

**AGENDA**  
**REGULAR MEETING OF COUNCIL**  
**April 14, 2020**  
**6:30 PM**

1. ROLL CALL
2. READING OF MINUTES
3. REPORTS & COMMUNICATIONS FROM MAYOR & HEADS OF DEPARTMENTS AND INTERESTED PARTIES AND CITY CLERK'S NOTES
  - 3.A CORRESPONDENCE RECEIVED FROM PENNSYLVANIA AMERICAN WATER DATED APRIL 1, 2020 REGARDING UPDATE ON PROJECTS AND CRITICAL WORK.  
[Correspondence received PA American Water dated 4-1-2020 re Update on Projects.pdf](#)
  - 3.B CORRESPONDENCE RECEIVED FROM MAYOR PAIGE G. COGNETTI DATED APRIL 4, 2020 REGARDING GREYHOUND BUS SERVICE.  
  
[Correspondence received from Mayor Cognetti dated 4-4-2020 re Greyhound Bus Service.pdf](#)
  - 3.C PROCLAMATION ISSUED BY MAYOR PAIGE G. COGNETTI DATED APRIL 6, 2020 WITH RECOMMENDATIONS FOR RETAIL STORES.  
  
[Proclamation issued by Mayor Cognetti 4-6-2020 re Retail Stores.pdf](#)
  - 3.D PROCLAMATION ISSUED BY MAYOR PAIGE G. COGNETTI DATED APRIL 6, 2020 WITH RECOMMENDATIONS FOR COMMUNITY AND FAITH-BASED ORGANIZATIONS.  
[Proclamation issued by Mayor Cognetti dated 4-6-2020 re Community & Faith Based.pdf](#)
  - 3.E CORRESPONDENCE RECEIVED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DATED APRIL 1, 2020 REGARDING LOCAL BRIDGE GROUP REPLACEMENTS.

4. CITIZENS PARTICIPATION

5. INTRODUCTION OF ORDINANCES, RESOLUTIONS, APPOINTMENT AND/OR RE-APPOINTMENTS TO BOARDS & COMMISSIONS MOTIONS & REPORTS OF COMMITTEES

5.A MOTIONS.

5.B NO BUSINESS AT THIS TIME.

6. CONSIDERATION OF ORDINANCES - READING BY TITLE

6.A NO BUSINESS AT THIS TIME.

7. FINAL READING OF RESOLUTIONS AND ORDINANCES

7.A FOR CONSIDERATION BY THE COMMITTEE ON COMMUNITY DEVELOPMENT - FOR ADOPTION - FILE OF THE COUNCIL NO. 4, 2020 - AUTHORIZING THE MAYOR AND OTHER APPROPRIATE OFFICIALS OF THE CITY OF SCRANTON TO TAKE ALL NECESSARY ACTIONS TO IMPLEMENT THE CONSOLIDATED SUBMISSION FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS TO BE FUNDED UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM AND EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM FOR THE FIVE YEAR CONSOLIDATED PLAN, ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, AND ANNUAL ACTION PLAN FOR THE PERIOD BEGINNING JANUARY 1, 2020.

[Ordinance-2020 Five Year Consolidated Plan.pdf](#)  
[Ordinance-2020 Analysis of Impediments to Fair Housing Choice  
FY 2020.pdf](#)

- 7.B FOR CONSIDERATION BY THE COMMITTEE ON RULES - FOR ADOPTION -  
RESOLUTION NO. 29, 2020 - APPOINTMENT OF ALLEN LUCAS, 2722  
BIRNEY AVENUE, SCRANTON, PENNSYLVANIA, 18505 TO THE POSITION OF  
FIRE CHIEF AS WELL AS EMERGENCY MANAGEMENT COORDINATOR  
EFFECTIVE MARCH 23, 2020.

[Resolution-2020 Appt. Al Lucas Fire Chief & Emergency Mgmt.pdf](#)

## 8. ADJOURNMENT



RECEIVED  
APR - 2 2020

April 1, 2020

OFFICE OF CITY  
COUNCIL/CITY CLERK

Mayor Paige Cagnetti  
Scranton Council Members

Re: Pennsylvania American Water Update on Projects and Critical Work

Dear Mayor Cagnetti and Council Members:

At Pennsylvania American Water, the health and safety of our customers, communities and employees is our top priority. I want to provide you with an update on our Scranton Water projects in light of the current situation.

Pennsylvania American Water provides an essential service and continues to advance utility construction projects that are critical for the provision of safe, reliable water and wastewater service in coordination and compliance with all federal, state and local agencies and directives. These projects are necessary to ensure service reliability and to prevent operational emergencies. Our contractor, Leeward Construction, plans to start work on the following streets to beginning Monday, April 6: Remington Street; Breck Street; Rosen Court; Kirst Court; Smith Street; and Brick Avenue.

Pennsylvania American Water employees and contractors will exercise caution and follow CDC guidance for social distancing and hygiene while performing this work. For our customers' safety and the safety of our employees, we ask that members of the public do not approach our employees or contractors.

We remain committed to working with our state and local leaders, public health officials and state agencies and regulators to ensure the safety of our employees, contractors and customers.

Sincerely,

James J. Hoover  
Senior Superintendent, Construction  
Pennsylvania American Water

## Pennsylvania American Water Announces \$8 Million Water Line Replacement Project in Scranton

SCRANTON, Pa. (DATE, 2020) – Pennsylvania American Water today announced an \$8 million project to install nearly seven miles of water main in the City of Scranton to improve reliability for customers, reduce service disruptions, and increase water flows for firefighting. The system improvements replace water main dating as far back as the 1900s.

"Many of these projects replace pipe that is 80 to 100 years old," said Traci Cross, senior manager of operations, Pennsylvania American Water. "This significant investment is necessary to rehabilitate and upgrade the area's aging water infrastructure to ensure that our Scranton customers receive quality, reliable water service for years to come."

Scheduled to begin the week of April 6, weather permitting, contractors will replace existing four-, six-, and eight-inch cast iron pipe with new eight-inch ductile iron mains along several city streets, including:

- Clay Avenue
- North Webster Avenue
- Beech Street
- Breck Street
- Brook Street
- Donnelly Court
- East Elm Street
- Fig Street
- Prospect Avenue
- Ripple Street
- Genet Street
- Kirst Court
- Max Court
- Meadow Court
- Rosen Court
- McGuinness Court
- Price Street
- Sanderson Avenue
- Flynn Court
- Smith Place
- South Decker Court
- South Ninth Avenue
- Forest Court
- Green Place
- Pine Street
- Green Court
- Amity Court
- Ash Street
- Cedar Avenue
- Elm Street
- Crown Avenue
- Maple Street
- Acker Avenue
- Dartmouth Street

Crews will work weekdays between 7 a.m. and 5 p.m. Traffic restrictions will be in place during construction. The company expects to complete the water main installation, including transfer of all customer services, final restoration, and paving by mid-summer.

During construction, customers might experience temporary service interruptions, discolored water, and/or lower than normal water pressure. Crews will work as quickly as possible to shorten the length of these temporary inconveniences.

Pennsylvania American Water provides an essential service and continues to advance utility construction projects that are critical for the provision of safe, reliable water and wastewater service in coordination and compliance with all federal, state and local agencies and directives. These projects are necessary to ensure service reliability and to prevent operational emergencies.

Pennsylvania American Water employees and contractors will exercise caution and follow CDC guidance for social distancing and hygiene while performing this work. For our customers' safety and the safety of our employees, we ask that members of the public do not approach our employees or contractors. For more information, contact Pennsylvania American Water's customer service center at 1-800-565-7292.

# Press Release



Pennsylvania American Water, a subsidiary of American Water (NYSE: AWK), is the largest investor owned water utility in the state, providing high-quality and reliable water and/or wastewater services to approximately 2.4 million people. With a history dating back to 1886, American Water is the largest and most geographically diverse U.S. publicly traded water and wastewater utility company. The company employs more than 7,100 dedicated professionals who provide regulated and market-based drinking water, wastewater and other related services to an estimated 14 million people in 46 states. American Water provides safe, clean, affordable and reliable water services to our customers to make sure we keep their lives flowing. For more information, visit [amwater.com](http://amwater.com) and follow American Water on [Twitter](#), [Facebook](#) and [LinkedIn](#).

*This release contains forward looking statements, including, among others, our plan to continue our long-term strategy of capital investment in our systems. There are important factors that could cause actual results to differ materially from those expressed or implied by such forward-looking statements including: general economic business conditions; unfavorable weather conditions, changes in regulations or regulatory treatment and availability and the cost of capital. We undertake no obligation to publicly update or revise any forward-looking statement.*

**Media Contact:**

Susan Turcmanovich  
External Affairs Manager  
T: 570-351-0120  
C: 570-332-6726  
[susan.turcmanovich@amwater.com](mailto:susan.turcmanovich@amwater.com)

###



OFFICE OF THE MAYOR

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4101 • FAX: 570-348-4251

April 4, 2020

RECEIVED

APR - 4 2020

OFFICE OF CITY  
COUNCIL/CITY CLERK

Mr. Dave Leach  
President and CEO  
Greyhound Lines, Inc.  
P.O. Box 660362  
Dallas, TX 75266

Dear Mr. Leach,

On behalf of the citizens of Scranton, I write to you seeking your assistance in fighting the current COVID-19 epidemic and protecting the safety and welfare of Scranton residents. Unfortunately, we have come to the point here where we must ask that you immediately suspend your services into Scranton for the duration of this pandemic.

The Centers for Disease Control and Prevention (CDC) has advised residents of nearby states New York, New Jersey, and Connecticut to refrain from non-essential domestic travel. As of today, over 110,000 New York residents, nearly 30,000 New Jersey residents, and approximately 5,000 Connecticut residents have tested positive for the virus, with 3,565; 647; and 132 coronavirus-related deaths, respectively. Scranton is in close proximity to the greater New York City area with many residents traveling regularly to Northeastern Pennsylvania.

As this crisis continues to develop and perhaps worsen, we fear our own community will be put at risk by individuals and families traveling to and from the New York City area. While we recognize that there are travelers who use Greyhound's services to get to jobs where they perform essential services, the risk of further spreading this virus throughout Scranton and surrounding areas is simply too great for us not to take all mitigating steps within our power.

Moreover, Scranton is home to robust healthcare access and our area hospitals must be able to care for our community. That will be a challenge as the COVID-19 crisis continues but could become daunting if our hospitals experience an influx of out-of-state patients and our residents experience greater exposure from persons traveling to our area from coronavirus "hot spots".

I have appreciated the open dialogue with your Greyhound team in the past weeks. Until this point we have understood that you have seen steadily decreasing numbers of passengers (a daily average of just five this past week), implemented screening procedures to evaluate passengers for COVID-19 symptoms before boarding, provided PPE for passengers, and instructed passengers that if they are coming from the greater New York City area they must self-isolate for 14 days upon arrival, per CDC guidance.



OFFICE OF THE MAYOR

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4101 • FAX: 570-348-4251

Each of us must exercise all means within our power to limit COVID-19 exposure and it is my duty to protect the welfare of the citizens of Scranton; a duty that requires me to request that Greyhound Lines, Inc. suspend its services entirely for the duration of this pandemic.

Thank you for your attention to this immediate need. We are hopeful we can work together to implement all possible safeguards – even while they were unimaginable just weeks ago – to protect public health and save lives.

Sincerely,

Paige G. Cagnetti  
Mayor, City of Scranton, PA

CC:

William Gaughan, Scranton City Council President  
Chris Chermak, Lackawanna County Commissioner  
Debi Domenick, Lackawanna County Commissioner  
Jerry Notarianni, Lackawanna County Commissioner  
Tammy Durham, Greyhound Lines, Inc. Regional Vice President, Northeast  
Greg Cohen, 2349 Solutions

RECEIVED

APR - 6 2020

A PROCLAMATION BY THE MAYOR  
OF THE CITY OF SCRANTON, PENNSYLVANIA  
RECOMMENDING RETAIL STORES  
LIMIT THE NUMBER OF CUSTOMERS AT ANY GIVEN TIME

OFFICE OF CITY  
COUNCIL/CITY CLERK

Pursuant to the City of Scranton Home Rule Charter and executive powers vested in the Mayor, in order to prescribe order in the City of Scranton, I, Paige G. Cognetti, Mayor of the City of Scranton, do hereby **PROCLAIM AND DECLARE** that, due to the **STATE OF EMERGENCY** issued March 15, 2020 resulting from the public health emergency regarding the spread of the Coronavirus [COVID-19], recommendations shall be issued for safe business practices on retail entities permitted by the Commonwealth of Pennsylvania to operate during the COVID-19 Declared State of Emergency to further promote social and physical distancing policies to protect the health, welfare, and safety of the citizens of Scranton.

WHEREAS, certain retail facilities located within the City of Scranton have been deemed essential and life-sustaining and are permitted to continue operations and public access by the Commonwealth of Pennsylvania; and

WHEREAS, citizens of the City of Scranton and surrounding communities continue to frequent such establishments for purposes of obtaining life-sustaining goods; and

WHEREAS, the Centers for Disease Control has found that the best way to prevent the disease is to avoid exposure, and that the virus is thought to spread mainly from person-to-person, primarily between people who are in close contact with one another (approximately six (6) feet); and

WHEREAS, the Pennsylvania Department of Agriculture has further recommended that grocers limit the number of customers at any given time to reduce crowding and lines to meet social distance guidance, increase cleaning and sanitizing of high contact areas, train employees on best hygiene practices including washing hands often with soap and water or sanitizing stations, encourage use of online ordering and outside pick-up or delivery options when available, and

prohibit sick employees from coming to work;

WHEREAS, these recommendations should be adopted and enforced by all retail facilities allowed to continue operations to further promote social distancing and safe practices to mitigate the spread of COVID-19; and

WHEREAS, in the event that such recommendations are not adopted and/or enforced by grocers and retailers, additional measures mandating the same may become necessary and shall be adopted to protect the health, welfare, and safety of the residents of the City of Scranton and those essential employees required to work at such facilities.

**NOW THEREFORE**, it is recommended and strongly encouraged that as of 12:01 a.m. on Wednesday, April 8, any entity that employs individuals to perform essential work functions, and that is engaged in grocery and/or retail sales to essential to the public, limit the number of customers at any given time to five (5) customers per one thousand square feet (1000 ft<sup>2</sup>) of sales/public floor square footage. For example:

A. A retail location with two thousand square feet (2000 ft<sup>2</sup>) of retail space should limit customers to ten (10).

B. A retail location with thirty thousand (30,000 ft<sup>2</sup>) of retail space should limit customers to one-hundred fifty (150).

AND FURTHERMORE, it is recommended and strongly encouraged that businesses open to the public implement and enforce practices that promote social distancing, such as spacing of lines at cash registers and outside of entrances, and one-way foot traffic down aisles where practicable.

AND FURTHERMORE, it is recommended and strongly encouraged that businesses allowing public access:

- increase cleaning and sanitizing of high contact areas,
- train employees on best hygiene practices including washing hands often with soap and water or sanitizing stations,
- encourage use of online ordering and outside pick-up or delivery options when available,
- remind employees and patrons that the Governor has recommended all persons wear masks when in public, and
- prohibit sick employees from coming to work.

**DONE UNDER MY HAND in the CITY OF SCRANTON, COMMONWEALTH OF PENNSYLVANIA, this 6<sup>TH</sup> Day of April, 2020.**

A handwritten signature in cursive script, reading "Paige G. Cagnetti".

**Paige G. Cagnetti  
Mayor, City of Scranton**

RECEIVED

APR 6 2020

**A PROCLAMATION BY THE MAYOR  
OF THE CITY OF SCRANTON, PENNSYLVANIA  
RECOMMENDING COMMUNITY AND FAITH-BASED ORGANIZATIONS  
IMPLEMENT SOCIAL DISTANCING PRACTICES**

OFFICE OF CITY  
COUNCIL

Pursuant to the City of Scranton Home Rule Charter and executive powers vested in the Mayor, in order to prescribe order in the City of Scranton, I, Paige G. Cognetti, Mayor of the City of Scranton, do hereby **PROCLAIM AND DECLARE** that, due to the **STATE OF EMERGENCY** issued March 15, 2020 resulting from the public health emergency regarding the spread of the Coronavirus [COVID-19], recommendations shall be issued for safe worship and community service practices during the COVID-19 Declared State of Emergency to protect the health, welfare, and safety of the citizens of Scranton.

WHEREAS, the Pennsylvania Department of Health has issued guidance for community and faith-based organizations to implement mitigation strategies for the spread of coronavirus; and

WHEREAS, such facilities include congregations and places of worship, voluntary social service agencies, and other nonprofit and community organizations; and

WHEREAS, citizens of the City of Scranton and surrounding communities continue to frequent such establishments for purposes of obtaining services; and

WHEREAS, the Centers for Disease Control has found that the best way to prevent the disease is to avoid exposure, and that the virus is thought to spread mainly from person-to-person, primarily between people who are in close contact with one another (approximately six (6) feet); and

WHEREAS, these recommendations should be adopted and enforced by all retail facilities allowed to continue operations to further promote social distancing and safe practices to mitigate the spread of coronavirus; and

WHEREAS, in the event that such recommendations are not adopted and/or enforced by grocers and retailers, additional measures mandating the same may become necessary and shall be

adopted to protect the health, welfare, and safety of the residents of the City of Scranton and those essential employees required to work at such facilities.

**NOW THEREFORE**, it is recommended and strongly encouraged that as of 12:01 a.m. on Tuesday, April 7, any entity that provides community and/or faith-based services adopt and enforce the following:

A. To promote social distancing by temporarily modifying and suspending specific religious rites, rituals, and services so as to prevent physical contact.

B. To adhere to CDC guidance that events and gatherings of ten (10) or more people be cancelled or postponed, or that such events be held in alternative formats other than in-person, such as online or at outdoor facilities where social distancing can be practiced.

AND FURTHERMORE, it is recommended and strongly encouraged that community and faith-based organizations allowing public access:

- increase cleaning and sanitizing of high contact areas,
- educate employees, volunteers, and participants on best hygiene practices including washing hands often with soap and water or sanitizing stations,
- encourage use of remote services whenever available,
- remind employees, volunteers, and participants that the Governor has recommended all persons wear masks when in public, and
- prohibit sick employees, volunteers, and participants from attending in-person events and services.

**DONE UNDER MY HAND** in the CITY OF SCRANTON, COMMONWEALTH OF PENNSYLVANIA, this 6<sup>TH</sup> Day of April, 2020.

A handwritten signature in black ink, reading "Paige G. Cagnetti". The signature is written in a cursive style with a small dot at the end of the last word.

**Paige G. Cagnetti**  
**Mayor, City of Scranton**



RECEIVED

APR 7 2020

OFFICE OF CITY  
COUNCIL/CITY CLERK

April 1, 2020

Lackawanna County  
Scranton Local Bridge Group Replacements  
(Elm Street Bridge, Lackawanna Avenue Bridge,  
Parker Street Bridge, and Main Avenue Bridge)

William Gaughan, Scranton City Council Member  
Scranton City Council  
340 North Washington Avenue  
Scranton, PA 18503

Dear Councilmember Gaughan:

Pennsylvania Department of Transportation (PennDOT), in coordination with the City of Scranton, is starting preliminary engineering for the Scranton Local Bridge Group Project, which includes four bridge replacements in the City of Scranton as noted above and shown in the attached location map. The preliminary design phase will continue for approximately 18 months.

We will begin by evaluating each bridge to determine the appropriate work required during construction. Representatives will be on-site during this spring and summer to complete surveys, in-depth bridge inspections and traffic counts. We will use this information to evaluate environmental constraints, develop preliminary plans and determine an appropriate means to maintain and protect traffic during construction.

Once the existing conditions are evaluated and preliminary design is complete, you will be invited to a public officials' briefing in advance of an open public meeting(s). We intend to coordinate the construction schedule for each bridge to minimize impacts to the community and motorists who rely on these crossings daily.

We appreciate your cooperation and assistance in raising awareness for the Scranton Local Bridge Group Project and for your support as PennDOT and the City of Scranton work together on plans and designs for these important bridge replacements, which will foster and encourage positive impacts on the Lackawanna County community.

William Gaughan, Scranton City Council Member  
Page 2  
April 1, 2020

Should you require any additional information, please contact PennDOT  
Project Manager, Jennifer Borino, P.E., at 570.963.4094 or email at  
[jeborino@pa.gov](mailto:jeborino@pa.gov).

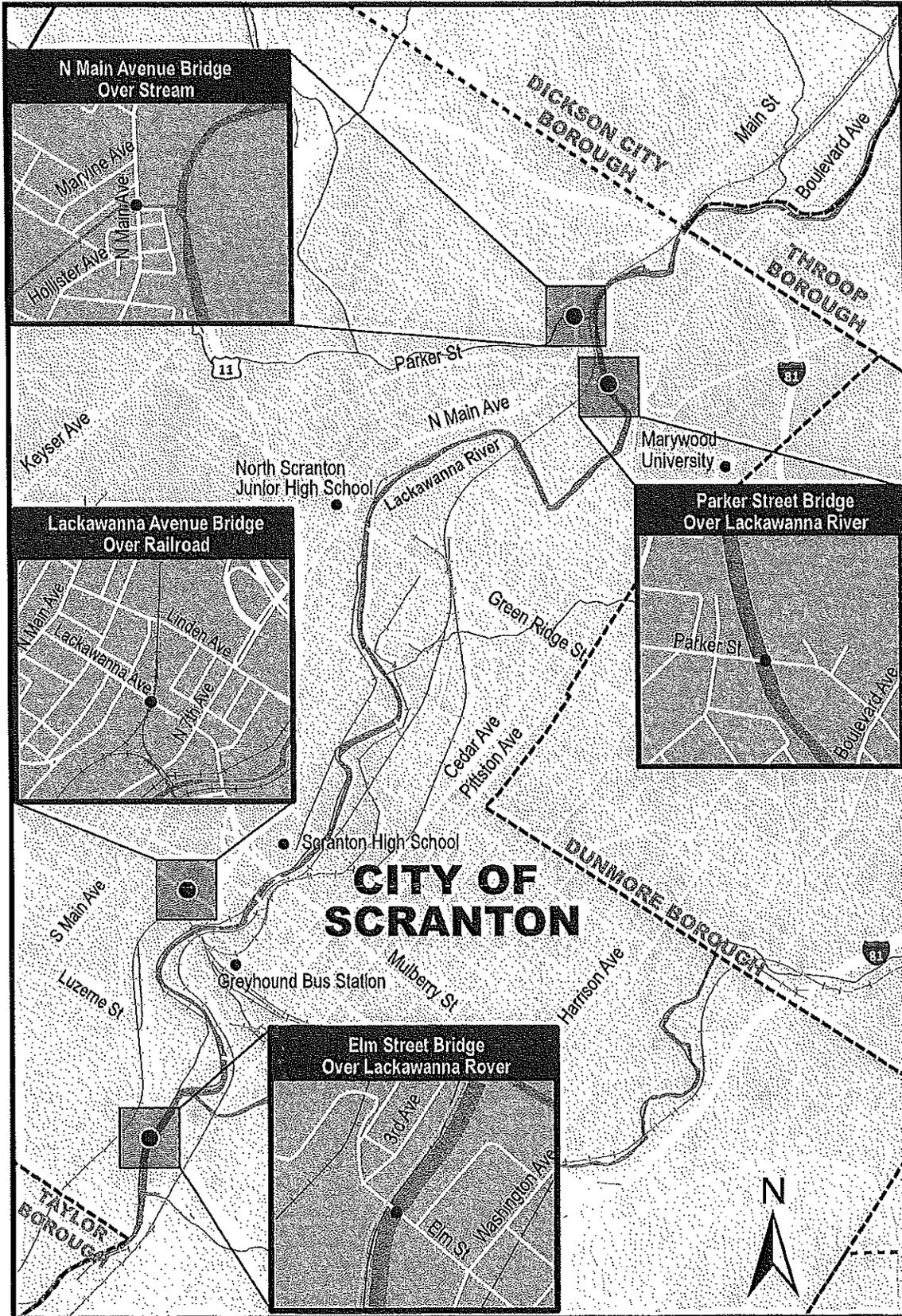
Sincerely,

A handwritten signature in cursive script, appearing to read "Susan E. Hazelton".

