development programs and work toward meeting the Consolidated Plan objectives through its Housing Division, Human Services Division, Municipal Development Division, Development Division, Planning Division, Business Development Division, and Special Projects and Finance Division.

**Allegheny County Housing Authority** – The Allegheny County Housing Authority is one of the primary owners of affordable housing within the County. The Housing Authority administers the Housing Choice (Section 8) Voucher Program. The County will continue to work in close consultation with the Housing Authority regarding affordable housing issues in Allegheny County.

**Allegheny County Council of Governments (COG)** – The Allegheny County Council of Governments are instrumental in administering grant funds and meeting the community and

economic development needs of their member municipalities. Allegheny County will continue to support and work with these COG areas to implement community and economic development programs.

**Non-Profit Agencies:**

There are several non-profit agencies that serve target income households in Allegheny County. The County will collaborate with these service providers. Some of these agencies include: ACTION-Housing, Inc., Greater Pittsburgh Community Food Bank, Pittsburgh AIDS Taskforce, Lutheran Services Society, Just Harvest, Dollar Energy Fund, Urban League of Greater Pittsburgh, Westinghouse Valley Human Services Center, North Hills Community Outreach, Community Human Services Coporation, Catholic Charities, Goodwill Industries, ACHIEVA Support Services, Blind and Vision Rehabilitation Services, LifeSpan, Inc., Jewish Healthcare Foundation, Mon Valley Initiative, Inc., Habitat for Humanity of Greater Pittsburgh, Fair Housing Partnership of Greater Pittsburgh, The Salvation Army, American Red Cross, Residential Resources, Inc., and McKeesport Housing Corporation.

**Private Sector:**

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The County will collaborate with the following private sector organizations: Federal Home Loan Bank (FHLB), Local Financial Institutions, Private Housing Developers, and Local Realtors.

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

The County is committed to continuing its participation and coordination with boroughs, townships, municipalities, Federal, state, and local agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the County. The County solicits applications for CDBG, HOME, and ESG funds. In addition, the County sends out applications to a list of agencies, organizations, and housing providers that have previously submitted an application or have expressed an interest in submitting an application. The applications are reviewed by the Allegheny County Economic Development staff and they discuss any questions with the applicants. The Allegheny County Economic Development staff also provides help and assistance to the public and private agencies that receive funding.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	\$1,500,000
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	0
3. The amount of surplus funds from urban renewal settlements	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.	0
5. The amount of income from float-funded activities	0
<b>Total Program Income</b>	<b>\$1,500,000</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.(Years – 2013, 2014and 2015)	72.96%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

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:

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
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).
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.
5. Describe performance standards for evaluating ESG.

**Discussion**

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b> 2013 ACS - CDD</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <hr/> <p><b>What was the purpose for developing this data set?</b></p> <hr/> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <hr/> <p><b>Briefly describe the methodology for the data collection.</b></p> <hr/> <p><b>Describe the total population from which the sample was taken.</b></p> <hr/> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
<b>2</b>	<p><b>Data Source Name</b> Planning Study For Maplebrook</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b> Allegheny County Economic Department Department</p> <hr/> <p><b>Provide a brief summary of the data set.</b> The data set consisted of an analysis of the existing housing and land use in the Maplebrook Neighborhood.</p> <hr/> <p><b>What was the purpose for developing this data set?</b> The purpose for developing this data set was to determine the needs of the residents in the Maplebrook Neighborhood.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data is concentrated to the area of Maplebrook Neighborhood.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>August 2014</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Maplebrook</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Intern</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Maplebrook neighborhood needs study includes an analysis of existing housing and land use and a survey of residents regarding priority needs.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Determine neighborhood priority needs.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>One area - Maplebrook neighborhood</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2014</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>complete</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>Maplebrook 2</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>ABC Corp</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Training Exercise</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>Training Exercise</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Includes all of Maplebrook</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2014-2018</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>In Progress</p>