Susan E. Hazelton, P.E.  
Assistant District Engineer – Design

Enclosure: Location Map

# Scranton Local Bridges Project



FILE OF COUNCIL NO. \_\_\_\_\_

2020

AN ORDINANCE

**AUTHORIZING THE MAYOR AND OTHER APPROPRIATE OFFICIALS OF THE CITY OF SCRANTON TO TAKE ALL NECESSARY ACTIONS TO IMPLEMENT THE CONSOLIDATED SUBMISSION FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS TO BE FUNDED UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM AND EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM FOR THE FIVE YEAR CONSOLIDATED PLAN, ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, AND ANNUAL ACTION PLAN FOR THE PERIOD BEGINNING JANUARY 1, 2020.**

WHEREAS, the planning and application aspects included in the consolidated submission for Community Planning and Development Programs are authorized by the Federal Comprehensive Housing Affordability Strategy (CHAS); title 1 of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12702-12711; the Community Development Block Grants (CDBG): Title I of the Housing and Community Development Act of 1974, 42 U.S.C. 5304-5320; the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH") reauthorized and modified the McKinney-Vento Homeless Assistance Act of 1987 that includes the Emergency Solutions Grants (ESG); and the HOME Investment Partnerships (HOME): Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12741-12839; and the Housing Opportunities for Persons with AIDS (HOPWA): the AIDS Housing Opportunity Act, 42 U.S.C. 12901-12912; and

WHEREAS, the City of Scranton shall be entitled to such funds for the year beginning January 1, 2020, pending approval of its application; and

WHEREAS, said funds will be utilized to carry out the City of Scranton's Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Annual Action Plan for the year beginning on January 1, 2020; and

WHEREAS, the various federal statutes referenced above required public hearings to be held to ascertain the views and comments of the citizens of City of Scranton, and whereas such hearings have been duly convened.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SCRANTON** that the Mayor and other appropriate Officials of the City of Scranton authorize to take all necessary action in order to implement the consolidated submission for Community Planning and Development Program to be funded Under the Community Development Block Grant (CDBG) Program, Home Investment Partnership (HOME) Program and the Emergency Solutions Grant (ESG) Program for the Five-Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and Annual Action Plan for the period beginning January 1, 2020.

**SECTION 1.** If any section, clause, provision or portion of this Ordinance shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decisions shall not affect any other section, clause, provision or portion of this Ordinance so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Ordinance or any portion thereof from time to time as it shall deem advisable in the best interest of the promotion of the purposes and intent of this Ordinance, and the effective administration thereof.

**SECTION 2.** This Ordinance shall become effective immediately upon approval.

**SECTION 3.** This Ordinance is enacted by the Council of the City of Scranton under the authority of the Act of the Legislature, April 13, 1972, Act No. 62, known as the "Home Rule Charter and Optional Plans Law", and any other applicable law arising under the laws of the State of Pennsylvania.

# 2020 Annual Action Plan Proposed Budgets

For

Community Development Block Grant Program (CDBG)

HOME Investment Partnership Program (HOME)

Emergency Solutions Grants Program (ESG)

Please note: These proposed budget amounts are included in the Consolidated  
Plan document

**2020 Applications Received**  
**Community Development Block Grant (CDBG)**  
**(Estimated \$2,500,000) 2020 Actual Allocations - \$2,804,438 / Public Service Cap \$429,818**

2020 Community Development Block Grant										M	N	
A	B	C	D	E	F	G	H	I	J	K	L	N
Applicant Name	Date Rec'd	Address	Contact Person	Project Name	Project Description	Matrix Code	National Objective	Applicant's Proposed Amt	OECD Score	CAC	Public Serv Proposed Amt	Public Serv Council Approved
1												
2												
3	City of Scranton-OECD	06/25/19	340 N. Washington Ave., Scranton PA 18503	Tom Preambo, Deputy Director of OECD	Sidewalks & Streetscape Improvements	03L	LMA	\$400,000.00	95%	\$255,465.00		XX/XX/2020
4	City of Scranton-OECD	07/18/19	340 N. Washington Ave., Scranton PA 18503	Tom Preambo, Deputy Director of OECD	Re-Construction of city street including installation of ADA curb ramps	03L	LMA	\$1,500,000.00	95%	\$500,000.00		
5	City of Scranton-OECD	07/19/19	340 N. Washington Ave., Scranton PA 18503	Tom Preambo, Deputy Director of OECD	McLain Park Improvements Phase 3	03L	LMA	\$204,500.00	90%	\$204,500.00		
6	St. Joseph's Center	09/07/19	1213 Prospect Ave., Scranton PA 18505	Sister Maryalice Jacquinet	Mother Infant Program	05L	LMC	\$25,000.00	93%		\$25,000.00	
7	Scranton OECD	08/05/19	340 N. Washington Ave., Scranton PA 18503	Disha Patel, Director of Finance and Compliance of OECD	CDBG for HOME	21H	NA	\$35,000.00	95%	\$35,000.00		
8	City of Scranton-OECD	08/05/19	340 N. Washington Ave., Scranton PA 18503	Disha Patel, Director of Finance and Compliance of OECD	CDBG Administration	21A	NA	\$502,000.00	95%	\$485,000.00		
9	City of Scranton-OECD	08/05/19	340 N. Washington Ave., Scranton PA 18503	Disha Patel, Director of Finance and Compliance of OECD	Section 108 Loan Payment	19F	NA	\$215,665.00	100%	\$215,665.00		
10												

**2020 Applications Received**  
**Community Development Block Grant (CDBG)**  
 (Estimated \$2,500,000) 2020 Actual Allocation - \$2,804,139 / Public Service Cap \$429,648

A		B	C	D	E	F	G	H	I	J	K	L	M	N
Applicant Name		Date Rec'd	Address	Contact Person	Project Name	Project Description	Matrix Code	National Objective	Applicant's Proposed Amt	OECD Score	Proposed Amt	Public Serv CAC	Council Approved XXXX/2020	Public Serv Council Approved XXXX/2020
1	United Neighborhood Centers of Northeastern Pennsylvania	08/07/19	1004 Jackson St., Scranton PA, 18504	Lisa Durkin, President and CEO	illumination Youth Arts	Provide low-income, at-risk youth, ages 5-18, with artistic education and experience during after-school hours.	05D	LMC	\$20,000.00	96%		\$20,000.00		
2	United Neighborhood Centers of Northeastern Pennsylvania	08/07/19	349 St. Andrew Ln, Tunkhannock, PA 18657	Lisa Durkin, President and CEO	Project Hope	To serve low-income children in the City of Scranton, ages 5-12, through summer camp that meets educational, nutritional, and recreational needs.	05L	LMC	\$60,000.00	90%		\$60,000.00		
3	United Neighborhood Centers of Northeastern Pennsylvania	08/07/19	629 Cedar Ave., Scranton, PA 18504	Lisa Durkin, President and CEO	SCOLA Learning Center	To provide adult literacy and English as a Second Language classes to residents of the City of Scranton.	05H	LMC	\$20,000.00	92%		\$20,000.00		
4	United Neighborhood Centers of Northeastern Pennsylvania	08/07/19	410 Olive St., Scranton, PA 18505	Lisa Durkin, President and CEO	Condemnation Assistance Program	To provide on-call, 24-7 case management and emergency assistance to individuals displaced through the City of Scranton's Code Enforcement Program.	05Q/05S	LMC	\$40,000.00	100%		\$40,000.00		
5	Catherine McAuley Center	08/08/19	430 Pittston Ave., Scranton, PA 18505	Kristen Somers, Executive Director	Rapid Rehousing Support for Homeless Women Exiting Emergency Shelters	Six months of case management support and rental assistance as 3 women and their children move toward permanent housing.	05S	LMC	\$12,000.00	95%		\$12,000.00		
6	City of Scranton-OECD	08/08/19	340 N. Washington Ave., Scranton PA 18503	Tom Preambo, Deputy Director of OECD	Developing Job Creation Opportunities	The Administration and coordination of the City of Scranton's OECD Business Loan Program/ Site Infrastructure Improvements to benefit low-to-moderate income persons through job creation where 51% of the positions created are held by low/mod income persons.	18A	LMJ	\$500,000.00	95%	\$100,000.00			
7	Boys and Girls Club of NEPA	08/08/19	609 Ash St., Scranton, PA 18510	Tricia Thomas, Executive Director	Security System Project	A new comprehensive security system for our building is desperately needed to keep our kids, staff, community and building safe.	05Z	LMA	\$77,796.00	90%	\$77,796.00			
8	Boys and Girls Club of NEPA	08/08/19	609 Ash St., Scranton, PA 18510	Tricia Thomas, Executive Director	Park It Program	The Park It Program is the neighborhood version of the city of Scranton and the Scranton School District's sites in low-income neighborhoods to provide programming.	05L	LMC	\$41,410.00	90%		\$0.00		

**2020 Applications Received**  
**Community Development Block Grant (CDBG)**  
**(Estimated \$2,500,000) 2020 Actual Allocations - \$2,804,130 / Public Service Cap \$430,618**

A		B		C		D		E		F		G		H		I		J		K		L		M		N				
<b>2020 Community Development Block Grant</b>																														
1	Applicant Name	Date Rec'd	Address	Contact Person	Project Name	Project Description	Matrix Code	National Objective	Applicant's Proposed Amt	OECD Score	CAC Proposed Amt	CAC Proposed Amt	Public Serv Proposed Amt	CAC Proposed Amt	CAC Proposed Amt	Public Serv Proposed Amt	CAC Proposed Amt	CAC Proposed Amt	Public Serv Proposed Amt	CAC Proposed Amt	CAC Proposed Amt	Public Serv Proposed Amt	CAC Proposed Amt	CAC Proposed Amt	Public Serv Proposed Amt	CAC Proposed Amt	CAC Proposed Amt	Public Serv Proposed Amt		
2	City of Scranton - Police Department	08/14/19	100 South Washington Ave., Scranton PA 18503	Maggie Perry, Grant Writer	Neighborhood Police Patrol	Designated police officers to work only in low to moderate income areas of Scranton.	05j	LMA	\$275,202.00	85%			\$0.00																	
19	Scranton Lackawanna Human Development Agency	08/15/19	123 Wyoming Ave., Scranton PA 18503	Jim Wansacz, Executive Director	Head Start Center	Replace outdated surface area and playground equipment at 637-639 Madison Ave.	3	LMC/LMA	\$85,000.00	80%																				
20	Scranton Lackawanna Human Development Agency	08/15/19	123 Wyoming Ave., Scranton PA 18503	Jim Wansacz, Executive Director	Weatherization Program	45 homes in Scranton eligible to receive weatherization services under LIHEAP. Those low income homes can not receive until deferral issue is resolved.	14F	LMC	\$80,000.00	95%																				
21	Catholic Social Services	08/20/19	504 Penn Avenue, Scranton PA 18509	Stephen Nocella, Executive Director	St. Anthony's Haven	new acoustical ceilings, tile flooring, replacement of damaged sheetrock, new doors and frames, countertops in kitchen, chair rail in dining area, new LED lights, etc.	03C	LMC	\$93,672.00	90%																				
22	City of Scranton Licensing, Inspections, and Permits	08/23/19	340 N. Washington Ave., Scranton PA 18503	Thomas Oleski, Director	Demolition of Hazardous Structures	Demolition and disposal of blighted and abandoned properties.	4	SBS	\$400,000.00	45%																				
23	Women's Resource Center	08/23/19	PO Box 875, Scranton PA 18501	Margaret Ruddy, Executive Director	Public Facility Improvement Project	Replacement of parking areas to include the installation of a retaining wall and a rain garden for storm water protection.	03G		\$100,000.00	90%																				
24	Connell Park	08/22/19	982 Providence Rd., Scranton PA 18508	Brian Fallon, Director of Parks and Recreation	Connell Park	Demolition of pool house, add fence, and have park handicap accessible. Demolition of concession stand and create a playground update.	03F	LMA	\$150,000.00	81%																				
25	<b>TOTAL</b>								\$4,857,277.00					\$2,607,130.00																
26																														
27																														

Received

Emergency Solutions Grant ESG 2020 Estimated Allocation \$220,000 Actual Allocation \$235,909

PASSED BY COUNCIL XXXX/2020

Updated: 2/25/20  
\$141,545 cap on Emergency Shelter (60%)

Applicant's Name	Date Rec'd	Address	Contact Person	Narrative	Proposed Amt.	Score	CAC Proposed Amt. Shelter Cap	CAC Proposed Rapid Re-Housing	CAC Proposed Homeless Prevention	CAC Proposed Admin 7.5% Cap	Total all services	Approved by Council
St. Joseph's Center-Walsh Manor	8/1/2019	2010 Adams Ave, Scranton PA 18509	Sister Maryalice Jacquinet	An emergency shelter for women who are experiencing homelessness while pregnant. Providing safe, secure housing and intensive case management, a supportive environment, 24 hour/day supervision. Food, bedding, laundry facilities and transportation are offered free of charge to the residents.	\$25,000.00	95%	\$21,600.00					
Office of Economic and Community Development	8/5/2019	340 N. Washington Ave., Scranton PA 18503	Disha Patel, Director of Finance and Compliance of OECD	Administration application	\$17,693.00	91%				\$17,693.00		
Catholic Social Services Diocese of Scranton, Inc.	8/7/2019	504 Penn Avenue, Scranton PA 18509	Stephen R. Nocella, Executive Director of Housing & Residential Services	Emergency Homeless Shelter providing nightly services to 26 adult men and women 7 days per week, 365 days per year	\$55,000.00	90%	\$45,000.00					

**Emergency Solutions Grant ESG 2020 Estimated Allocation \$220,000 Actual Allocation \$235,909**  
**PASSED BY COUNCIL XXXX/2020**

Updated: 2/25/20  
 \$141,545 cap on Emergency Shelter (60%)

Applicant's Name	Date Rec'd	Address	Contact Person	Narrative	Proposed Amt.	Score	CAC Proposed Amt. Shelter Cap	CAC Proposed Rapid Re-Housing	CAC Proposed Homeless Prevention	CAC Proposed Admin 7.5% Cap	Total all services	Approved by Council AMOUNTS
United Neighborhood Centers of NEPA	8/7/2019	777 Keystone Industrial Park Road Throop, PA 18512	Lisa Durkin President and CEO	HMIS. Funding from ESG would support UNC's Homeless Management Information System (HMIS). UNC uses HMIS to collect housing data and client data for homeless individuals and people at risk of becoming homeless. Activities that UNC performs with 2020 ESG funds will include: paying salaries for operating HMIS, the monitoring and review of data quality, completing data analysis, implementation and compliance with HMIS requirements, administering the HMIS system, conducting training on using the system, and paying licensing fees for the system usage charged by the HMIS vendor.	\$10,000.00	91%	\$10,000.00	\$10,000.00				
United Neighborhood Centers of NEPA	8/7/2019	777 Keystone Industrial Park Road Throop, PA 18512	Lisa Durkin President and CEO	Rapid Re-Housing. UNC's Rapid Re-Housing Program is an intervention that is informed by the Housing First Approach. It assists families with rapid re-housing and stabilization services through case management, assistance with housing search and replacement, as well as financial support with rental assistance. The case managers not only provide assessment and coordinate services, they are directly involved in helping the client with housing searches, applications, and agreements. The goal of this aspect of the program is to reduce the amount of time an individual and family experiencing homelessness by assisting them with moving directly into permanent housing, solving the immediate crisis of homelessness.	\$31,000.00	91%		\$28,000.00				

**Emergency Solutions Grant ESG 2020 Estimated Allocation \$220,000 Actual Allocation \$235,909**  
**PASSED BY COUNCIL XXXX/2020**

Updated: 2/29/20  
 \$147,545 cap on Emergency Shelter (60%)

Applicant's Name	Date Rec'd	Address	Contact Person	Narrative	Proposed Amt.	Score	CAC Proposed Amt. Shelter Cap	CAC Proposed Rapid Re-Housing	CAC Proposed Homeless Prevention	CAC Proposed Admin 7.5% Cap	Total all services	Approved by Council AMOUNTS
Community Intervention Center	8/7/2019	445 North 6th Avenue Scranton, PA 18503	Kimberly Cadogan Executive Director	Rapid Re-Housing, Rapid Re-Housing is a successful community strategy for ending homelessness. This intent is to minimize the length of time an individual or family with an income remains in the limbo of homelessness by helping the household quickly re-establish stability. Rapid Re-Housing at the Community Intervention Center offers Housing Relocation and Stabilization Services: Other financial assistance (rental fees, security deposits, last month's rent, utility deposits, utility payments and moving costs	\$10,000.00	95%		\$10,000.00				
Community Intervention Center	8/7/2019	445 North 6th Avenue Scranton, PA 18503	Kimberly Cadogan Executive Director	Emergency Day Shelter Services. Essential Services. Operational seven days a week, temporary mailing address, contact board, dedicated client telephone service, storage, shower and laundry, meals, crisis intervention, situational, advising and referrals for behavioral health, medical, housing, employment, government entitlement assistance, transportation, and the PA ID assistance. Program Funded: no fee for service	\$20,000.00	90%	\$17,568.00					
Catherine McAuley Center	8/22/2019	430 Pittston Ave., Scranton PA 18505	Krista Somers, Executive Director	The Center offers a short-term, one month Transitional Housing Program for homeless or near homeless women and children. Intensive case management, case management, educational sessions, finding safe and affordable housing, transportation, job hunting, recreation and linkages to all mainstream resources.	\$12,000.00	95%		\$12,000.00				
Catherine McAuley Center	8/22/2019	430 Pittston Ave., Scranton PA 18505	Krista Somers, Executive Director	Emergency Shelter/Family Support Program works to move women and children from homelessness to some degree of independence and to assist them to take control of their lives including intensive case management, educational sessions, finding safe and affordable housing, transportation, job hunting, recreation and linkages to all mainstream resources.	\$28,000.00	95%	\$28,000.00					
Women's Resource Center	8/23/2019	PO Box 875, Scranton PA 18501	Margaret Ruddy, Executive Director	WRC Emergency Safe Housing for survivors of domestic and/or sexual violence.	\$27,763.00	93%	\$27,763.00					

**Emergency Solutions Grant ESG 2020 Estimated Allocation \$220,000 Actual Allocation \$235,909  
PASSED BY COUNCIL XX/XX/2020**

Updated: 2/25/20  
\$141,545 cap on Emergency Shelter (60%)

Applicant's Name	Date Rec'd	Address	Contact Person	Narrative	Proposed Amt.	Score	CAC Proposed Amt. Shelter Cap	CAC Proposed Rapid Re- Housing	CAC Proposed Homeless Prevention	CAC Proposed Admin 7.5% Cap	Total all services	Approved by Council AMOUNTS
Women's Resource Center	8/23/2019	PO Box 975, Scranton PA 18501	Margaret Ruddy, Executive Director	WRC is the sole provider of services for victims of domestic violence, dating violence, sexual assault, and/or stalking in Lackawanna and Susquehanna Counties.	\$500.00	93%			\$500.00			
Women's Resource Center	8/23/2019	PO Box 975, Scranton PA, 18501	Margaret Ruddy, Executive Director	Rapid Re-Housing for survivors of domestic and/or sexual violence.	\$17,755.00	90%		\$17,755.00				
					\$254,711.00		\$139,861.00	\$77,755.00	\$500.00	\$17,693.00	\$235,909.00	\$0.00

Received										
Estimated \$500,000 2020 Proposed Funding-HOME FUNDING 2020 Actual Allocation \$643,392 Updated: 2/25/20										
Applicant Name	Date Received	Address	Contact Person	Project Name	Project Description	Requested Amt.	OECD SCORE	Nat. Obl.	CAC Proposed Amount	XX/XX/2020 Council Approved
City of Scranton OECD	6/11/2019	340 N. Washington Ave. Scranton, PA 18510	Liza Carroll	2020 HOME CHDO	CHDO is a non-profit community based organization that has staff with capacity to develop affordable housing for the community it serves. At least 15% of HOME funds must be set aside for CHDO. OECD will bid CHDO funding out.	\$75,000.00	90%	LMI	\$96,509.00	
City of Scranton OECD	6/11/2019	340 N. Washington Ave. Scranton, PA 18510	Liza Carroll	2020 HOME ADMIN	10% of each year's HOME funding must be used for reasonable administrative and planning costs in compliance with HOME rules and regulations.	\$50,000.00	91%	LMI	\$64,339.00	
City of Scranton OECD	6/11/2019	340 N. Washington Ave. Scranton, PA 18510	Liza Carroll	Homebuyer Program	To assist income eligible homebuyers purchase homes in the City of Scranton by providing assistance with down payment and closing costs.	\$200,000.00	95%	LMI	\$131,200.00	
City of Scranton OECD	6/11/2019	340 N. Washington Ave. Scranton, PA 18510	Liza Carroll	Homeowner Housing Rehabilitation Program	Rehabilitation of homes located in the City of Scranton to comply with City Codes. Eligibility is based on income. Must be a 1-unit home, primary residence, and applicant must not hold ownership in any other property.	\$200,000.00	90%	LMI	\$131,200.00	
Scranton Lackawanna Resources Development Corporation (SLRDC)	8/15/2019	123 Wyoming Ave., Scranton PA 18503	Jim Wansacz	2428 North Main Ave. Construction	Construction of a 3-4 bedroom home in the City of Scranton to be sold at price under \$130,000 and provide an affordable housing option.	\$200,000.00	95%	LMI	\$107,599.00	

Estimated \$500,000 2020 Proposed Funding-HOME FUNDING - 2020 Actual Allocation \$643,392 Updated: 2/25/20										
Applicant Name	Date Received	Address	Contact Person	Project Name	Project Description	Requested Amt.	OECD SCORE	Nat. Obj.	CAC Proposed Amount	XXXX/2020 Council Approved
NeighborWorks Northeastern Pennsylvania	8/23/2019	1510 North Main Avenue, Scranton PA 18508	Jesse Egoft, President and CEO	Property Renovation: TBD #2021-1	Renovation to bring property up to code and eliminate a potential source of blight in a particular Scranton neighborhood. This project includes renovating 1 unit for homeownership.	\$112,545.00	92%	LMI	\$112,545.00	
Woda Cooper Companies	8/23/2019	500 South Front St. 10th Floor, Columbus, Ohio 43215	Andrew Cohen, Senior Vice President	Scranton Senior Apartments	Scranton Senior Apartments is a new construction 4 story 50-unit independent senior (62 and older) rental housing project. The apartment building will be designed for independent seniors with appropriate support services.	\$500,000.00	83%	LMI	\$0.00	
<b>Total:</b>						<b>\$1,337,545.00</b>			<b>\$643,392.00</b>	<b>\$0.00</b>



# CITY of SCRANTON

340 North Washington Avenue  
Scranton, PA 18503

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## **FY 2020 – 2024 Five-Year Consolidated Plan, 2020 Annual Action Plan & Analysis of Impediments**

For Submission to HUD for the  
Community Development Block Grant Program,  
HOME Investment Partnership Program &  
Emergency Shelter Grant Program

March 2020

Honorable Paige Gebhardt Cognetti  
Mayor, City of Scranton





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# CITY of SCRANTON

2020-2024 Five-Year Consolidated Plan  
and  
2020 Annual Action Plan

## Executive Summary

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

#### 1. Introduction

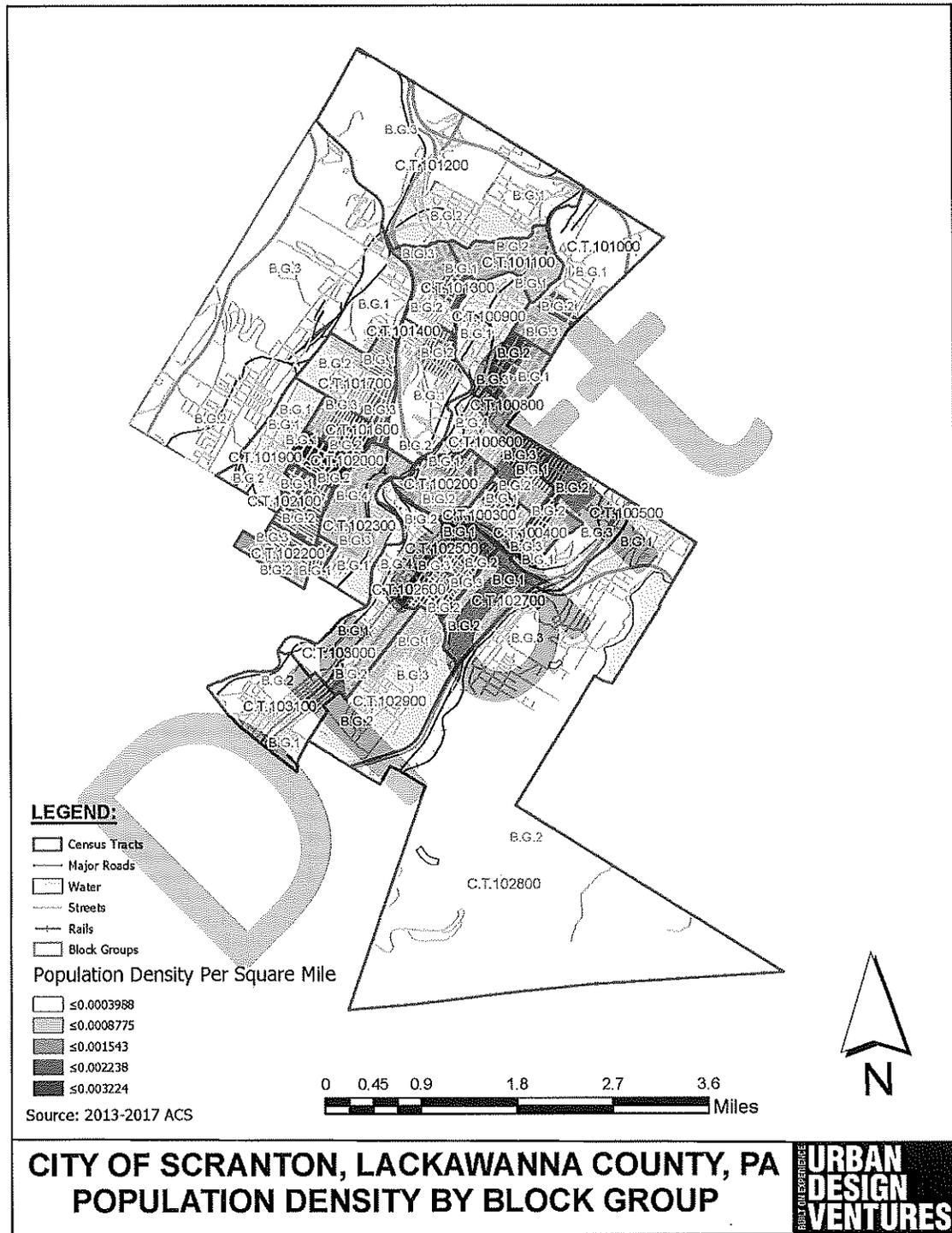
The City of Scranton, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG), Home Investment Partnership (HOME) Programs and Emergency Solution Grant (ESG) program. The City of Scranton has prepared its Five-Year Consolidated Plan (CP) for the period of FY 2020, beginning January 1, 2020 through FY 2024, ending December 31, 2024. The Consolidated Plan is a strategic plan to implement Federal programs for housing and community development activities within the City of Scranton and how the proposed activities will principally benefit low- and moderate-income individuals. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program that must be completed by the entitlement community every five (5) years in conjunction with an update to the City’s Analysis of Impediments to Fair Housing Choice (AI).

The Five-Year Consolidated Plan establishes the goals the City of Scranton proposes for the next five (5) year period and outlines the specific initiatives the City will undertake to address these goals by encouraging the development of decent housing, promoting a suitable living environment, and expanding economic opportunities. The Five-Year Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. The process was implemented through a series of public meetings, stakeholder surveys, statistical data, and reviews of previous community development plans.

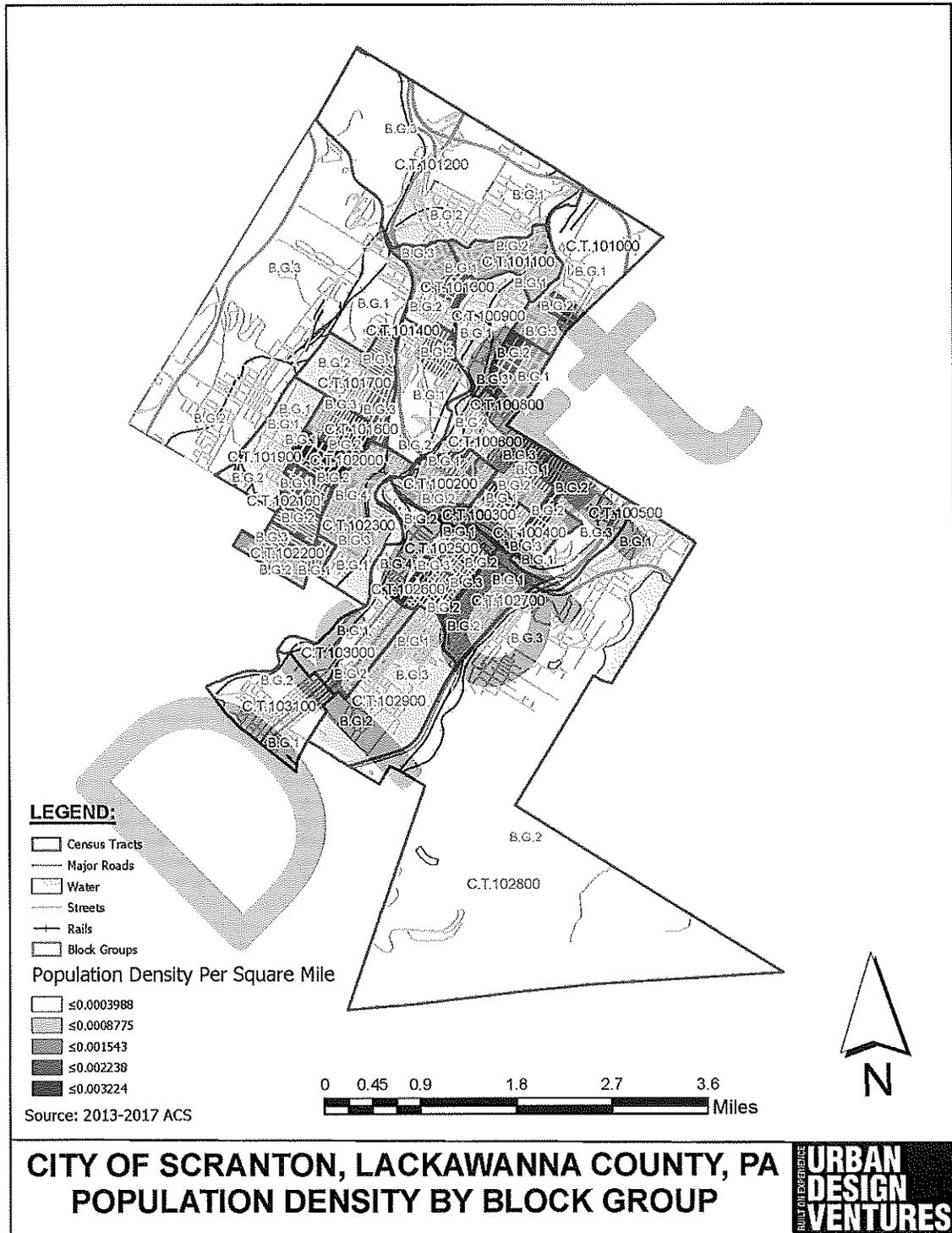
Maps:

Included in this Plan in the Exhibits Section are the following maps which illustrate the demographic characteristics of the City of Scranton:

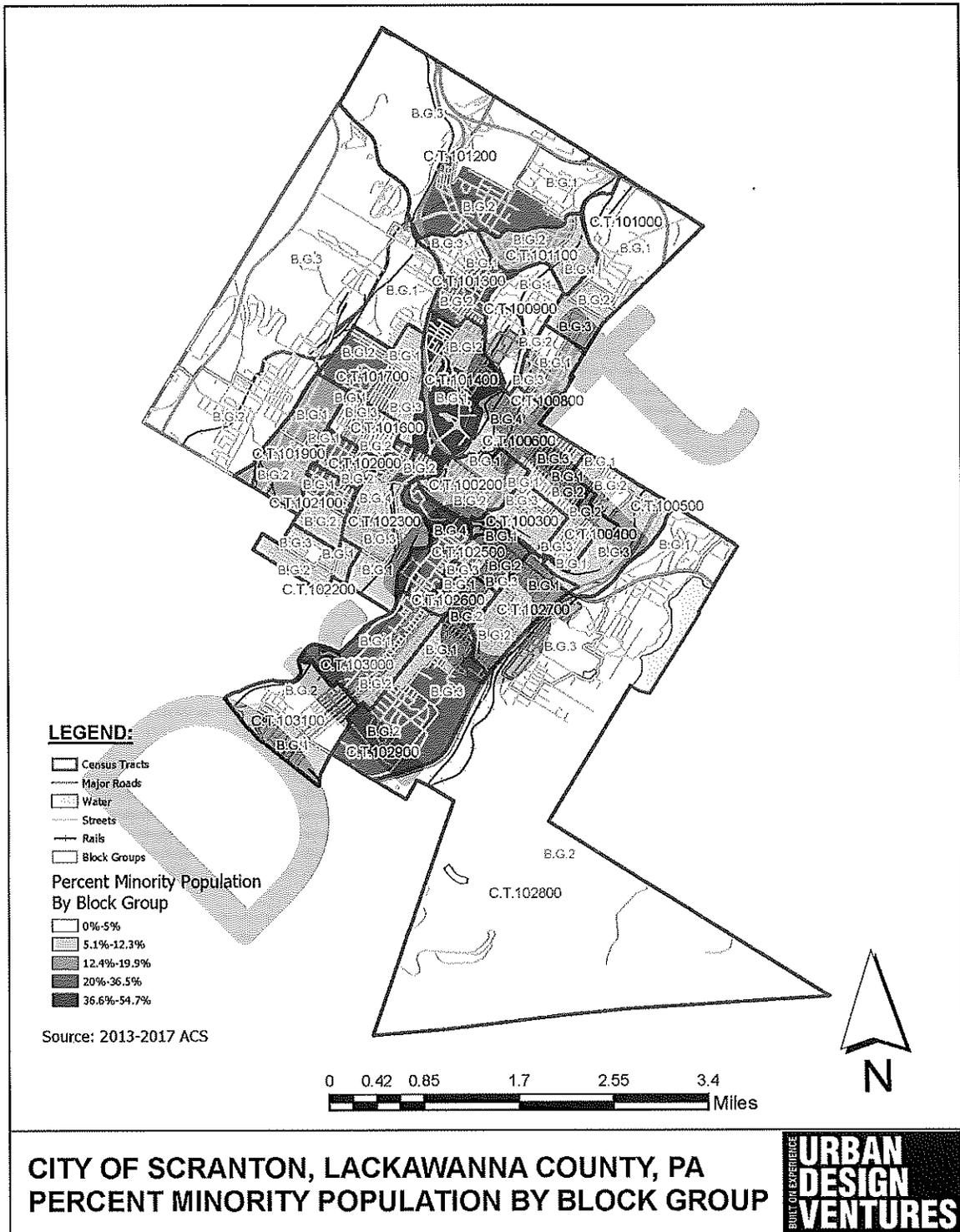
Population Density by Block Group



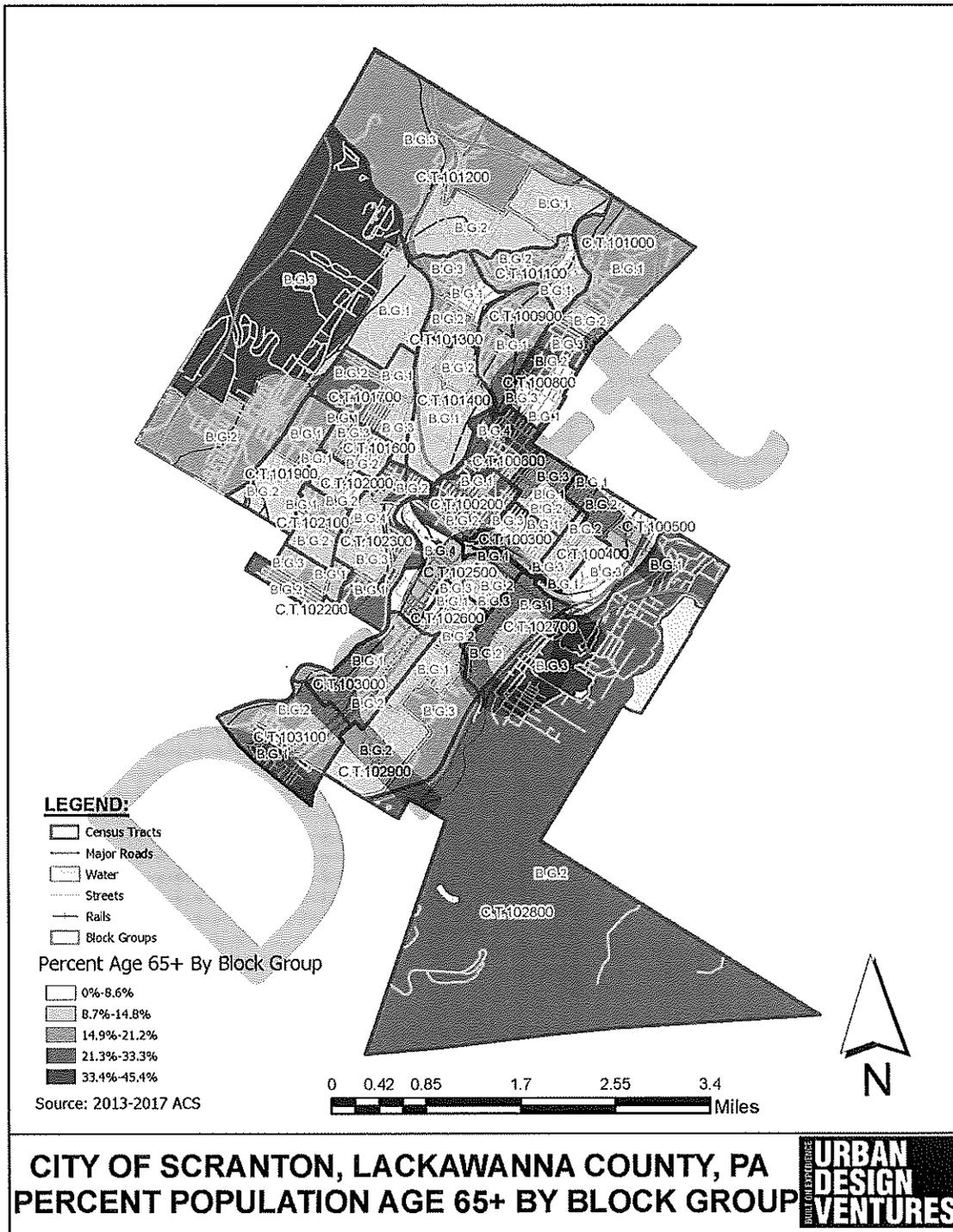
- Percent White Population by Block Group



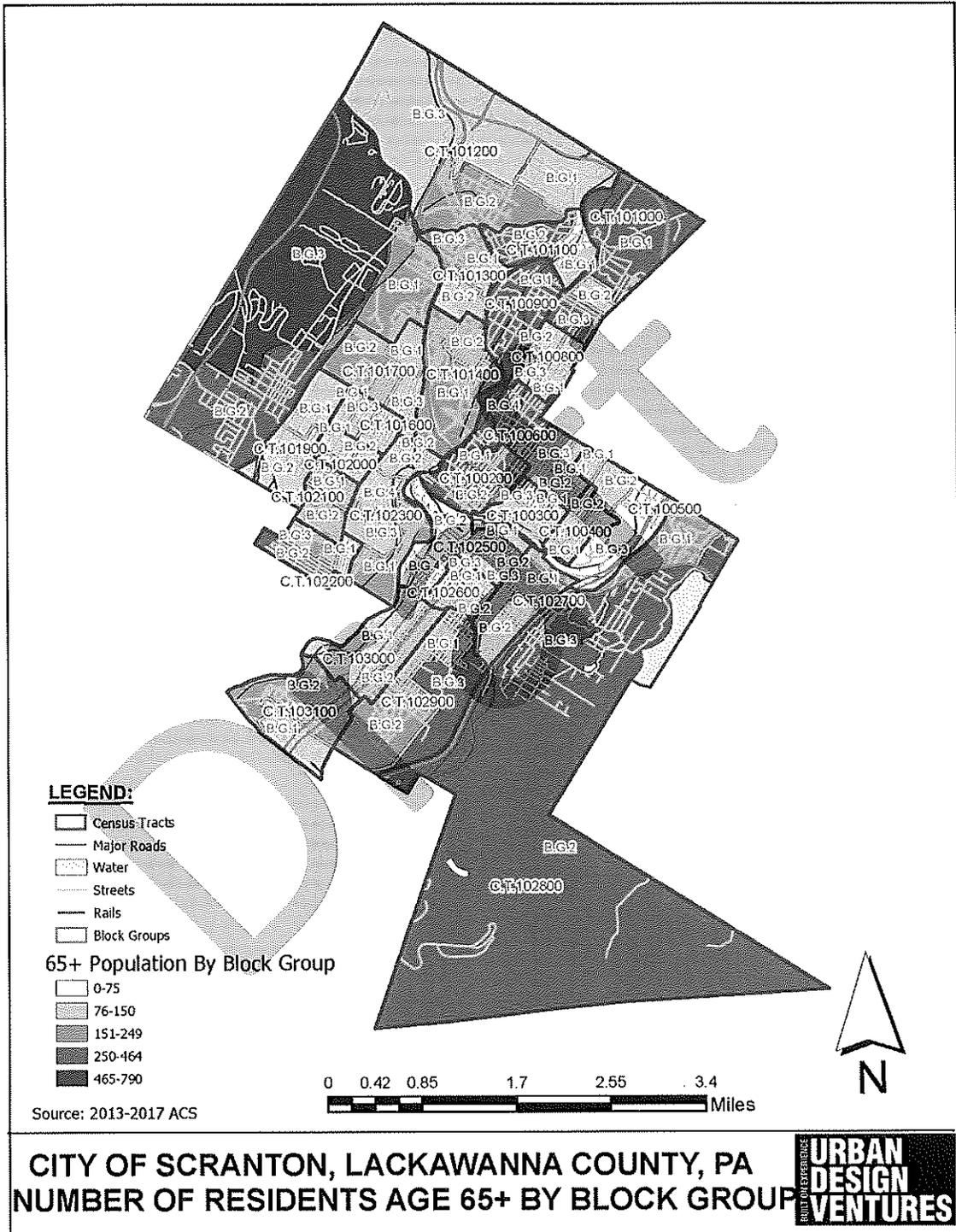
- Percent Minority Population by Block Group



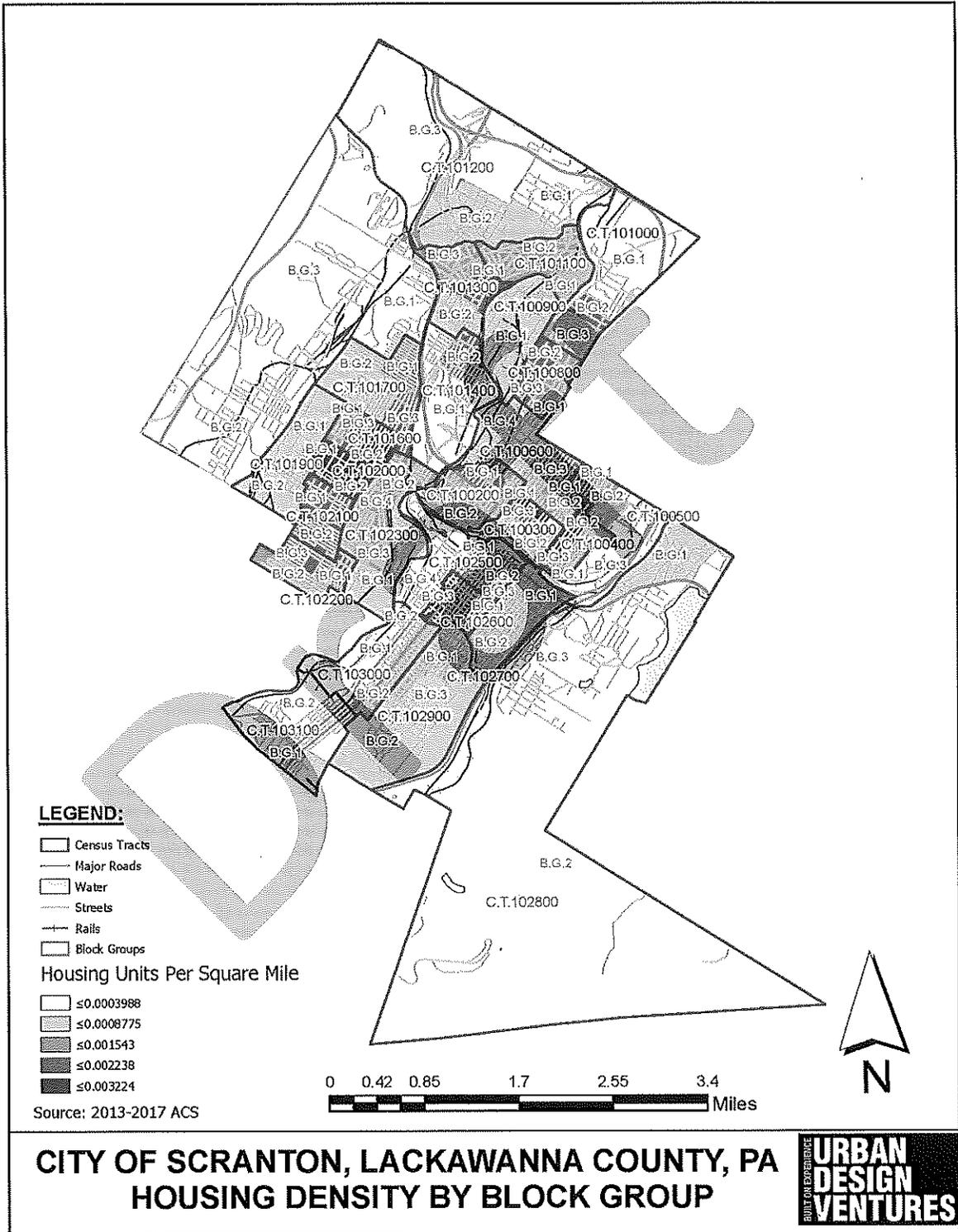
- Percent Population Age 65+ by Block Group



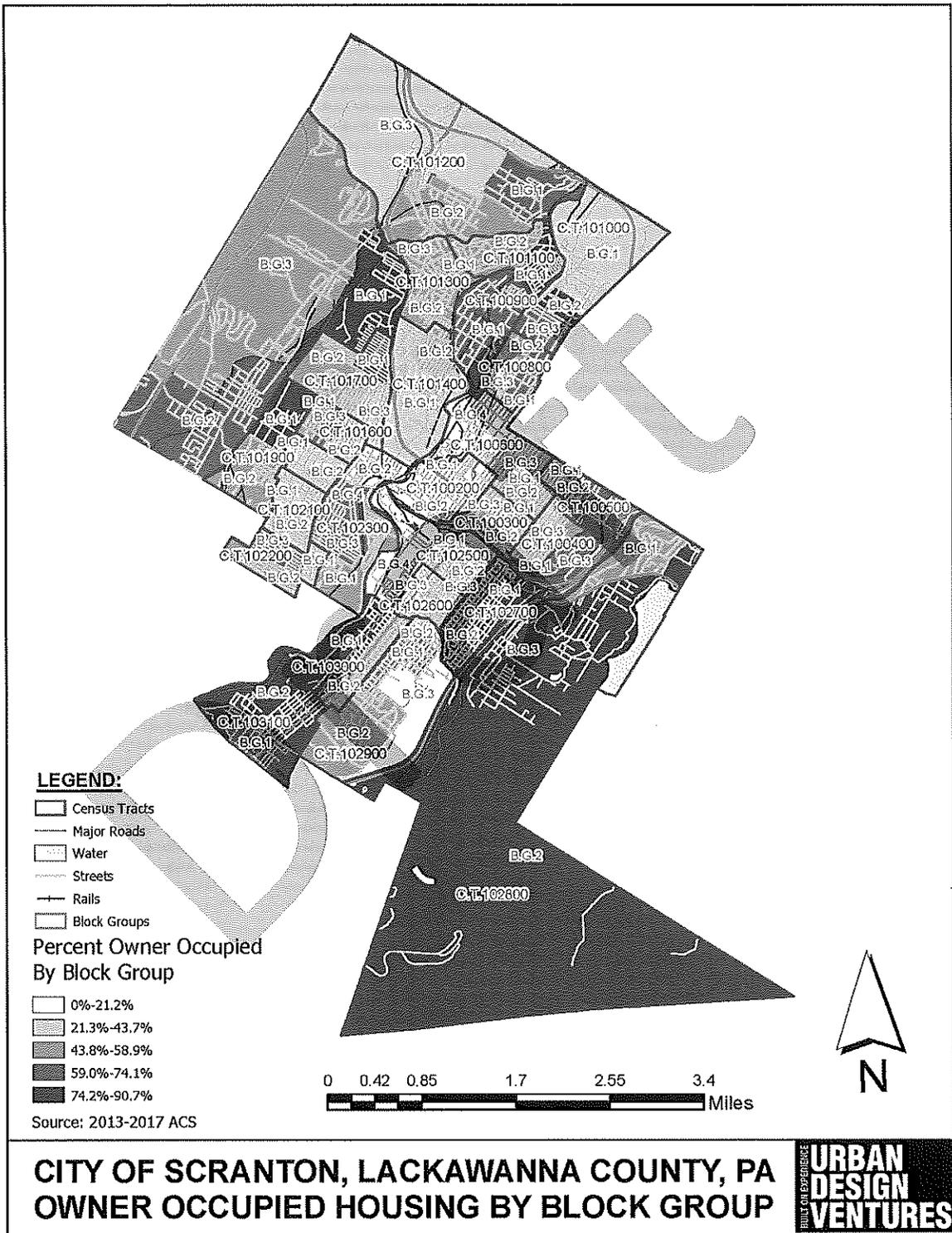
- Number of Residents Age 65+ by Block Group



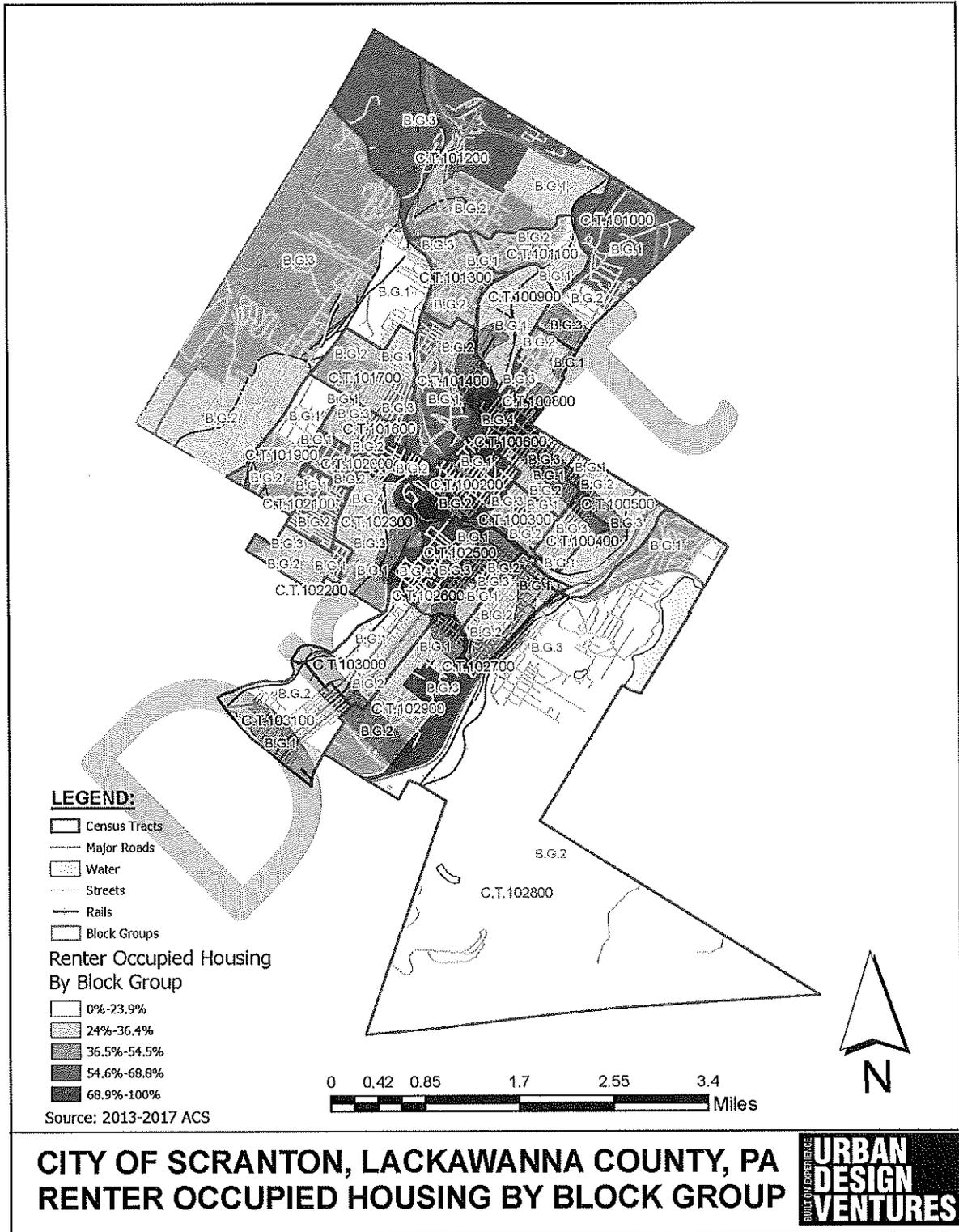
- Housing Density by Block Group



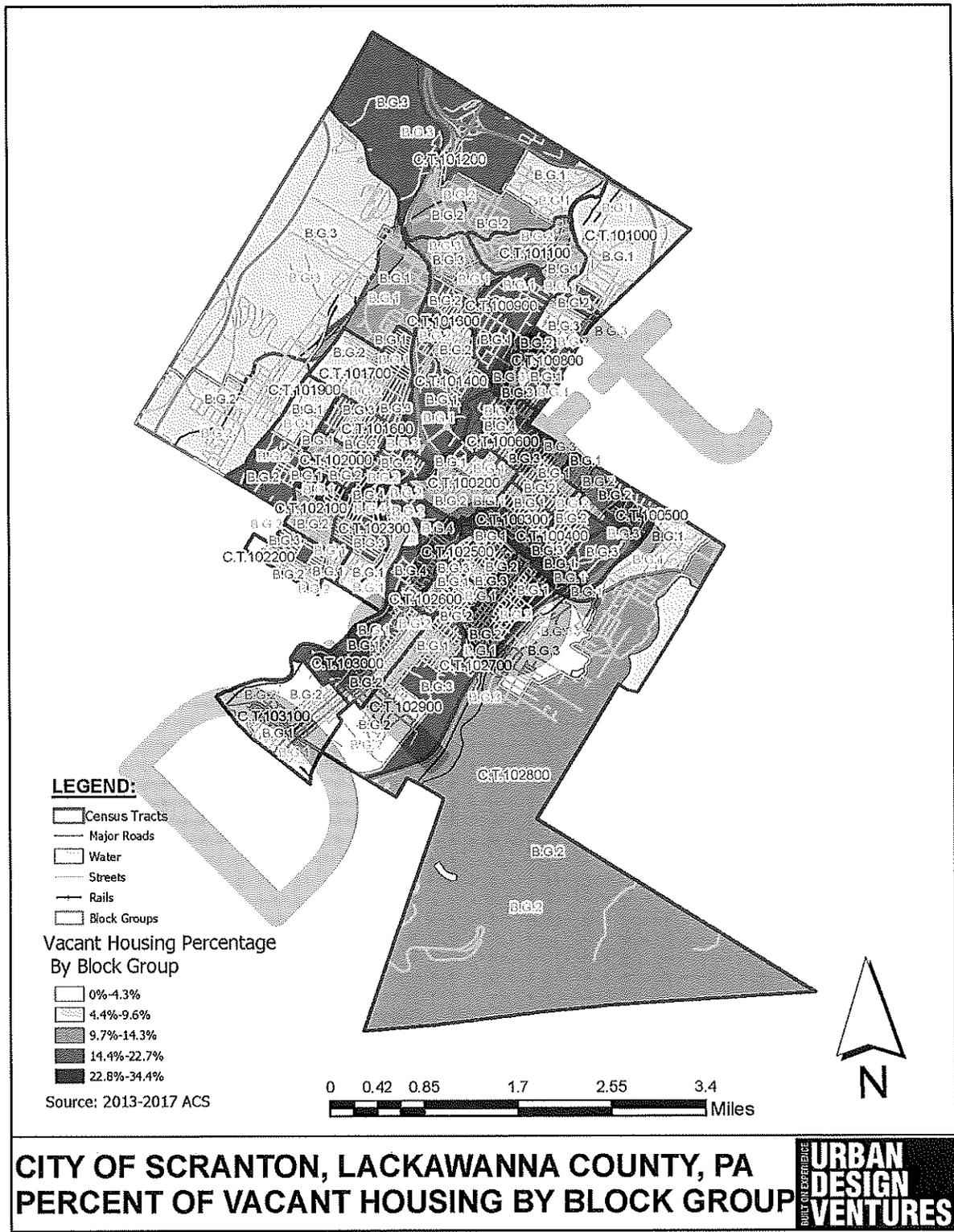
- Percent Owner-Occupied Housing Units by Block Group



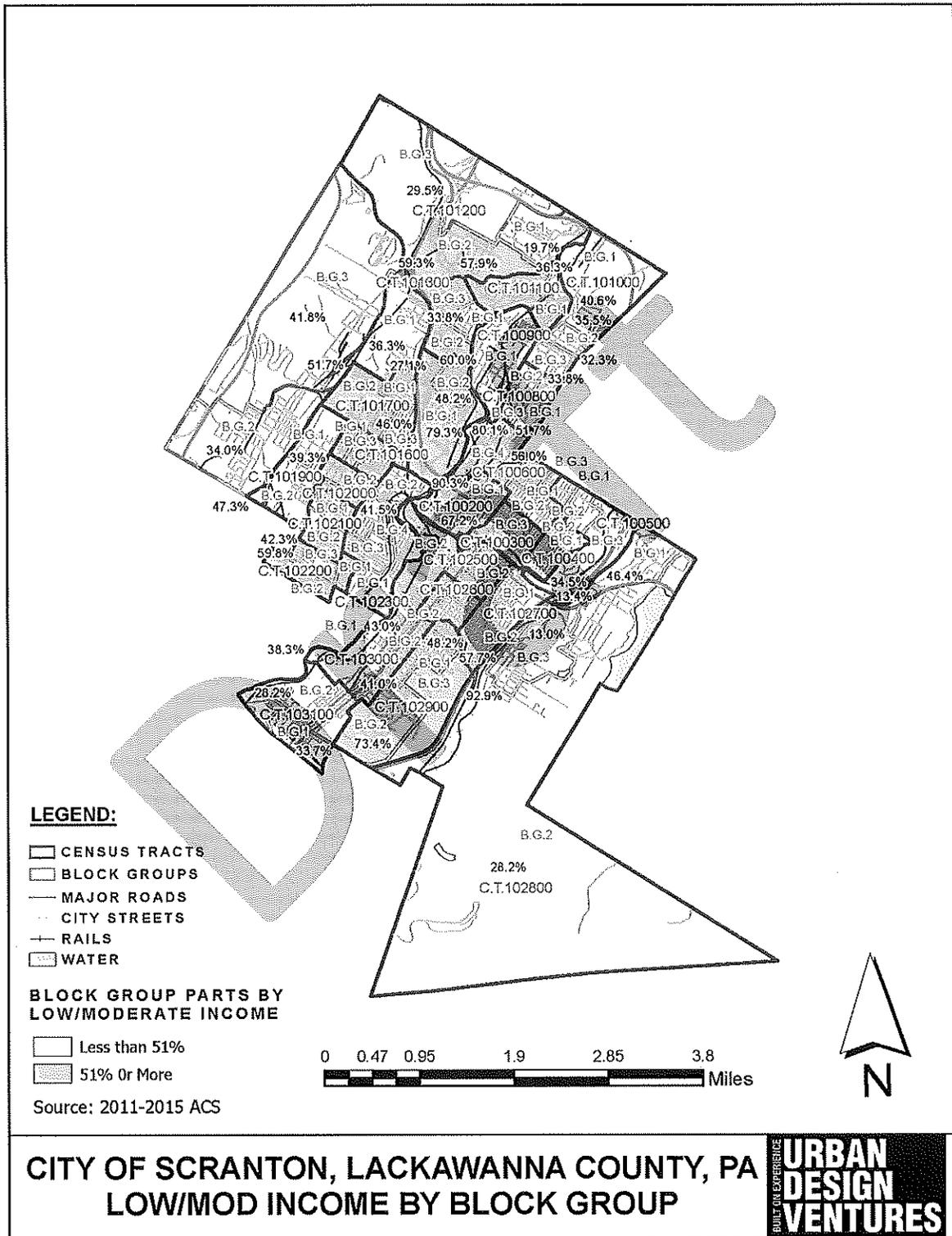
- Percent Renter-Occupied Housing Units by Block Group



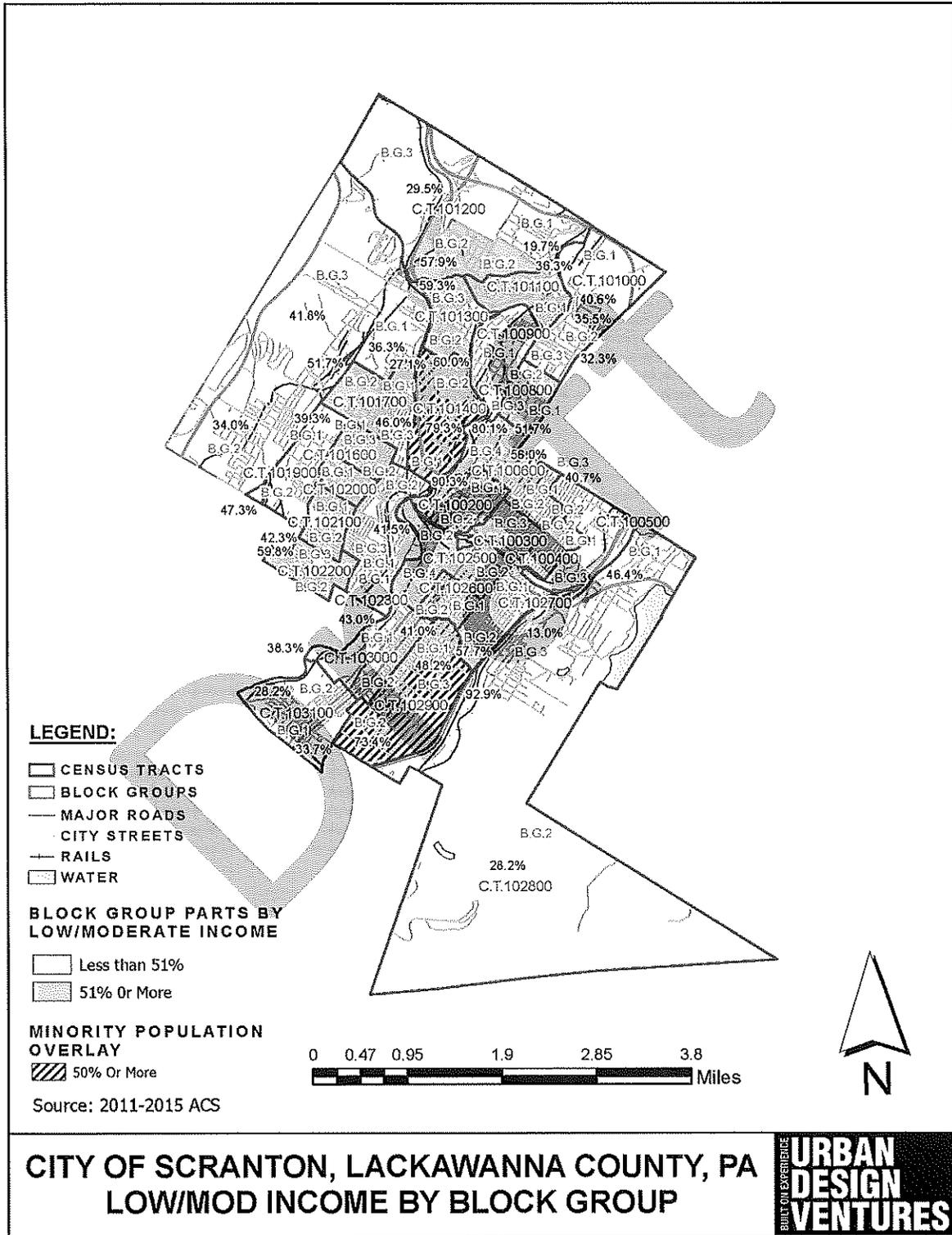
- Percent Vacant Housing Units by Block Group



- Low/Moderate Income Percentage by Block Group



- Low/Moderate Income with Minority Percentage by Block Group



## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

### Overview

Scranton, Pennsylvania's Five-Year Consolidated Plan serves as a consolidated planning document, an application, and a strategic plan for the City's Community Development Block Grant (CDBG) Program, HOME Partnership Investment Program (HOME) and Emergency Solutions Grant Program (ESG). The following six (6) strategies and subsequent objectives and goals have been identified by the City for the period of FY 2020 through FY 2024 for the CDBG, HOME and ESG Programs:

### Housing Strategy – (High Priority)

**Priority Need:** There is a need to increase the amount of affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters.

**Objective:** Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and families.

#### Goals:

- **HS-1 Housing Construction** – Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
- **HS-2 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HS-3 Homeownership** – Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance, and associated housing counseling.
- **HS-4 Emergency Rental Assistance** – Provide short term rental assistance or security deposit assistance for low- and moderate-income renters.
- **HS-5 Fair Housing** – Promote fair housing choice through education training / outreach and affirmatively furthering fair housing.

### Homeless Strategy – (High Priority)

**Priority Need:** There is a need for services and housing opportunities for homeless persons and persons or families at-risk of becoming homeless.

**Objective:** Improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

#### Goals:

- **HMS-1 Housing** – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- **HMS-2 Operation/Support** – Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.

- **HMS-3 Prevention and Re-Housing** – Support the Continuum of Care’s efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

**Other Special Needs Strategy – (High Priority)**

**Priority Need:** There is a need to increase housing opportunities, services, and facilities for persons with special needs.

**Objective:** Improve the living conditions and services for those residents with special needs, including the disabled population.

**Goals:**

- **SNS-1 Housing** – Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- **SNS-2 Social Services** – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

**Community Development Strategy – (High Priority)**

**Priority Need:** There is a need to improve community facilities, infrastructure, public services and quality of life.

**Objective:** Improve the community facilities, infrastructure, public services, public safety, and transportation, along with the elimination of blighting influences in the City of Scranton.

**Goals:**

- **CDS-1 Community Facilities** – Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
- **CDS-2 Infrastructure** – Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges, curbs; walkways; water; storm water management; sanitary sewers; lighting; handicap accessibility improvements and removal of architectural barriers; etc.
- **CDS-3 Public Services** – Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
- **CDS-4 Public Safety** – Improve public safety facilities, equipment, crime prevention, community policing, and ability to respond to emergency situations.
- **CDS-5 Clearance/Demolition** – Remove and eliminate slum and blighting conditions through demolition of both commercial and residential vacant, abandoned, and/or dilapidated structures.
- **CDS-6 Accessibility Improvements** – Improve handicap accessibility improvements and removal of architectural barriers to public and community facilities.

- **CDS-7 Transportation** – Support the expansion of transportation options to assist low- and moderate-income residents in the City including persons with disabilities.

**Economic Development Strategy – (High Priority)**

**Priority Need:** There is a need to increase employment, self-sufficiency, educational training, and empowerment for residents of the City.

**Objective:** Improve and expand employment opportunities in the City for low- and moderate-income persons and families.

**Goals:**

- **EDS-1 Employment** – Support and encourage job creation, job retention, and job training opportunities.
- **EDS-2 Development** – Support business and commercial growth through expansion and new development.
- **EDS-3 Redevelopment** – Plan and promote the development, redevelopment, and revitalization of vacant and underutilized commercial and industrial sites.
- **EDS-4 Financial Assistance** – Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, and other opportunities that come available.
- **ED-5 Access to Transportation** – Support the expansion of public transportation and access to bus and automobile service and facilities serving alternate modes of transportation to assist residents to get to work or training opportunities.

**Administration, Planning, and Management Strategy – (High Priority)**

**Priority Need:** There is a need for planning, administration, management, and oversight of Federal, State, and local funded programs to address the housing and community and economic development needs.

**Objective:** Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.

**Goals:**

- **AMS-1 Overall Coordination** – Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

**3. Evaluation of past performance**

#### 4. Summary of citizen participation process and consultation process

The City of Scranton, in compliance with the City's Citizen Participation Plan, advertised and held two (2) public hearings on the needs of the City of Scranton that provided residents with the opportunity to discuss the City's CDBG, HOME and ESG Programs and to offer their suggestions on future CDBG, HOME and ESG program priorities.

The City maintains a mailing list for the CDBG, HOME and ESG programs, and copies of all public hearing notices and a survey concerning the program were mailed to all the agencies and individuals on the list.

A "Draft Plan" was placed on display on the City's website at <http://www.scrantonpa.gov> and copies of the plan were available for review at the following locations:

**Scranton Office of Economic and Community Development**

340 N. Washington Avenue  
Scranton PA 18503

**Albright Memorial Library**

500 Vine Street  
Scranton, PA 18509

Additionally, the City developed and disseminated an online citizen's survey <https://www.surveymonkey.com/s/CityofScranton>.

The City developed the Consolidated Plan based on the input received from the public and stakeholders through interviews, public hearings, draft plan review comments, and the citizen's survey.

#### 5. Summary of public comments

The City of Scranton held its First Public Hearing on Tuesday August 27, 2019 at 6:00 PM. Comments received at that public hearing are included in the attachments at the end of the Five-Year Plan.

The Five-Year Consolidated Plan and FY 2020 Annual Action Plan were placed on public display and a Second Public Hearing was held on Tuesday, April 7, 2020. Comments that were received at the Second Public Hearing and are included in the attachments at the end of the Five-Year Plan.

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

All comments and suggestions that were received to date, have been accepted and incorporated into the planning documents.

**7. Summary**

The main goals of the Five-Year Consolidated Plan are to improve the living conditions of all residents in the City of Scranton, create a suitable and sustainable living environment, and to address the housing and community development needs of the residents.

The Five-Year Consolidated Planning process requires the City to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The City will use the Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG, HOME and ESG funds and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of the City of Scranton. HUD will evaluate the City's performance under the Five-Year Consolidated Plan against these goals.

**8. Budget**

During the FY 2020 Program Year, the City of Scranton, PA will receive the following Federal funds.

CDBG:	\$2,804,130.00
HOME:	\$ 643,392.00
ESG:	\$ 235,909.00
<b>Total:</b>	<b>\$3,683,431.00</b>

The City of Scranton proposes to undertake the following activities with the FY 2020 CDBG funds:

	<b>CDBG</b>	<b>Budget</b>
1	SLHDA – Weatherization	\$ 80,000.00
2	McLain Park Improvements	204,500.00
3	Boys & Girls Club – Security System	77,798.00
4	SLHDA – Head Start Playground	85,000.00
5	Catholic Social Services – St. Anthony’s Haven Improvements	93,672.00
6	Women’s Resource Center – Parking Lot Improvements	100,000.00
7	Connell Park Improvements	150,000.00
8	Sidewalk & Streetscape Improvements	255,465.00
9	Street Reconstruction	500,000.00
10	Demolition	225,000.00
11	St. Joseph’s Center – Mother Infant Program	25,000.00
12	United Neighborhood Center – Illumination Youth Arts	20,000.00
13	United Neighborhood Center – Project Hope	80,000.00
14	United Neighborhood Center – SCOLA Learning Center	20,000.00
15	United Neighborhood Center – Condemnation Assistance Program	40,000.00
16	Catherine McAuley Center – Rapid-Rehousing Support	12,000.00
17	Job Creation Opportunities	100,000.00
18	Section 108 Loan Repayment	215,695.00
19	CDBG – HOME Administration	35,000.00
20	CDBG Administration	485,000.00
	<b>Sub-Total:</b>	<b>\$2,804,130.00</b>
	<b>HOME</b>	
21	Homebuyer Program	\$131,200.00
22	Homeowner Rehabilitation Program	131,200.00
23	SLRDC – North Main Avenue Construction	107,599.00
24	NeighborWorks Property Renovation	112,545.00
25	CHDO Set-aside	96,509.00
26	HOME Administration	64,339.00
	<b>Sub-Total:</b>	<b>\$643,392.00</b>
	<b>ESG</b>	
27	St Joseph’s Center – Walsh Manor – Shelter	\$21,600.00
28	Catholic Social Services Diocese of Scranton – Shelter	45,000.00
29	Community Intervention Center – Emergency Day Shelter	17,598.00
30	Catherine McAuley Center – Emergency Shelter	28,000.00
31	Women’s Resource Center – Emergency Safe House	27,763.00
32	United Neighborhood Centers of NEPA – Rapid Re-Housing	28,000.00
33	Community Intervention Center – Rapid Re-Housing	10,000.00
34	Women’s Resource Center – Rapid Re-Housing	17,755.00
35	Catherine McAuley Center – Transitional Housing	12,000.00
36	Women’s Resource Center – Domestic Violence Services	500.00
37	United Neighborhood Centers of NEPA – HMIS	10,000.00
38	ESG Administration	17,693.00
	<b>Sub-Total:</b>	<b>\$235,909.00</b>
	<b>Total:</b>	<b>\$3,683,431.00</b>

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator	SCRANTON	Office of Economic and Community Development
HOME Administrator	SCRANTON	Office of Economic and Community Development
ESG Administrator	SCRANTON	Office of Economic and Community Development

Table 1 – Responsible Agencies

#### Narrative

The administering lead agency and administrator is the City of Scranton’s Office of Economic and Community Development for the Community Development Block Grant (CDBG), Home Investment Partnership (HOME) Program and Emergency Solutions Grant (ESG) programs. The Office of Economic and Community Development Director, Mary-Pat Ward, reports directly to the Mayor and Council. The Office of Economic and Community Development is responsible for preparing the Five-Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR’s), the Consolidated Annual Performance Evaluation Reports (CAPER), project monitoring, pay requests, contracting, and oversight of the programs on a day to day basis.

#### Consolidated Plan Public Contact Information

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 City of Scranton Office of Economic and Community Development  
 340 North Washington Avenue  
 Scranton, PA 18503  
 (570) 348-4216  
[mpward@scrantonpa.gov](mailto:mpward@scrantonpa.gov)  
[www.scrantonpa.gov](http://www.scrantonpa.gov)

**PR-10 Consultation - 91.100, 91.200(b), 91.215(I)****1. Introduction**

The City of Scranton held a series of meetings and interviews with non-profits, the Scranton Housing Authority, local housing providers, social service agencies, community and economic development organizations, the local Continuum of Care members, and City department representatives. An online survey was created for stakeholders and residents to complete which identified needs, gaps in the system, and programmatic goals for the next five years. Input from the meetings and surveys were used in the development of specific strategies and priorities for the Five-Year Plan.

**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)).**

The City of Scranton works with the following agencies to enhance coordination:

- **Scranton Housing Authority** – Section 8 Housing Choice Vouchers and improvements to public housing communities
- **Social Services Agencies** – funds to improve services to low- and moderate-income persons.
- **Housing Providers** – funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.

The City during the Citizen Participation Process asked local agencies and organizations to submit proposals for CDBG, HOME and ESG funds for eligible activities. These groups participated in the planning process by attending the public hearings, informational meetings, and completing survey forms.

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

The Commonwealth of Pennsylvania is quite large and varies from extremely rural to very urban. As such there are many faces of homelessness, the manner in which homelessness and Continuums of Care (CoCs) assist the homeless varies greatly across the state. There are 18 CoCs in Pennsylvania of which the two largest, Eastern and Western, contain the most counties and largest geographic areas. These two CoCs also contain large areas of the rural population of the State. The remaining areas of the State are comprised of more urban areas and may cover one or more counties and urban centers. The City of Scranton in part of PA-508 Continuum of

Care which includes the City of Scranton and Lackawanna County. United Neighborhood Centers of Northeastern Pennsylvania (UNC) is the lead agency for the COCS in PA-508.

UNC acts as the lead agency of the CoC coordinating homeless activities in the City and County through coordination of member agencies. The City of Scranton which receives a direct Emergency Solutions Grants (ESG) entitlement for local Homeless Activities is an active participant in the COC. City staff attends COC meeting to provide input and obtain information to better coordinated the expenditure of funds in the City for Homeless services.

**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**

Representatives from local social service organizations and City staff work together to improve services for the homeless City and County. Members monitor the homeless population to identify opportunities to mitigate homelessness and shorten homeless episodes. The COC works to house the homeless as quickly as possible through rapid rehousing.

UNC continues to provide administrative support and technical assistance. UNC and the partner agencies have developed policies and procedures for the COC to ensure homeless individuals and families are afforded services to meet their needs. Taking the lead UNC, with the member organization support, facilitates submission of the Continuum of Care Consolidated Application, the Housing Inventory Chart and the Point in Time Count. In addition, the CoC, with UNC taking the lead, coordinates the use of HMIS which includes policies and procedures and training. The use of HMIS allows for a coordinated point of entry of homeless individuals and families to provide for the needs of the homeless without duplication of service.

**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**

<b>1</b>	<b>Agency/Group/Organization</b>	Scranton Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs HOPWA Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the needs of Scranton's public housing population.</p>
<p>2</p>	<p><b>Agency/Group/Organization</b></p>	<p>Women's Resource Center</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing                  Services - Housing                  Services-Children                  Services-Victims of Domestic Violence                  Services - Homeless</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homeless Strategy                  Homeless Needs - Families with children</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the needs of victims of domestic violence.</p>
<p>3</p>	<p><b>Agency/Group/Organization</b></p>	<p>Saint Joseph's Center</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homelessness Strategy                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Non-Homeless Special Needs                  Economic Development                  Market Analysis</p>

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>4 Agency/Group/Organization</b></p>	<p><b>Lackawanna County Human Services</b></p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment                  Homelessness Strategy                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Non-Homeless Special Needs                  Economic Development                  Market Analysis</p>
<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>5 Agency/Group/Organization</b></p>	<p><b>Catherine McAuley Center</b></p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>6 Agency/Group/Organization</b></p>	<p><b>Valley Youth House</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing Services-Children Services-homeless Services-Health Services-Education Child/Welfare Agency Regional organization Civic Leaders Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>

<p><b>7 Agency/Group/Organization</b></p>	<p><b>United Neighborhood Centers</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homelessness Strategy                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Non-Homeless Special Needs                  Economic Development                  Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>8 Agency/Group/Organization</b></p>	<p><b>Catholic Social Services</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>9 Agency/Group/Organization</b></p>	<p>Lackawanna County Office of Youth and Family Services</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>

10	<b>Agency/Group/Organization</b>	Lackawanna County Department of Aging
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.
11		Dress for Success
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>12 Agency/Group/Organization</b></p>	<p><b>Center for Community Resources</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>

<b>13 Agency/Group/Organization</b>	<b>Greater Scranton YWCA</b>
<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.
<b>14 Agency/Group/Organization</b>	<b>Meals on Wheels of Northeast Pennsylvania</b>
<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homelessness Strategy                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Non-Homeless Special Needs                  Economic Development                  Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>15 Agency/Group/Organization</b></p>	<p><b>Boys &amp; Girls Clubs of Northeast Pennsylvania</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homelessness Strategy                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Non-Homeless Special Needs                  Economic Development                  Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>

<p><b>16 Agency/Group/Organization</b></p>	<p><b>Friends of the Poor</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homelessness Strategy                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Non-Homeless Special Needs                  Economic Development                  Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>19 Agency/Group/Organization</b></p>	<p><b>United Neighborhood Community Development Corporation</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing                  Services-Children                  Services-homeless                  Services-Health                  Services-Education                  Child Welfare Agency                  Regional organization                  Civic Leaders                  Business and Civic Leaders</p>

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>
<p><b>18 Agency/Group/Organization</b></p>	<p><b>Neighbor Works of Northeast Pennsylvania</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.</p>

<b>19 Agency/Group/Organization</b>		<b>Lackawanna Human Development Agency</b>
<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders	
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis	
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.	
<b>20 Agency/Group/Organization</b>		<b>Scranton Chamber of Commerce</b>
<b>Agency/Group/Organization Type</b>	Regional organization Business Leaders Business and Civic Leaders Community Development Financial Institution Private Sector Banking / Financing	
<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis	
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the economic condition in the City of Scranton.	

<b>21</b>	<b>Agency/Group/Organization</b>	<b>Scranton Tomorrow</b>
	Agency/Group/Organization Type	Regional organization Business Leaders Business and Civic Leaders Community Development Financial Institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the economic condition in the City of Scranton.
<b>22</b>	<b>Agency/Group/Organization</b>	<b>Lackawanna County Department of Planning &amp; Economic Development</b>
	Agency/Group/Organization Type	Regional organization Business Leaders Business and Civic Leaders Community Development Financial Institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the economic condition in the City of Scranton.
<b>23</b>	<b>Agency/Group/Organization</b>	<b>Edith Ishmael Salvation Apostolic Temple</b>
	Agency/Group/Organization Type	Religious
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the economic condition in the City of Scranton.

24	<b>Agency/Group/Organization</b>	Scranton School District
	<b>Agency/Group/Organization Type</b>	Services-Education Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted through a roundtable discussion to ascertain the social service and educational needs of the City of Scranton.
25	<b>Agency/Group/Organization</b>	University of Scranton
	<b>Agency/Group/Organization Type</b>	Services-Education Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted through a roundtable discussion to ascertain the social service and educational needs of the City of Scranton.
26	<b>Agency/Group/Organization</b>	Lackawanna College
	<b>Agency/Group/Organization Type</b>	Services-Education Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted through a roundtable discussion to ascertain the social service and educational needs of the City of Scranton.
27	<b>Agency/Group/Organization</b>	Pennsylvania Health Department
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	PA Dept of Health contacted for lead-based paint statistics and information.
28	<b>Agency/Group/Organization</b>	Pennsylvania Health Department
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	HIV/AIDS Statistics
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	PA Dept of Health contacted for HIV/AIDS statistics and information.

Draft

Table 2 – Agencies, groups, organizations who participated

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

All agency types were consulted and contacted during the planning process. See Exhibit Section for meeting notes. The City through its consolidated planning process including citizen participation met with numerous organizations and agencies. The city could not identify any agency types it may have overlooked to obtain information. The consultation included agencies which may be regional in nature but serve the City and often times have offices in the City.

Draft

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Neighborhoods Centers of Northeastern PA	The Continuum of Care is the primary provider of housing and supportive services for the City of Scranton’s homeless and at risk of being homeless population. The goals of the City and the Consortium of Care are complementary.
Annual and Five-Year Capital Plans	Scranton Housing Authority	The Scranton Housing Authority is the lead agency providing public housing assistance and Section 8 Vouchers in the area. The goals of the City and the PHA are complementary.
City of Scranton Comprehensive Plan	City of Scranton	They are incorporated in the Five-Year Coordinated Plan on the Annual Action Plan.
City of Scranton Zoning Ordinance	City of Scranton	They are incorporated in the Five-Year Coordinated Plan on the Annual Action Plan.
Pennsylvania Health Department	State of Pennsylvania	The Health Department provides lead-based paint poisoning statistics which informs the decision-making process of the City of Scranton's Five-Year Consolidated Plan and Annual Action Plans.
Pennsylvania Health Department	State of Pennsylvania	The Health Department provides data on HIV/AIDS statistics which informs the decision-making process of the City of Scranton's Five-Year Consolidated Plan and Annual Action Plans.
Broadband Enhancement Plan	State of Pennsylvania	They are incorporated in the Five-Year Coordinated Plan on the Annual Action Plan.
Resiliency Plan	Lackawanna County Flood Risk Coalition	They are incorporated in the Five-Year Coordinated Plan on the Annual Action Plan.

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))**

Though CDBG, HOME and ESG funds are limited to the corporate limits of Scranton, the City also met with Lackawanna County’s Department of Planning and Economic Development as Scranton is the seat of County government.

**Narrative (optional):**

The City of Scranton is the administering agency for the CDBG, HOME and ESG programs. Close coordination is maintained with the other City departments including CDBG projects such as the Engineering Department, Public Works Department, Police Department, Fire Department, Code Enforcement Department, and the Parks and Recreation Department to address infrastructure, code enforcement, and public safety needs.

Draft

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The FY 2020-2024 Consolidated Plan and FY 2020 Annual Action Plan has components to reach out and encourage citizen participation. These components are the following: request for funding from agencies/organizations; interviews and roundtable discussions were held with various stakeholders; a needs hearing; and a hearing to gather public comments on the draft plan while it was on public display. The City posted a citizen survey to the City's website. The City received 585 completed surveys. A copy of comments received are included as attachments in the Attachment Section. Through the citizen participation process, the City used input from residents to develop a plan to serve the low- and moderate-income population of the City of Scranton.

The City has followed its approved Citizens Participation Plan to develop its Five-Year Consolidated Plan. In addition to the City has established a seven (7) member Citizen Advisory Committee (CAC). The committee is made up of residents of the City who range from business people to clergy to the typical resident. The committee members are appointed in the following manner: three by the City of Scranton's Office of Community and Economic Development, two by the Mayor and two by City Council. The mission of the CAC is "To involve citizens in the planning, development and implementation of the Consolidated Plan and One Year Action Plans in accordance with HUD regulations." The CAC also assists in the review and recommendation of funding requests for CDBG funds.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad #1	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies / Organizations	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Draft

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting #1	Non-targeted/broad community	August 27, 2019 the City of Scranton Office of Economic and Community Development held a Public Hearing concerning the development of the FY 2020-2024 Five-Year Consolidated Plan. Four (4) local agencies were represented.	Comments from participants were received by the Office of Economic and Community Development and contained in the transcript in the Exhibit Section concerning the five-year plan.	None	Not Applicable
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies / Organizations	The City received 585 Resident Surveys.	Attached in the Exhibits Section	None	<a href="http://www.surveymonkey.com/r/SCRANCDBG">www.surveymonkey.com/r/SCRANCDBG</a>

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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)
4	Funding Application	Minorities Persons with disabilities Agencies / Organizations	The City made Funding Applications available on June 10, 2019. The Applications were due back to the City by 3 p.m. on August 9, 2019.	The City received 36 funding requests and funded 33 of them in addition to general administration.	None	<a href="http://www.scrantonpa.org">www.scrantonpa.org</a>
5	Newspaper Ad #2	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies / Organizations	Not Applicable	Not Applicable	Not Applicable	Not Applicable

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)
6	Public Meeting # 2	Non-targeted/broad community	April 7, 2020 the City of Scranton Office of Economic and Community Development held a Public Hearing concerning the final 2020-2024 Consolidated Plan.	Comments were received by the Office of Economic and Community Development concerning the five-year plan and are incorporated in the Exhibit Section.	None	Not Applicable
7						

Table 4 – Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The City of Scranton used the HUD Comprehensive Housing Affordability Strategy (CHAS) data (2011 – 2015), which provides information on housing needs, to prepare its estimates and projects. The tables in this section have been filled in with the data sets from HUD, based on the American Community Survey (ACS) Five-Year estimates (2011 – 2015 and 2013 – 2017), 2000 U.S. Census and 2010 U.S. Census. This data is the most current information on which to base the Five-Year needs assessment.

Scranton is part of PA – 508 Scranton/Lackawanna County Continuum of Care administered through United Neighborhood Centers of Northeastern Pennsylvania. Data for the development of the needs for the homeless in the area have been obtained through the CoC.

Additional needs for the City of Scranton were obtained from input, interviews and roundtable discussions with various social service agencies, homeless providers, housing providers, city staff, and resident survey comments.

DRAFT

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

### Summary of Housing Needs

Based on a comparison between the base year of 2009 and 2015 population, the City of Scranton’s population remained statistically flat though there was a slight decrease of 24 persons. The most current census estimate, for 2019 indicates the population is 77,182 an increase of 1,117 persons from 2015. The 2015 ACS data saw a decrease in the number of households to 28,945, a loss of 2%. The most common type of households in the City of Scranton are small single-family households followed by households that contain at least one-person age 62 - 74 or older. The City of Scranton's 2015 Median Income was \$37,218 which was a 7% increase from the base year of 2009. According to the Census ACS 1 – year survey for 2017, the median income in the Scranton – Wilkes-Barre metro area was \$50,891.00 which was \$8,304.00 less than the State median of \$59,195.00 and \$9,441.00 less than the national median of \$60,336.00.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	76,089	76,065	-0%
Households	29,484	28,945	-2%
Median Income	\$34,782.00	\$37,218.00	7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,655	4,835	5,410	2,955	11,090
Small Family Households	1,330	1,120	1,735	1,110	5,470
Large Family Households	195	260	455	170	810
Household contains at least one person 62-74 years of age	745	1,050	1,130	610	2,485
Household contains at least one person age 75 or older	640	1,420	1,190	440	815
Households with one or more children 6 years old or younger	755	635	784	449	950

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

**Housing Needs Summary Tables**

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

	Renter				Total	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	60	50	25	180	4	10	4	4	22
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	25	35	0	75	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	110	110	10	255	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	2,575	900	55	0	3,530	725	515	305	75	1,620
Housing cost burden greater than 30% of income (and none of the above problems)	285	1,070	1,035	50	2,440	125	650	845	355	1,975

	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)	205	0	0	0	205	55	0	0	0	55

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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	2,660	1,095	250	35	4,040	730	525	310	80	1,645
Having none of four housing problems	810	2,120	2,580	1,225	6,735	195	1,100	2,275	1,615	5,185
Household has negative income, but none of the other housing problems	205	0	0	0	205	55	0	0	0	55

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	940	605	420	1,965	145	250	375	770
Large Related	155	145	55	355	0	55	104	159
Elderly	590	530	300	1,420	440	750	515	1,705
Other	1,235	780	340	2,355	264	120	150	534

	Renter				Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	
Total need by income	2,920	2,060	1,115	6,095	849	1,175	1,144	3,168

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	
NUMBER OF HOUSEHOLDS								
Small Related	905	200	35	1,140	145	140	105	390
Large Related	120	75	0	195	0	25	4	29
Elderly	420	210	0	630	320	260	160	740
Other	1,155	460	20	1,635	260	85	35	380
Total need by income	2,600	945	55	3,600	725	510	304	1,539

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter				Total	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
NUMBER OF HOUSEHOLDS										
Single family households	40	115	85	10	250	0	0	0	0	0
Multiple, unrelated family households	0	25	65	0	90	0	0	0	0	0
Other, non-family households	0	15	0	0	15	0	0	0	0	0
Total need by income	40	155	150	10	355	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

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

According to the 2011-2015 American Community Survey, there were 28,946 households in Scranton. Of those households, 10,327 (35.7%) were householders living alone. Of the City's single-person households it is estimated that: 4,300 (14.9%) were age 65 or older; 1,693 (216.4%) were disabled; and 2,437 (23.6%) were at or below poverty.

The greatest need for housing assistance is associated with affordability. There is a total of 13,929 renters in Scranton. For renters, 3,600 (25.8%) households experienced a housing cost burden greater than 50% AMI and 6,095 (43.7%) households experienced a housing cost burden greater than 30% AMI. There is a total of 15,017 homeowners in Scranton. For homeowners, 1,539 (10.2%) households experienced a housing cost burden greater than 50% AMI and 3,168 (21.1%) households experienced a housing cost burden greater than 30% AMI. These statistics are supported by consultations, interviews and surveys, that point to the lack of affordable, accessible, decent, and safe housing as the largest unmet housing need and a problem in the City.

Based on these estimates, it can be presumed that almost half of the single-family households in the City of Scranton have additional special needs above and beyond the needs of the general single person household population. Special consideration in terms of housing and services for seniors, the disabled, and low-income households should be considered while planning housing strategies for the City.

**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.**

**Disabled:**

Based on the 2011-2015 CHAS Data and the 2011-2015 ACS Data, there are 12,035 persons with a disability. It is estimated that approximately 2,250 disabled renters have a housing problem and approximately 2,500 disabled homeowners have a housing problem that includes: cost overburdened by 30%; or another type of housing problem. A breakdown of the types of disability is as follows: hearing difficulty – 2,694 persons, 3.7%; vision difficulty – 1,654 persons, 2.2%; cognitive difficulty – 4,639 persons, 6.7%; ambulatory difficulty – 6,567 persons, 9.5%;

self-care difficulty – 1,821 persons, 2.6%; and independent living difficulty – 4,571 persons, 7.9%.

#### **Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking:**

Based on the local statistics and discussion with Women’s Resource Center (WRC), domestic violence and its allied issues are a problem in Scranton. The agency provided service to 313 persons in 2018 and have served 76 year to date for 2019. The majority of these services were provided to adult women with children and youth 13-18. Of the total for 2018, 161 were adults and 152 were children and youth. The current year is 38 adults and 36 children and youth. Women tend to be the largest number of adults served. Actual numbers of the occurrence of domestic violence, dating violence, sexual assault, and stalking are difficult to determine as many instances go unreported.

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

In the City of Scranton, the greatest number of housing problems are associated with affordability. There are 13,929 occupied rental units in the City. For renters, 18.5% of households experienced a housing cost burden greater than 50% income in the 0-30% AMI range and 6.7% of households experienced a housing cost burden greater than 50% income in the 30-50% AMI range. Disproportionately affected in the 30% income range housing cost burden group are 0-30% AMI renters (20.9%) and in the 30% income range housing cost burden group are 30-50% AMI renters (14.7%). There are 15,017 owner occupied units in Scranton. For homeowners, 7.8% of households experienced a housing cost burden greater than 30% income range at 30-50% AMI.

In consultations, interviews and surveys, the lack of affordable accessible, decent, and safe housing for the disabled is an unmet housing need and a problem in the City. The oldest housing structures are multi-level in height and not easily accommodated for the needs of the disabled.

In addition, there is a need for permanent supportive housing for the homeless. This becomes an affordability and social service issue.

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

Elderly and disabled populations generally are most affected by the high cost of housing. Many elderly and disabled are on fixed or limited incomes (social security or social security disability). Their income coupled with the lack of affordable housing that is decent, safe, and sound, often forces them into housing that is below code standards. Particularly vulnerable are those the elderly persons who wish to age in place and cannot afford the high cost of home repairs. This forces them to live in substandard housing.

Another group adversely affected by the lack of affordable housing are the homeless and persons at-risk of becoming homeless as well as victims of domestic violence.

**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**

Very low-income households facing cost burdens struggle to meet their housing needs. The City of Scranton receives an ESG entitlement grant for the local shelter activities. Specific needs of the extremely low-income who are housed but are at imminent risk of becoming unsheltered or living in shelters are: food, clothing, transportation and job training. The local social service agencies provide food and clothing through food pantries, food kitchens and thrift stores. Transportation and job training opportunities are limited, and funds are needed to address those needs.

**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:**

There are four broad categories of homelessness:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided if they were in shelter or a place not meant for human habitation before entering the institution. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were homeless immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth (up to age 24) who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent

housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

The Chronically Homeless are defined as an individual or family that is homeless and lives or resides in a place not meant for human habitation, a safe haven or in an emergency shelter; has been homeless and living there continually for at least one year or on at least four separate occasions in the last three years; and has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 ( 42 U.S.C 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability, including the co-occurrence of two or more to those conditions.

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

Reasons homelessness occurs may fall within the following categories and or risk factors:

- Eviction within two weeks from a private dwelling
- Sudden loss of income
- Extremely low income (30% below income limits)
- Overcrowding (doubling up)
- Experienced three or more moves in the past year
- Have children under the age of two
- Single parent
- Young head of household (under 25)
- Have an eviction notice from public or assisted housing
- Experienced domestic violence within the past 12 months
- Have an eviction notice from public or assisted housing
- Experienced domestic violence the past 12 months
- History of non-compliance (missed appointments with case workers, etc.)
- Released from jail, or prison within the past 18 months
- Mental health and or substance abuse issues
- Involvement with child welfare, including foster care
- Severe housing burden (greater than 50% of income for housing costs)

The availability and associated cost of purchase or rehabilitation of decent, safe, and sanitary housing in the City creates instability of housing for the lower income families in the area. Many families are living from paycheck to paycheck and are cost-overburden, paying over 30% of their income for housing.

Other characteristics linked to instability and an increased risk of homelessness include individuals being discharged from foster care, health care facilities, mental health treatment facilities, correctional facilities, and substance abuse treatment. It is difficult for these populations to achieve self-sufficiency because it can often take time to secure steady employment and stable housing. Individuals and families that are leaving situations where they were victims of domestic violence are also at risk. Finally, individuals and families with special needs, including the elderly, frail elderly, those with a disability, and those who are in treatment for substance abuse or HIV/AIDS are also at risk. Medical bills can be a burden and finding accessible housing can be a challenge. For people on fixed incomes, it can be difficult to make ends meet, and for those in the workforce, it can be difficult to find employment. Many people that are at risk of homelessness have limited financial literacy skills.

### Discussion

The City of Scranton's population as well as incomes has remained fairly constant over the past ten years and the number of households has decreased slightly. This means that there fewer households moving into the City. The number of households that have one or more housing problems is also growing, and the number of households at risk of becoming homeless is growing.

**NA-15 Disproportionately Greater Need: Housing Problems – 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**

During the preparation of the City of Scranton’s Five-Year Consolidated Plan, an evaluation and comparison was made to determine the housing problems of any racial/ethnic groups in comparison to the overall need in the City. Data detailing information by racial group and Hispanic origin has been compiled from the 2011-2015 CHAS Data, the 2010 Census and 2011-2015 ACS Data. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The following tables highlight disproportionate needs in the City. According to the 2011-2015 ACS Data the total City population was 76,065 persons; its White Population was 64,969 persons; its Black/African American Population was 6,222 persons; its Asian Population was 3,506 persons; its American Indian/Alaskan Native Population was 372 persons; its Native Hawaiian/Other Pacific Islander Population was 31 person; some other race was 1,280; and two or more was 1,178. The Hispanic Population was 8,674 persons.

A household is considered to have a disproportionately greater need if the household is cost burdened by more than 30% of income, is experiencing overcrowding (considered more than one person per room) or has incomplete kitchen or plumbing facilities.

**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	3,800	595	260
White	2,765	450	180
Black / African American	230	60	19
Asian	70	4	35
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	690	80	25

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

Data Source: 2011-2015 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	3,340	1,495	0
White	2,745	1,250	0
Black / African American	160	85	0
Asian	89	55	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	330	80	0

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

Data Source: 2011-2015 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	2,435	2,970	0
White	1,975	2,410	0
Black / African American	125	160	0
Asian	65	175	0
American Indian, Alaska Native	19	0	0
Pacific Islander	0	0	0
Hispanic	235	205	0

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

Data Source: 2011-2015 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**

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	520	2,435	0
White	430	2,085	0
Black / African American	0	125	0
Asian	20	55	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	59	125	0

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

Data Source: 2011-2015 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%

**Discussion**

The racial composition of the City of Scranton, according to the 2011-2015 ACS Data, was 87.1% White; 8.2% Black/African American; 4.6% Asian; 0.5% American Indian/Alaskan Native; 0.0% Native Hawaiian/Other Pacific Islander; 1.7% Other Races; and 2.1% Two or More Races. The Hispanic or Latino population was 11.4%. There were no disproportionately impacted groups in terms of experiencing one of the four housing problems. All of the racial/ethnic groups had a share of housing problems within 10% of their respective proportions of the population.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 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**

While developing its 2020-2024 Consolidated Plan the City of Scranton determined the extent to which any racial/ethnic group had a greater need related to severe housing problem in comparison to overall need. Data detailing information by racial group and Hispanic origin has been compiled from the 2011-2015 CHAS Data, the 2010 Census and 2011-2015 ACS Data. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The following tables highlight disproportionate needs in the City of Scranton. According to the 2011-2015 ACS Data the total City population was 76,065 persons; its White Population was 64,969 persons; its Black/African American Population was 6,222 persons; its Asian Population was 3,506 persons; its American Indian/Alaskan Native Population was 372 persons; its Native Hawaiian/Other Pacific Islander Population was 31 persons; some other race was 1,280; and two or more was 1,178. The Hispanic Population was 8,674 persons.

A household is considered to have a housing problem if it is cost burdened by more than 30% of their income, is experiencing overcrowding (considered more than one person per room) or has incomplete kitchen or plumbing facilities.

**0%-30% 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	3,390	1,005	260
White	2,420	795	180
Black / African American	210	80	19
Asian	70	4	35
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	650	115	25

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

Data Source: 2011-2015 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	1,620	3,220	0
White	1,270	2,730	0
Black / African American	140	105	0
Asian	15	130	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	190	225	0

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

Data Source: 2011-2015 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	560	4,855	0
White	465	3,920	0
Black / African American	10	280	0
Asian	30	205	0
American Indian, Alaska Native	4	15	0
Pacific Islander	0	0	0
Hispanic	45	385	0

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

Data Source: 2011-2015 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	115	2,840	0
White	100	2,420	0
Black / African American	0	125	0
Asian	4	70	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	4	185	0

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

Data Source: 2011-2015 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%

**Discussion**

The racial composition of Scranton according to the 2015 ACS data, was 87.1% White; 8.2% African American; 4.6% Asian; 0.5% American Indian/Alaskan Native; 0.0% Native Hawaiian/Other Pacific Islander; 1.7% Other races; and 2.1% two or more races. The Hispanic or Latino population was 11.4%. It is a generally seen Black/African Americans are more cost burdened or has other housing problems than other groups and there are several groups which can be disproportionately impacted in terms of housing cost burdens. They can be:

- Black/African American Households
- American Indian/Alaska Native Households
- Asian Households
- Hispanic Households

However, in Scranton no population group is disproportionately affected with cost burden and housing problem though the Hispanic population has a higher percentage rate than other population groups.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:**

For the City of Scranton to properly plan for its CDBG, HOME and ESG programs it must determine the extent to which any racial/ethnic group has a greater need in comparison to overall need. Data detailing information by racial group and Hispanic origin has been compiled from the CHAS Data and the 2015 ACS Data. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The City’s Black/African American Population is 6,222 persons; its Asian Population is 767 persons; its American Indian/Alaskan Native Population is 807 persons; its Native Hawaiian/Other Pacific Islander Population is 0 persons; and its Hispanic Population is 12,831 persons.

The following tables highlight disproportionate needs in the City of Scranton. According to the 2011-2015 ACS Data the total City population was 76,065 persons; its White Population was 64,969 persons (85.4%); its Black/African American Population was 6,222 persons (8.2%); its Asian Population was 3,506 persons (4.6%); its American Indian/Alaskan Native Population was 372 persons (0.5%); its Native Hawaiian/Other Pacific Islander Population was 31 persons (0.0%); some other race was 1,280 (1.7%); and two or more was 1,178 (2.1%). The Hispanic Population was 8,674 persons (11.4%).

A household is considered to be cost over-burdened if their housing costs are more than 30% of their income and is considered to be severely cost over-burdened if their housing costs are more than 50% of their income.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,350	5,035	5,280	275
White	15,990	4,200	4,065	180
Black / African American	650	180	325	19
Asian	510	120	75	35
American Indian, Alaska Native	14	15	15	0
Pacific Islander	0	10	0	0
Hispanic	1,065	485	760	40

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

**Discussion:**

There is only one (1) group disproportionately impacted in terms of severe housing problems when compared to the jurisdiction as a whole that have a housing cost burden at greater than 50%. This is the White group >50% (14.0%).

Draft

**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?**

According to the 2011-2015 CHAS Data, the 2010 Census and 2011-2015 ACS Data the racial composition of the City of Scranton, was 85.4% White; 8.2% Black/African American; 4.6% Asian; 0.5% American Indian/Alaskan Native; 0.0% Native Hawaiian/Other Pacific Islander; 1.7% Other Races; and 2.1% Two or More Races. The Hispanic or Latino population was 11.4%.

Scranton is essentially comprised of three (3) races, White, Hispanic and African American at 85.4%, 11.4% and 8.2% respectively. In the three (3) groups, the white group is the predominate. All three groups have households disproportionately impacted in terms of housing problems, severe housing problems and housing cost burden. However, no one category is significantly impacted, the issue is most related to affordable accessible, decent, and safe housing.

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

There are no additional unidentified needs.

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

According to the according to the 2011-2015 CHAS Data, the 2010 Census and 2011-2015 ACS Data, the City of Scranton has a minority population of 15.6% of its total population. The City uses the definition of an Area of Minority Concentration as a Census Tract or Block Group where at least 50.0% of the population who reside in that area are identified as being a minority person.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Scranton Housing Authority is the public housing agency that serves the City of Scranton. The mission of the Scranton Housing Authority is to provide decent, safe, and affordable housing for eligible individuals and families through supportive policies and services. The Housing Authority will assist these individuals and families as they strive to achieve self-sufficiency and improve the quality of their lives.

The Housing Authority owns and manages 1,244 units of public housing. In addition, the Housing Authority administers 1,050 Housing Choice Vouchers. The Scranton Housing Authority is a Standard PHA.

According to the Scranton Housing Authority's Five-Year Plan for the period of 2016 – 2020 and Annual Plan for 2020, the goals of the Housing Authority are as follows:

- Expand the supply of assisted housing
  - Reduce public housing vacancies
- Improve the quality of assisted housing
  - Improve PHAS score
  - Maintain high SEMAP score
  - Increase customer satisfaction
  - Renovate or modernize public housing units
  - Demolish or dispose of obsolete housing units
  - Provide replacement public housing
  - Provide replacement vouchers
- Provide improved living environment
  - Continue to implement measures to promote income mixing in public housing
  - Continue to implement public housing improvements
- Promote self-sufficiency of assisted units
  - Increase the number and percentage of employed persons in assisted families
  - Provide or attract supportive services to increase economic independence for all Authority families
- Ensure equal opportunity in Housing for all Americans
  - Continue to provide suitable living environments regardless of race, color, religion, national origin, sex, familial status, or disability and to mix public housing development populations as much as possible with respect to these items
- Other PHA Goals and Objectives
  - Provide quality housing for the community and maintain a high occupancy rate
  - Continue to advertise units and upgrade housing stock through modernization
  - Promote units through various social service agencies

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type			Special Purpose Voucher		
				Vouchers Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,153	915	0	902	13	0	0

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

	Certificate	Mod-Rehab	Public Housing	Program Type			Special Purpose Voucher		
				Vouchers Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	12,076	11,716	0	11,723	11,224	0	0
Average length of stay	0	0	5	5	0	5	1	0	0
Average Household size	0	0	2	2	0	2	1	0	0
# Homeless at admission	0	0	0	4	0	4	0	0	0
# of Elderly Program Participants (>62)	0	0	302	224	0	221	3	0	0
# of Disabled Families	0	0	363	308	0	302	6	0	0
# of Families requesting accessibility features	0	0	1,153	915	0	902	13	0	0

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers Total	Project-based	Tenant-based	Special Purpose Voucher 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								Disabled *
	Certificate	Mod-Rehab	Public Housing	Vouchers Total	Project-based	Tenant-based	Special Purpose Voucher Veterans Affairs Supportive Housing	Family Unification Program	
White	0	0	912	737	0	729	8	0	0
Black/African American	0	0	234	167	0	162	5	0	0
Asian	0	0	4	7	0	7	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	2	3	0	3	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**

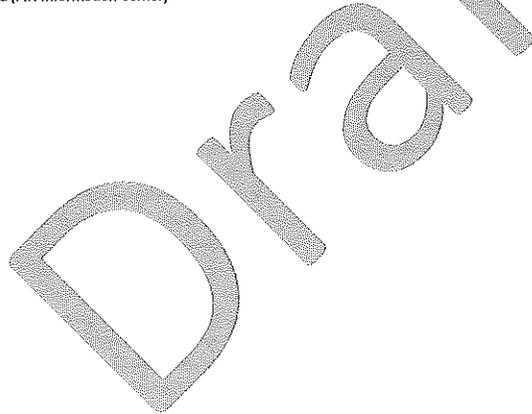
Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type			Special Purpose Voucher		
				Vouchers Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	221	115	0	115	0	0	0
Not Hispanic	0	0	932	800	0	787	13	0	0

\*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:**

The Housing Authority has 727 on its combined waiting lists. There are currently 285 people on the Housing Choice Voucher waiting list and 442 on the Public Housing waiting list. The waiting list for Public Housing is currently open and the list for Housing Choice Vouchers is closed and has been for approximately a year. Preference is given to Elderly/Disabled applicants.

There is a need for accessible housing accommodations for applicants on the waiting list. Currently 8 persons are in need of accessible housing which is approximately 2.5% of the persons on the waiting list.

The following are identified in the Scranton Housing Authority's FY 2020 Annual Plan as the housing needs of families on the Public Housing and Housing Choice Voucher waiting lists:

**NEW ACTIVITIES**

- The Scranton Housing Authority received HUD approval to demolish another of its mid-rise buildings ("C" building) at Valley View Terrace. "C" building has 24 units in it. An architectural/engineering firm determined that "C" building was too costly to bring up to today's building codes. Although permanent relocation would be required to demolish this 24-unit building, the Housing Authority will complete all relocation within Valley View Terrace by using apartments that come available during normal turnover.
- The Housing Authority has implemented a Non-Smoking Policy pursuant to Federal Regulations (FR-5597-F-03). The Housing Authority followed the process as stated in PIB Notice 2017-03, HUD Guidance on Instituting and Enforcing Smoke-Free Public Housing Policies. The Housing Authority had discussed this policy change with the Resident Advisory Board and the Board of Commissioners.
- The Housing Authority will continue to comprehensively renovate the row houses within Valley View Terrace. This will be accomplished using CFP Funds.

**PHA PLAN UPDATE**

- The comprehensive modernization of buildings 15 and 17 at Valley View Terrace is complete. The comprehensive modernization of buildings 18 and 19 will begin later this year. This project should take approximately one year to complete.
- The Housing Authority submitted and received HUD approval on an application for the demolition of building 11 at Valley View Terrace. This area will be used as green space for the residents of the development.
- Honeywell International completed the installation of a geo-thermal heating and air conditioning system at Valley View Terrace. This green technology continues to produce substantial savings. As comprehensive renovations to the other existing buildings, additional energy conservation items will be installed. The Housing Authority implemented a phase 2 of our Energy Performance Contract (EPC) with Honeywell

International. This will produce additional cost savings for all the Authority's public housing developments.

- The Housing Authority will continue to update its 5-year Capital Improvement Plan on an annual basis. Ongoing physical needs assessment and resident input will allow the Housing Authority to determine priorities as additional capital improvements are made.

The Housing Authority jurisdiction covers the corporate city limits of Scranton and the housing stock is distributed throughout. However, because public transportation is very limited, access to amenities is a concern.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate need of the current residents of Public Housing is for employment opportunities, transportation and attracting supportive services to increase economic independence. Housing needs are being addressed by the Housing Authority.

There is a continued need to provide accessible housing accommodations. The current waiting list indicates there are 8 household on the waiting list for accessible units. The Housing Authority has been working to make reasonable accommodations to its public housing units to satisfy the Section 504 requirements for persons with physical disabilities such as mobility, visual, and hearing impairments. The Housing Authority has established a goal to make at least 5% of their units are accessible.

Through meetings with the resident councils the Scranton Housing Authority is improving public safety and crime prevention at its public housing communities. One of the largest requests is for cameras to be installed at various locations in the housing authority properties. The Housing Authority wants to make their housing developments suitable places for families and children to reside.

The needs of Housing Choice Voucher holders is similar. They need housing units that are close to public transportation or their place of employment. There does not appear to be any other housing needs, except that the supply of available affordable units is limited and therefore a shortage of housing choices.

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

The needs of the existing public housing residents and Housing Choice Voucher Holders are not the same as the population at large. The general population tends to have higher incomes. Those persons residents can live in decent, safe, and sanitary housing that is affordable to them due to their higher incomes. The needs of the population at large, in the same lower income bracket, are for quality, affordable housing close to transportation and places of employment.

### **Discussion**

The Scranton Housing Authority can be a valuable partner with the City in addressing the housing needs for the residents of Scranton who are very low and extremely low income. The City of Scranton has identified the need for affordable accessible, decent, and safe housing. The Housing Authority is an asset in addressing that need. There is a significant number of households in the City that are at or below 50% of AMI that are affected by housing problems, severe housing problems and housing cost burdens.

Draft

**NA-40 Homeless Needs Assessment – 91.205(c)**

**Introduction:**

Scranton is part of the PA – 508 Scranton/Lackawanna County Continuum of Care. Data for the development of the needs for the homeless in the area have been obtained United Neighborhood Centers of Northeastern Pennsylvania (UNCNEPA) which is the lead for the COC.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	66	98	732		714	
Persons in Households with Only Children						
Persons in Households with Only Adults						
Chronically Homeless Individuals	4		10			
Chronically Homeless Families						
Veterans	1					
Unaccompanied Child						
Persons with HIV						

Table 26 - Homeless Needs Assessment

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):

United Neighborhood Centers of Northeastern Pennsylvania (UNC) is the lead for the Continuum of Care in Scranton and Lackawanna County. UNC provided number for persons served in 2018 and year-to-date 2019. There are currently six shelters in the City and the Women's Resource Center (WRC). In 2018 the six shelters and served a total of 723 person and WRC served 313 persons. Year-to-date for 2019, the shelters have served 578 persons and WRC has served 74 persons. Of the number for 2018, 532 were persons in adult only households and 191 persons in family households.

There are four broad categories of homelessness:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided if they were in shelter or a place not meant for human habitation before entering the institution. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were homeless immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth (up to age 24) who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

The Chronically Homeless are defined as an individual or family that is homeless and lives or resides in a place not meant for human habitation, a safe haven or in an emergency shelter; has been homeless and living there continually for at least one year or on at least four separate occasions in the last three years; and has an adult head of household (or a minor head of

household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 ( 42 U.S.C 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability, including the co-occurrence or two or more to those conditions.

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>White</b>	136	7
<b>Black or African American</b>	30	2
<b>Asian</b>	0	0
<b>American Indian or Alaska Native</b>	0	0
<b>Pacific Islander</b>	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Hispanic</b>	153	
<b>Not Hispanic</b>	24	9
<b>Data Source Comments:</b>	2019 PA – 508 Scranton/Lackawanna County Continuum of Care Point in Time Count; January 30, 2019	

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

Based on the Point in Time survey conducted on January 30, 2019 there were 175 individuals identified. Additional housing is required, based on the Point in Time Survey.

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

Many individuals and families experiencing homelessness, regardless of race or ethnicity, are suffering from substance abuse problems, and/or they are uneducated when it comes to financial literacy. Data from HMIS indicate that significantly more men (119) were homeless in Scranton than women (66).

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

Unsheltered Homelessness would refer to the segment of a homeless community who do not have ordinary lawful access to buildings in which to sleep, as referred to in the HUD definition as persons occupying "place not meant for human habitation", (examples: bus stop, beach, riverbed, van, RV, sidewalk). Many of the unsheltered homeless suffer from substance abuse and/or mental illness and are reluctant to abide by the rules of the shelter.

Sheltered Homelessness would refer to those in an emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided lacking a fixed nighttime residence. People will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days). People who are losing their primary nighttime residence, which may be a motel, hotel or a doubled-up situation within 14 days and lack resources or support networks to remain housing are considered sheltered homeless as well. The sheltered homeless typically do not have a steady source of income, or any source of income.

According to the Point in Time Count for PA – 508 Scranton/Lackawanna County Continuum of Care conducted on January 30, 2019, there were 175 individuals identified as homeless.

**Discussion:**

United Neighborhood Centers of North Eastern Pennsylvania (UNC) is the lead for the PA – 508 Scranton/Lackawanna County Continuum of Care. UNC works with the other shelter providers in the City to address the needs of the homeless. These providers are:

Catholic Social Services	St. Anthony's Haven	Adults only
Bethel AME	BA Shelter	Adults Only
Catherine McAuley Center	CMC Emergency Shelter	Families
Catholic Social Services	Nativity Place Shelter	Families
St. Joseph's Center	SJC Walsh Manor Shelter	Pregnant Women
Women's Resource Center	Women's Shelter	Fleeing Domestic Violence

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

### Introduction:

The assessment of non-homeless special needs includes the following:

- Elderly persons (age 62 years and older)
- Frail elderly
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing need of each of these groups were determined by consultation with social service providers and statistical information provided by social services providers.

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

- Elderly Persons are defined as persons who are age 62 years and older. According to the 2011-2015 ACS Data, elderly persons represent 20.2% of the City's total population. Approximately 8.8% of the elderly population are age 75 years and older.
- Frail Elderly are those persons who are elderly and have a form of disability, ranging from a hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and lack of self-help skills.
- Persons with mental, physical and developmental disabilities, according to the ACS data for 2011-2015, approximately 20.4% of the City of Scranton's total population is classified as "disabled." The total number is somewhat skewed as some individuals may have more than one disability factor.
- Persons with HIV/AIDS and their families comprise a small percentage of the City's overall population. PA Health Department statistics are based on the Lackawanna County and the county has been averaging approximately 10 new cases per year with approximately 66% of those diagnosed being males.
- Victims of Domestic Violence, dating violence, sexual assault and stalking has remained constant locally.

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

- Elderly Persons – Accessible housing units plus supportive services, for example, transportation to health services and recreation opportunities.
- Frail Elderly – Accessible housing units plus supportive services, for example, transportation to health services and recreation opportunities.

- Mentally, Physically Disabled – Accessible housing/permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services such as PATH (Project for Assistance in Transition from Homelessness) and SOAR (SSI/SSDI Outreach, Access, and Recovery) case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health care services.
- Alcohol and Drug Addiction – Permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services such as PATH (Project for Assistance in Transition from Homelessness) and SOAR (SSI/SSDI Outreach, Access, and Recovery) case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health services and substance abuse counseling.
- HIV/AIDS – Permanent supportive housing plus supportive services such as case management and continued access to health services and counseling.
- Victims of Domestic Violence – Permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services such as case management, education and job training, financial counseling, and access to victims counseling.

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

The PA Health Department statistics are based on the Lackawanna County and the county has been averaging approximately 10 new cases per year with approximately 66% of those diagnosed being males. Currently there are 492 reported case of HIV/AIDS in the County. Many of those are between the ages of 20 and 50 and the majority are white men. Case management and continued access to health services and counseling are the greatest need.

**Discussion:**

While many supportive service providers for the special needs population are located in the City of Scranton, their service area and clients are not limited to City limits. The needs for these various groups of the Special Needs Population were determined based on HUD data, U.S. Census Data, ACS data and interviews with housing providers and social service agencies.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

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

As an older, established City, Scranton has needs that are the result of age and growth. The City sought public input to determine specific needs as well as solicited proposals from organizations for projects which could be addressed with CDBG, HOME and ESG funds. Public facility needs are related to spaces for public use such as parks, senior centers and community centers.

**Recreational/Community Facilities** – When discussing recreational facilities in a community, community facilities should go hand in hand with the discussion. Granted there are often times specialized community facilities, but many community facilities can be multi-purpose which can help reduce overhead and manpower costs. However, both recreation and community facilities offer opportunities for residents to better enjoy the experience of living in their community. Accessibility is also a consideration which must be addressed with both recreation and community facilities to ensure the elderly and disabled have adequate ease of access to enjoy these opportunities in the City.

Scranton has a large recreation and park system which is a gem for the City. These facilities offer a range of activity centers for residents of all age and abilities. The facilities can be on the macro-city-wide level such as swimming pool or on the micro-neighborhood level such as a small parklet with play equipment for neighborhood children. The City needs to continue to budget for and expand the recreational opportunities in the City as well as continue to upgrade and create new activity centers. Again, new activity center may be on the macro or micro level depending on resident's desires.

In regard to community facilities, the same factors hold true as in recreation facilities, the City needs to continue to budget for and expand opportunities for existing community centers as well as continue to upgrade and create new activity centers. One item to consider is the possibility of using community centers as multi-purpose facilities. The City has an expanding elderly population, ACS Data shows the elderly population is approximately 20% of city residents. The population is aging and that percentage is likely to increase, and should develop facilities for seniors. A multi-purpose facility may be a means to accomplish this while again holding costs and manpower in check. Again, these facilities can be on the macro or micro level such as community performing arts center of a neighborhood senior center which also functions as a facility for afterschool and recreation programs.

**Historic Preservation** – As an older, established City, Scranton has a long and storied history and being named the “Electric City” which included the electrification of street cars in the 1880s. The City has plethora of buildings both residential and commercial which add to the historic fabric of the city and should be considered a resource. The City should continue to encourage preservation of its heritage as an asset and continue to support preservation efforts. This

should include not only buildings but also other historic asset such as neighborhoods and landscapes. Funding is needed to continue this effort.

**Demolition** – Blighting influences should continue to be addressed in the City. The City has demolished properties that have posed a threat to public health, safety and welfare of residents. Demolition of properties, both commercial and residential, will continue to be part of the City's efforts in community revitalization.

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

These needs for public improvements were determined through interviews with the City staff and department heads.

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

As has been stated previously Scranton is an older, established city. Given the age of the City the infrastructure is aging as well, which has led to deterioration. The following Public Improvements needs were identified by the City:

**Public Infrastructure** – Public infrastructure is all encompassing and includes streets; bridges; sidewalks; water and sewer facilities; but does not generally include electricity; telephone; or cable. The City works closely with the PA Dept. of Transportation (PennDOT) on projects of street reconstruction and bridge replacement that fall under PennDOT's jurisdiction. In areas that are not under PennDOT's purview the City must find and use its own resources to accomplish improvements to these facilities. This includes providing service to areas of the City, that as the city has grown, have not been served.

Sidewalks are necessary to allow pedestrian access through the City. The City strives to keep sidewalks in good repair for safety and install them where necessary. As part of the City's sidewalk program, this has included making accessibility improvements through the installation of curb ramps. This allows elderly and disabled residents the opportunity to enjoy and use the City as any other resident.

Water and sewer infrastructure has aged as well and there is need to replace and upgrade water lines in various areas of the City as well as install waterlines in areas which have not been served. Another critical part of water service is to ensure adequate supply and infrastructure to provide fire protection. The sewer system has aged as well but has the added issue of being a combined system of sanitary and storm water service. Those areas that are combined need to be separated. Both the water and sanitary systems have treatment facilities that also require maintenance and upgrades.

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

The City's public improvement needs were determined through meetings and interviews with City staff, department heads, public hearings and citizen surveys.

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

The following Public Services needs were identified by the City:

The City conducted a public hearing; provided a resident survey; and held a series of round table discussions to obtain information on needs in the City related to public services. These discussions generated information on a variety of topics which included the need for affordable housing, needs of the homeless population, employment opportunities and services for seniors and the disabled. All topics were considered in the development of the Consolidated Plan.

**How were these needs determined?**

The City's public service needs were determined through meetings and interviews with a variety of non-profit organizations, City department heads, public hearings, citizen surveys, and City Staff.

Draft

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

According to the 2011-2015 ACS Data, there were 33,576 housing units in the City of Scranton, of which 28,946 (86.2%) are occupied; this leaves a vacancy rate of 13.8% in the City.

Based on the 2011-2015 ACS Data, the City of Scranton's housing stock is considered older, as 57.5% was constructed prior to 1939 and 18.7% was constructed between 1940 and 1959. Therefore, over to half of the City's housing stock (76.2%) was built prior to 1960. It is estimated that the City of Scranton has seen a little construction of new housing to meet the demands of the City's stable population. Since the year 2000, 3.8% of the City's housing-stock was built.

Draft

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2011-2015 ACS data, there are 33,576 total housing units. There are 28,946 occupied housing units (15,017 owner-occupied and 13,929 renter-occupied), which means there are 4,630 vacant housing units. The majority of the owner-occupied houses are 3 or more bedrooms (78.4% of all owner-occupied houses). There are 62.5% of all renter-occupied housing units which are 1 to 2 bedrooms, though most rental units are spread fairly evenly among 1,2 and 3-bedroom units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,300	49%
1-unit, attached structure	3,645	11%
2-4 units	8,780	26%
5-19 units	2,625	8%
20 or more units	2,070	6%
Mobile Home, boat, RV, van, etc	150	0%
<b>Total</b>	<b>33,570</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	0%	435	3%
1 bedroom	330	2%	4,005	29%
2 bedrooms	2,865	19%	4,700	34%
3 or more bedrooms	11,785	78%	4,790	34%
<b>Total</b>	<b>15,015</b>	<b>99%</b>	<b>13,930</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The following number of units in the City of Scranton are assisted with Federal, State and Local Programs:

- **Public Housing** – 1,244 housing units of which 460 are elderly units and 784 are family units. The income levels are at 50% and below AMI.
- **Housing Choice Vouchers** – 4,050 vouchers that are all tenant based. The income levels are at 80% and below AMI.

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

There is expected to be 24 units lost at Valley View Terrace due to the building not being economically feasible to rehabilitate from the affordable housing inventory.

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

There is a sufficient supply of housing units within the City of Scranton. There are 15,017 owner-occupied housing units, 13,929 renter-occupied housing units, and approximately 4,630 vacant units; for a total of 33,576 housing units in the City. The population and number of households has remained relatively constant. Additionally, the ratio of owner-occupied housing units to renter-occupied housing units is 51.9% to 48.1%. The disparity is for affordable, safe, accessible and decent housing particularly for rental housing.

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

Based on the statistics above and through interviews, meetings, and surveys, the City has determined that the greatest housing need in the City of Scranton is for decent, safe, and sanitary affordable housing units. Review of data indicates unit size tends to be two- and three-bedroom units due to the stability of the population.

**Discussion**

There is a continuing need for “affordable” and “accessible” housing in the City of Scranton. However, there is a lack of financial resources to adequately address these issues. In addition to the CDBG and HOME programs, the City will access other forms of financial assistance to address the City's housing needs such as LIHTC, FHLB, PHFA and Housing Trust funds.

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

### Introduction

The value of housing has remained static in the last ten years in the City of Scranton. Using the Base Year of 2005-2009 ACS Data the median home value was \$100,100 in 2009 which increased to \$103,700 according to the most recent year of 2015 using 2011-2015 ACS data. This was a 4% increase. Median rent has also increased from \$455/month to \$578/month during the same period. Over 95.2% of all rental housing units were less than \$1,000 per month and approximately 38.4% were in the less than \$500 per month.

As of November 2019, Trulia.com indicated the median sale price for a single-family home in Scranton was \$84,870. During that time period, the average number of homes for sale were 223 listed for sale.

In regard to housing affordability, 1,005 renter housing units were affordable to persons with 30% or less of their Housing Affordability Median Family Income (HAMFI).

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	100,100	103,700	4%
Median Contract Rent	455	578	27%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,345	38.4%
\$500-999	7,905	56.8%
\$1,000-1,499	505	3.6%
\$1,500-1,999	70	0.5%
\$2,000 or more	100	0.7%
<b>Total</b>	<b>13,925</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,005	No Data
50% HAMFI	3,840	1,885

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	9,365	4,840
100% HAMFI	No Data	6,790
<b>Total</b>	<b>14,210</b>	<b>13,515</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

**Monthly Rent**

<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	580	682	834	1,083	1,218
High HOME Rent	580	682	834	1,083	1,193
Low HOME Rent	580	622	746	862	962

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

Based on the HUD - CHAS data there is not sufficient housing for all income levels due to the cost over burden criteria for the following groups:

The following households have housing costs that are 0% to 30% of their AMI:

- White households = 2,765 or 72.8% of households
- Black/African American households = 230 or 6.1% of households
- Asian households = 70 or 1.8% of households
- American Indian/Alaska Native Households = 4 or 0.1% of households
- Hispanic = 690 or 10.2% of households

The following households have housing costs that are 30% to 50% of their AMI:

- White households = 2,745 or 82.2% of households
- Black/African American households = 160 or 4.8% of households
- Asian households = 89 or 2.6% of households
- American Indian/Alaska Native Households = 4 or 0.1% of households
- Hispanic = 330 or 9.9% of households

The following households have housing costs that are greater than 50% to 80% of their AMI:

- White households = 1,975 or 81.1% of households

- Black/African American households = 125 or 5.1% of households
- Asian households = 65 or 2.7% of households
- American Indian/Alaska Native Households = 19 or 0.9% of households
- Hispanic households = 235 or 9.7% of households

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

The amount of affordable housing will decrease as rents and sales prices increase. The median income in the City of Scranton has increased at a slower rate than the increase in the price of housing. This could cause additional housing affordability issues.

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

Currently according to Rent Jungle ([www.rentjungle.com](http://www.rentjungle.com)), it is estimated that the Area Median Rent for a one-bedroom apartment is \$998 per month, for a two-bedroom apartment is \$1,082 per month, and the average for all bedrooms is \$1,101 per month. These estimates are more than the HOME rents and Fair Market rents for one- and two-bedroom apartments but comparable to the HOME and Fair Market rents for three- and four-bedroom apartments. The assisted rental housing units do not unduly impact the market forces dictating rents in Scranton.

**Discussion**

Housing affordability is a major issue in the City of Scranton, which is directly related to houses being decent, safe, accessible and sound.

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

### Introduction

The prevalent issue in Scranton is affordability and condition of housing. The condition is related to age of housing stock and deferred maintenance. The greatest need for housing assistance is associated with affordability. There is a total of 13,929 renters in Scranton. For renters, 3,600 (25.8%) households experienced a housing cost burden greater than 50% AMI and 6,095 (43.7%) households experienced a housing cost burden greater than 30% AMI. There is a total of 15,017 homeowners in Scranton. For homeowners, 1,539 (10.2%) households experienced a housing cost burden greater than 50% AMI and 3,168 (21.1%) households experienced a housing cost burden greater than 30% AMI. These statistics are supported by consultations, interviews and surveys; that point to the lack of affordable, accessible, decent, and safe housing as the largest unmet housing need and a problem in the City.

The housing market analysis also revealed for the City of Scranton revealed the following summary:

- There are 4,155 (28%) owner-occupied housing units with conditions out of 15,015 owner-occupied housing units.
- There are 6,370 (46%) renter-occupied housing units with conditions out of 13,930 renter-occupied housing units.
- There are 10,345 (69%) of all owner-occupied housing units built before 1950 out of 15,015 owner-occupied housing units.
- There are 8,275 (59%) of all renter-occupied housing units built before 1950 out of 13,925 renter-occupied housing units.
- There is a risk of lead-based paint hazard in 358 (2.0%) of all owner-occupied housing units.
- There is a risk of lead-based paint hazard in 134 (1.0%) of all renter-occupied housing units.
- There are approximately 1,016 (12.2%) vacant housing units in the City.

### Definitions

The following definitions are used in the table below:

- "Selected Housing Condition" - Over-crowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.
- "Substandard condition" - Does not meet code standards or contains one of the selected housing conditions.
- "Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.

- "Not Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,155	28%	6,370	46%
With two selected Conditions	30	0%	205	1%
With three selected Conditions	0	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,830	72%	7,320	53%
<b>Total</b>	<b>15,015</b>	<b>100%</b>	<b>13,930</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	465	3%	340	2%
1980-1999	1,100	7%	1,125	8%
1950-1979	3,105	21%	4,185	30%
Before 1950	10,345	69%	8,275	59%
<b>Total</b>	<b>15,015</b>	<b>100%</b>	<b>13,925</b>	<b>99%</b>

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,450	90%	12,460	89%
Housing Units build before 1980 with children present	358	2%	134	1%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	4,630
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

**Need for Owner and Rental Rehabilitation**

There is need for continued housing rehabilitation using both CDBG and HOME funds in the City. As an older urban environment with 76.2% of its housing units built over 60 years ago, there is a need for rehabilitation work. Main systems, such as plumbing, electrical and heating, need work and should be brought up to code. Deferred maintenance on older homes occupied by lower income families and elderly households with limited financial resources is a need that has to be addressed. Lastly the historic significance of older structures in the central portion of the City, may require specialized rehabilitation work with compatible historic materials. Once again, with the lack of financial resources, homeowners and landlords are forgoing rehabilitation work.

**Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

There are approximately 13,450 (90.0%) owner-occupied and 12,460 (89%) renter-occupied housing units that were built prior to 1980. Of these numbers 358 (2.0%) owner-occupied units and 134 (1.0%) renter-occupied units had children present. For the year 2017, in Lackawanna county 1,003 (22.9%) of the children ages 0-23 months were tested for lead. Of those children, 70 tested positive for elevated blood levels. Lead paint does not appear to be a significant issue, though it should continue to be monitored.

**Discussion**

In determining decent, safe and sanitary housing, one needs to look at the environmental quality where these units are located. Air quality and contaminants in the soil affect the condition of housing. The census information only reports on the number of persons per room (overcrowding condition) and the lack of a complete kitchen, or plumbing facilities. These are general conditions and do not necessarily reflect the true conditions of houses in the area. A better source is the local building inspector or code officer. These individuals have actual field experience and their estimates are more comprehensive and accurate than the U.S. Census data. The City of Scranton incorporates all of these data sources for determining housing condition.

The information on real estate statistics and foreclosure rates from Realty Trac report the following through October 2019:

- There were 87 homes in foreclosure.
- The median listing price of a foreclosed house is \$109,950.
- The foreclosure rate for Scranton is 1 in every 1,576 houses.
- The number of foreclosures varies significantly from month to month. The range over the past year has been a low of 5 units in June of 2019 to a high of 39 in May of 2019. The average has been approximately 21 units per month.

Draft

**MA-25 Public and Assisted Housing – 91.210(b)**

**Introduction**

The Housing Authority of the City of Scranton owns and operates ten (10) public housing communities as well as 45 scattered site public housing units. Those housing communities are comprised of 124 buildings with 1244 units. The unit sizes vary from efficiency units to five bedrooms. Four buildings are high rise properties.

The Housing Authority also administers 1,006 Housing Choice Vouchers for low- to moderate-income households for rental units in the City. Of those units 141 are VASH vouchers for veterans.

**Totals Number of Units**

	Certificate	Mod-Rehab	Public Housing	Program Type			Vouchers		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Special Purpose Voucher Family Unification Program	Disabled *
# of units vouchers available			1,295	1,006			141	0	0
# of accessible units									

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

Table 37 -- Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

**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:**

The housing units are not 100% occupied given the schedule for renovations and demolition of properties beyond rehabilitation. The current waiting list is over 720 families combined for public housing and Housing Choice Vouchers.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Valley View Terrace	
Hilltop Manor	
Bangor Heights	
Adams Apartments	
Adams Hi-Rise	
Jackson Heights	
Washington West Apartments	
Riverside Apartments	
Jackson Terrace Apartments	
Washington Plaza	
Scattered Sites	

Table 38 - Public Housing Condition

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

The Scranton Housing Authority has 1,244 public housing units in the following public housing communities:

- Valley View Terrace - 189 units
- Hilltop Manor - 250 units
- Bangor Heights - 150 units
- Adams Apartments - 64 units
- Adams Hi-Rise - 184 units
- Jackson Heights - 96 units
- Washington West Apartments - 116 units
- Riverside Apartments – 40 units
- Jackson Terrace Apartments – 50 units
- Washington Plaza – 60 units
- Scattered Sites – 45 units
- The Scranton Housing Authority received HUD approval to demolish another of its mid-rise buildings ("C" building) at Valley View Terrace. "C" building has 24 units in it. An architectural/engineering firm determined that "C" building was too costly to bring

up to today's building codes. Although permanent relocation would be required to demolish this 24-unit building, the Housing Authority will complete all relocation within Valley View Terrace by using apartments that come available during normal turnover.

- The Housing Authority has implemented a Non-Smoking Policy pursuant to Federal Regulations (FR-5597-F-03). The Housing Authority followed the process as stated in PIB Notice 2017-03, HUD Guidance on Instituting and Enforcing Smoke-Free Public Housing Policies. The Housing Authority had discussed this policy change with the Resident Advisory Board and the Board of Commissioners.
- The Housing Authority will continue to comprehensively renovate the row houses within Valley View Terrace. This will be accomplished using CFP Funds.

PHA PLAN UPDATE

- The comprehensive modernization of buildings 15 and 17 at Valley View Terrace is complete. The comprehensive modernization of buildings 18 and 19 will begin later this year. This project should take approximately one year to complete.
- The Housing Authority submitted and received HUD approval of an application for the demolition of building 11 at Valley View Terrace. This area will be used as green space for the residents of the development.
- Honeywell International completed the installation of a geo-thermal heating and air conditioning system at Valley View Terrace. This green technology continues to produce substantial savings. As comprehensive renovations to the other existing buildings, additional energy conservation items will be installed. The Housing Authority implemented a phase 2 of its Energy Performance Contract (EPC) with Honeywell International. This will produce additional cost savings for all the Authority's public housing developments.
- The Housing Authority will continue to update its 5-year Capital Improvement Plan on an annual basis. Ongoing physical needs assessment and resident input will allow the Housing Authority to determine priorities as additional capital improvements are made.

The physical condition of the public housing is good but continued maintenance and upgrading is needed due to the age of the units. There is a need to make more units accessible to the physically handicapped tenants.

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

The Scranton Housing Authority continues to seek ways to improve the living environment of residents by working with the Resident Councils. One item that has been suggested and is under consideration is additional security lighting at various locations in the developments. The Housing Authority continues to work with local law enforcement to maintain anti-crime programs in the developments.

**Discussion:**

The Housing Authority is the primary provider of housing for the very low- and extremely low-income residents of the City of Scranton. To adequately meet the housing needs of the lowest income residents of the City additional funding resources are required.

Draft

**MA-30 Homeless Facilities and Services – 91.210(c)**

**Introduction**

United Neighborhood Centers of Northeastern Pennsylvania is the lead agency for the PA-508 Lackawanna County/Scranton Continuum of Care (CoC). The CoC works closely with a number of providers in the area in provision of services and facilities to assist the homeless. The City is an active participant in the CoC which assists the City in making decisions on project funding for ESG funds.

**Facilities and Housing Targeted to Homeless Households**

	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)	0	0	22	0	0
Households with Only Adults	0	0	30	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

**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 City of Scranton has a strong network of providers for homeless services most of which are participants in the Continuum of Care. A couple of organizations due to organizational beliefs do not participate and share information. Most of the agencies work closely with Public Welfare, Scranton Counseling Services, NHS Human Services, Equal Opportunity Training Center, Social Security and others to provide comprehensive services for those who are homeless or at risk of becoming homeless in need of housing assistance. The network also includes the City which is the recipient of ESG funds. This allows the City to make funding decisions on programs to support with ESG funds.

**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.**

A variety of organizations in Scranton such as Catholic Social Services, Catherine McAuley Center, St. Joseph's Center and Women's Resource Center provide services for the homeless persons and families. Some services are provided by every organization while some services are provided by only one organization which may be a specialized service such as domestic violence.

- Soup Kitchen and Food Pantry – facilities serving as soup kitchens and food pantries have specific schedules and guidelines when services are provided. Several serve meals daily while others serve at specific times. The food pantries often have guidelines that monitor how often a person or family can obtain food.
- Housing and Shelter – This ranges from overnight emergency shelter to long term shelter and can be case specific such as housing for families or adults only or veterans.
- Homeless Case Management - Case Management is often times a requirement for receipt of service. This generally applies to households receiving housing assistance which is usually longer term in duration whereas food programs are often short term. Case management assists client in obtaining permanent housing, job training mental health service and a laundry list of other items needed by a person or family to gain stability.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The City of Scranton has identified the priorities for services and facilities for its special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

**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**

In today's times service organizations are inundated with calls for assistance from persons and families seeking assistance with rent, food, clothing, health needs, transportation and the list goes on. The elderly population is growing and the need of seniors adds an additional level of assistance such as daily living needs.

The City has identified the following needs for different segments of the community:

- **Elderly Persons** – Accessible housing units plus supportive services, for example, transportation to health services and recreation opportunities.
- **Frail Elderly** – Accessible housing units plus supportive services, for example, assistance with daily living, transportation to health services and recreation opportunities.
- **Mentally, Physically Disabled** – Accessible housing/permanent supportive housing plus supportive services such as case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health care services.
- **Alcohol & Drug Addicts** – Permanent supportive housing plus supportive services such as case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health services and substance abuse counseling.
- **HIV/AIDS Persons** – Permanent supportive housing plus supportive services such as case management and continued access to health services and counseling.
- **Victims of Domestic Violence** – Permanent supportive housing plus supportive services such as case management, education and job training, financial counseling, and access to victims counseling.

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

The City will continue to work with service providers such as the Scranton Lackawanna County Human Services to coordinate efforts to ensure that persons returning from mental and physical

health institutions have an individual supportive services plan. This includes housing, training/educational, employment and other supportive services needed for a smooth transition back into society.

The CoC and service providers will work with the City to ensure local hospitals have guidelines for staff on how to appropriately discharge patients, regarding resource connections and appropriate living situations prior to exiting the facility. The CoC should work to have healthcare providers enter data into HMIS to ensure individuals being discharged have the opportunity to move into permanent housing. CoC and service providers should strengthen this connection and offer guidance on appropriate discharge.

The healthcare providers are the primary force working directly with individuals to ensure they are not being discharged into homelessness. The CoC should take steps to increase the effectiveness of discharge from medical settings to permanent housing in several ways.

**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)**

For the FY 2020, the City will support the efforts of agencies that serve the special needs populations in Scranton. The City will provide additional community policing in low-income neighborhoods and in public housing developments in low-income neighborhoods with FY 2019 CDBG funds under public service activities. The City will not fund Tenant Based Rental Assistance in FY 2020.

The following is the Other Special Needs Goals and the Objective from the City of Scranton's Five-Year Plan for 2020-2024.

#### **Other Special Needs Strategy – (High Priority)**

**Priority Need:** There is a need to increase housing opportunities, services, and facilities for persons with special needs.

**Objective:** Improve the living conditions and services for those residents with special needs, including the disabled population.

#### **Goals:**

- **SNS-1 Housing** – Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.

- **SNS-2 Social Services** – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

**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))**

The City of Scranton will leverage other public (non-federal) and private funds to address the needs identified in the Five-Year Consolidated Plan should funds become available. The City will support the Continuum of Care as it strives to assist those in need. Often time these services are related to housing and supportive services such as counseling, mental health services, food, clothing and other means of daily living. Housing assistance will be for affordable, accessible safe and decent units.

Draft

**MA-40 Barriers to Affordable Housing – 91.210(e)****Negative Effects of Public Policies on Affordable Housing and Residential Investment**

A number of factors can affect affordable housing and residential investment such as the economy, supply and demand, public perception and public policies. Public policies, though seemingly harsh at times, probably have less impact than the other items mentioned above. Public policies level the field for developers and establish parameters to ensure development is completed in a safe, consistent manner for the ultimate end user. Speaking of the end user, affordability is also affected by their lack of understanding and not always realizing their housing cost include items like insurance, water and sewer bills, property taxes and property upkeep. Developers tend to be the ones most impacted by public policies which include zoning, building codes, infrastructure, development regulations, and fees such as impact fees.

Draft

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The goal of the City of Scranton’s economic development policy is to foster economic growth in the community, improve the local economy, promote job opportunities, and increase the local tax base.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	100	35	0	0	0
Arts, Entertainment, Accommodations	3,210	2,831	12	9	-3
Construction	996	545	4	2	-2
Education and Health Care Services	6,745	14,206	24	44	19
Finance, Insurance, and Real Estate	1,620	1,237	6	4	-2
Information	441	620	2	2	0
Manufacturing	2,833	2,160	10	7	-4
Other Services	1,068	1,212	4	4	0
Professional, Scientific, Management Services	1,663	1,859	6	6	0
Public Administration	0	0	0	0	0
Retail Trade	3,720	3,521	13	11	-3
Transportation and Warehousing	1,983	667	7	2	-5
Wholesale Trade	1,200	1,949	4	6	2
<b>Total</b>	<b>25,579</b>	<b>30,842</b>	<b>--</b>	<b>--</b>	<b>--</b>

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers); 2015 Longitudinal Employer-Household Dynamics (Jobs)

#### Labor Force

Total Population in the Civilian Labor Force	35,380
Civilian Employed Population 16 years and over	32,370
Unemployment Rate	8.48
Unemployment Rate for Ages 16-24	16.89
Unemployment Rate for Ages 25-65	5.44

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,260
Farming, fisheries and forestry occupations	1,735
Service	3,995
Sales and office	8,410
Construction, extraction, maintenance and repair	2,410
Production, transportation and material moving	2,510

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	25,830	83%
30-59 Minutes	4,150	13%
60 or More Minutes	1,130	4%
<b>Total</b>	<b>31,110</b>	<b>100%</b>

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,055	340	2,330
High school graduate (includes equivalency)	8,015	845	4,065
Some college or Associate's degree	7,340	500	2,270
Bachelor's degree or higher	7,170	310	1,365

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	425	215	895	935
9th to 12th grade, no diploma	1,070	865	820	1,505	1,625

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	2,395	3,010	2,730	7,200	6,315
Some college, no degree	5,825	1,970	1,690	3,480	1,850
Associate's degree	390	660	645	1,685	625
Bachelor's degree	1,175	1,945	1,310	2,850	815
Graduate or professional degree	80	745	475	1,545	635

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,619
High school graduate (includes equivalency)	25,191
Some college or Associate's degree	30,974
Bachelor's degree	39,413
Graduate or professional degree	50,617

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

Data Source: 2011-2015 ACS

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

The City of Scranton is the county seat of Lackawanna County; as the “County Seat,” it contains a large number of professional offices, educators and health care workers.

The three (3) largest categories of jobs in business by sector is as follows:

- Education and Health Care Services - 14,206 jobs
- Retail Trade - 3,720 jobs
- Arts, Entertainment & Accommodations – 2,831 jobs

**Total are 20,757 jobs**

These three categories represent 67.3% of the total number of jobs in the City.

The number of workers in the above fields are as follows:

- Education and Health Care Services - 6,745 jobs
- Retail Trade – 3,720 jobs
- Arts, Entertainment & Accommodations – 3,210 jobs

**Total are 13,675 jobs**

These three categories represent 53.5% of the number of workers in the City.

As of the first quarter of 2019 the PA Dept. of Labor and Industry gave the top ten (10) employers in Lackawanna County as:

- State Government
- Allied Services Foundation
- Community Medical Center
- Scranton School District
- The University of Scranton
- Lackawanna County
- Federal Government
- Scranton Hospital Company, LLC
- Wal-Mart Associates, Inc.
- Scranton Quincy Hospital Co, LLC

These employers are much inline with the largest categories of employers.

As of the first quarter of 2019 the PA Dept. of Labor and Industry gave the top ten (10) industries in Lackawanna County as:

- Restaurant and other eating places
- Elementary and secondary schools
- Colleges and Universities
- Individual and family services
- General medical and surgical hospitals
- Grocery stores
- Nursing care facilities, skilled nursing
- Employment services
- Executive, legislative and general government
- Depository credit intermediation

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

According to the 2011-2015 American Community Survey data, the City of Scranton had an unemployment rate of 8.48%. Current data shows the City of Scranton has an unemployment rate of 4.9% which is higher than the Pennsylvania unemployment rate of 4.0% and the U.S rate of 3.5%. According to the 2011-2015 ACS Data, Scranton had 33,842 available jobs and only 25,579 workers, suggesting that the unemployment that exists is Structural Unemployment, caused by a mismatch of skills and available jobs. The employment rate is also larger in the 16-24 age group at 16.89% as opposed to older age groups. This suggests that as younger members of the workforce develop skills and experience, they are more able to find employment.

According to the 2011-2015 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in the following sectors:

- Agriculture, Mining, Oil and Gas Extraction – 65% of sector workforce is not utilized
- Transportation and Warehousing – 65% of sector workforce is not utilized
- Construction – 46% of sector workforce is not utilized
- Finance, Insurance, and Real Estate – 24% of sector workforce is not utilized
- Manufacturing – 24% of sector workforce is not utilized
- Arts, Entertainment, Accommodations – 6% of sector workforce is not utilized
- Retail Trade – 65.3% of the available jobs are not filled

The City of Scranton is also experiencing employment deficiencies (the number of jobs available exceeds the number of qualified workers) in the following sectors:

- Education and Health Care Services – 53% of the available jobs are not filled
- Wholesale Trade – 39% of the available jobs are not filled
- Information – 29% of the available jobs are not filled
- Other Services – 12% of the available jobs are not filled
- Professional, Scientific, Management Services – 11% of the available jobs are not filled

**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 major economic impact facing Scranton is the movement of jobs from the City. Industries such as Marcellus Shale have not had the economic impact as expected. The health care industry and education sector are both opportunities that should be expanded. Partnerships should be enhanced to train potential workers for the specialized needs of the medical field. Marketing should be energized to attract potential employers to the area as well as expand opportunities for employers outside the area to allow telework for their employees.

Wage taxes, business privilege taxes and property taxes continue to be impairments to the growth of the City.

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

Skilled workers are critical to the growth of the City. The city has several career and technology centers; community colleges; and institutions of higher education. Partnerships should be

developed with employers and the educational system to train potential employees in the skills needed to provide the skilled workforce for the business and industry sector of the community.

According to the ACS data for 2011-2015, there are 35,380 persons in the civilian workforce in the City of Scranton. The majority of the workforce is employed in the Sales and Office Category (8,410 persons) and the Management, Business and Financial Category (5,260 persons). This corresponds to the attained educational levels of 8,015 persons who are a high school graduate (or equivalency) and 7,170 persons who have a college bachelor’s degree or higher.

**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.**

Collaborations have been established related to the providing opportunities for residents to take advantage. However, a number of these potential employees have life issues which make it difficult for them to take advantage of the opportunities. Issues such as child-care and transportation often become factors which hinder a person from completing a skills enhancement program. These collaborations need to include other organizations outside of the employment program to assist in moving residents to meaningful employment. The Workforce Investment Board and CareerLink often have these types assistance tied to their programs. These outside factors often are the root cause of under-utilized programs. Persons not being aware of potential opportunities are caused by lack of funding and inadequate advertising.

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

No

**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.**

As mentioned previously Scranton is the county seat for Lackawanna County and the largest municipality. For the success of Scranton and the County the municipalities must work together to be successful. The development of the Scranton-Abingtons Planning Association is a tool for the members to work together for growth and the future of the area

**Discussion**

The local economy in the City of Scranton appears to be stable. The unemployment rate is low at 4.9% as of October 2019. This is slightly higher than the State at 4.0% and National rate of 3.5%. There are job opportunities available and the City is pro-business and industry friendly

The Scranton-Abingtons Planning Association is working toward stability of the area surrounding and including the City. These types of collaboration are critical to the success of Scranton.

Draft

## MA-50 Needs and Market Analysis Discussion

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

Scranton is an older, established city and has a number of challenges as such. Aging homeowners, older housing stock, high percentage of renters, "absentee landlords", and general decline from disinvestment. These items cause loss of pride in neighborhoods and make it difficult for the City to stay ahead of simple activities such as code enforcement. Concentration of households with multiple housing problems is defined as an area where the percentage of households with more than one housing problem is at least 20 percentage points higher than the percentage of households with multiple housing problems throughout the City. Declining neighborhoods quickly become areas which have multiple housing problems.

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

South Scranton is one of the older neighborhoods of the City. In recent years, with the influx of immigrants, specifically Hispanic and Butonese, the neighborhood is seeing a renaissance. The neighborhood is once again becoming a thriving, working class community. The revitalization will not occur overnight but will be a model that could be replicated in other areas of the City.

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

South Scranton as the example has restaurants, retail establishments and grocery stores. The neighborhood is an Elm Street Community and with strong assistance from United Neighborhood Centers providing administrative assistance has begun its resurgence. This has included new homeownership and rental housing and new small business start-ups through removal and/or restoration of blighted properties.

Many of the neighborhoods in Scranton were their own microcosms of communities with retail restaurants, parks, etc. What has occurred in the South Side is the type of effort that the City must strive to accomplish for the City to remain viable.

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

Scranton neighborhoods have a variety of community assets enhance the living experience of residents and visitors. These include facilities which enhance physical and social well-being and include items such as:

- Parks and pools for recreation
- Lackawanna Valley Heritage Trail

- Historical sites and museums
- Rivers for recreation
- Neighborhood Associations
- Historic District
- 3 Major medical facilities
- Main library with neighborhood branches
- 3 major colleges
- Adjacent to winter activities such as skiing

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

Though not clearly defined Scranton has several distinct neighborhoods. These include Minooka, West Side, South Side, the Hill Section or East Scranton, North Scranton, and Downtown. Often times neighborhoods are made up of smaller areas and Scranton is no different than other cities.

West Scranton or West Side is comprised of Hyde Park, West Mountain, Keyser Valley, Bellevue, and Tripp Park. This community is seeing a resurgence due to members of the Hispanic community moving into the neighborhood. The Main Street area is seeing a revitalization with the Hispanic community opening restaurants, retail stores, and grocery stores.

South Side is made up of Nativity, St. Johns, the Flats, East Mountain and Minooka, which is in the southwestern part of the city. Parts of this neighborhood borders on Lake Scranton, which is an asset for the city as a place for recreation and nature.

The Hill concentrated east of downtown Scranton and mostly residential. Three of Scranton's major colleges and universities (University of Scranton, Lackawanna College and Commonwealth Medical College) are located in this neighborhood. Albright Memorial Library is also in this neighborhood along with Nay Aug Park.

North Scranton is made up of Providence and Weston Field. This neighborhood has a large Hispanic population and may be prime for revitalization through community efforts.

Upper Green Ridge area is likely the wealthiest neighborhood and extends to neighboring Dunmore.

Downtown Scranton is the commercial center of Scranton as well as the seat of County and City government. Downtown is home to Steamtown National Historic Site, the Electric Trolley Museum, Lackawanna County Courthouse Square and the convention center. The Lackawanna River Heritage Trail runs along the Lackawanna River through downtown.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The broadband issue for low- and moderate-income persons in Scranton is not availability but affordability. Scranton is a long-established community, and as such, availability of services such as broadband have been in place for a number of years. Persons living on fixed incomes or working low wage jobs may not be able to afford the monthly payment for broadband access. There locations such as libraries and public facilities which do provide access though it may not be the most convenient for users. However, in today's market the use of wireless internet through a smartphone has likely become the option of choice for most users including low- and moderate-income persons. Additionally, developers generally will include broadband wiring during construction.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There does not appear to be a need for additional completion for broadband providers in Scranton. Scranton currently has approximately eleven (11) major providers for broadband service. These companies provide a variety of means for access ranging from HughesNet with satellite service to Xfinity with Cable Service to Verizon and Frontier with DSL and mobile service. Competition appears to be strong with service starting at approximately \$30.00 per month.

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)****Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change has created the need for disaster mitigation. Scranton is traditionally affected by flooding and occasionally tornados and the after-effects of hurricanes. Changing weather patterns have had an effect on the occurrence, severity and duration of storms. Coalitions bring people together and connect communities. To help Lackawanna communities understand their flood risk and how to better protect themselves, the Federal Emergency Management Agency (FEMA) partnered with state and local officials to form the Lackawanna County Flood Risk Coalition. The Coalition helps residents and communities adopt proactive approaches to mitigate against future natural disasters and increase the county's long-term resilience.

The City of Scranton participates in the Lackawanna County Flood Risk Coalition. The Lackawanna County Flood Risk Coalition is a network of individuals united by a shared commitment to encourage Lackawanna County residents to understand their risk and mitigate against future natural disasters. Many structures in Lackawanna County are at a high risk of natural disaster and property owners can look toward the Coalition to connect them with resources that will assist with insurance, risk reduction, and emergency planning in the community. These plans provide for the notification and safety of all residents of the community. Low- and moderate-income persons are served equally.

In accordance with the federal Disaster Mitigation Act of 2000, FEMA requires that communities have a hazard mitigation plan (HMP) in order to be eligible for federal assistance following a disaster event, and that these plans are updated every five years. In Pennsylvania, HMPs are typically done on a multi-jurisdictional or countywide scale, coordinated by the county emergency management agency (EMA). Prior to its adoption by each of the county's local jurisdictions, the plan must be reviewed and approved by PEMA and FEMA.

PEMA requires that communities update their HMPs in accordance with requirements outlined in the Commonwealth of Pennsylvania's All-Hazard Mitigation Planning Standard Operating Guide. This document, used in conjunction with PEMA's online Plan Builder, includes a series of checklists for required plan elements and items (including FEMA requirements), clarifies and combines existing federal guidance (particularly the FEMA 386 series), and provides communities with a greater opportunity to excel in the preparation of their HMPs.

Hazard mitigation planning in Pennsylvania has traditionally focused on taking actions to reduce or eliminate long-term risk to life and property from natural disasters—and public safety must always take priority. However, by integrating historic preservation considerations into the planning process and prioritizing important historic buildings for mitigation, local and state officials and hazard mitigation planners may help to ensure that Pennsylvania communities' historic built environments—and unique sense of place—are also protected from nature's wrath and preserved for future generations.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Any occurrence of a disaster whether caused by man, nature or climate change has devastating impacts on the people affected. The impact on vulnerable lower income populations may be even more devastating. A number of these households may not have insurance or sufficient insurance to cover an unexpected event such as a fire or flood. Households renting are likely more vulnerable than homeowners as there is a great possibility a renter does not have insurance to protect themselves. Even lower income homeowner can be affected as they may not have the means to afford insurance. The efforts of the City with its participation Lackawanna County Flood Risk Coalition can be an influencing factor helping lower income persons make choices in where they live (not living in flood plain), what they need to have in place to cope with a disaster (insurance) and information on where to go and what to do if an event is expected. The Coalition can provide “Toolboxes” with information guides, etc. to assist all household on how to deal with disasters but particularly the more vulnerable.

Draft

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The City of Scranton, Pennsylvania is an entitlement community under the U.S. Department of Housing & Urban Development’s (HUD) Community Development Block Grant (CDBG) Program. In compliance with the HUD regulations, the City of Scranton has prepared this FY 2020-2024 Five-Year Consolidated Plan for the period of January 1, 2020 through December 31, 2024. This consolidated plan is a strategic plan for the implementation of the City’s Federal Programs for housing, community, and economic development within the City of Scranton.

The Five-Year Consolidated Plan establishes the City’s goals for the next five (5) year period and outlines the specific initiatives the City will undertake to address its needs and objectives by promoting the rehabilitation and construction of decent, safe, and sanitary housing, creating a suitable living environment, removing slums and blighting conditions, promoting fair housing, improving public services, expanding economic opportunities, and principally benefitting low- and moderate-income persons.

This Five-Year Consolidated Plan is a collaborative effort of the City of Scranton, the Community at large, social service agencies, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of the Comprehensive Plan and other community plans.

The “Vision” of this Five-Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Scranton, PA. The following goals and objectives have been identified for the five-year period of FY 2020 through FY 2024.

#### Housing Strategy –

**Priority Need:** There is a need to increase the amount of affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters.

**Objective:** Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and families.

**Goals:**

- **HS-1 Housing Construction** – Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.

- **HS-2 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HS-3 Homeownership** – Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance, and associated housing counseling.
- **HS-4 Emergency Rental Assistance** – Provide short term rental assistance or security deposit assistance for low- and moderate-income renters.
- **HS-5 Fair Housing** – Promote fair housing choice through education training / outreach and affirmatively furthering fair housing.

**Homeless Strategy –**

**Priority Need:** There is a need for services and housing opportunities for homeless persons and persons or families at-risk of becoming homeless.

**Objective:** Improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

**Goals:**

- **HMS-1 Housing** – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- **HMS-2 Operation/Support** – Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.
- **HMS-3 Prevention and Re-Housing** – Support the Continuum of Care's efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

**Other Special Needs Strategy –**

**Priority Need:** There is a need to increase housing opportunities, services, and facilities for persons with special needs.

**Objective:** Improve the living conditions and services for those residents with special needs, including the disabled population.

**Goals:**

- **SNS-1 Housing** – Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- **SNS-2 Social Services** – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

**Community Development Strategy –**

**Priority Need:** There is a need to improve community facilities, infrastructure, public services and quality of life.

**Objective:** Improve the community facilities, infrastructure, public services, public safety, and transportation, along with the elimination of blighting influences in the City of Scranton.

**Goals:**

- **CDS-1 Community Facilities** – Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
- **CDS-2 Infrastructure** – Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges, curbs; walkways; water; storm water management; sanitary sewers; lighting; handicap accessibility improvements and removal of architectural barriers; etc.
- **CDS-3 Public Services** – Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
- **CDS-4 Public Safety** – Improve public safety facilities, equipment, crime prevention, community policing, and ability to respond to emergency situations.
- **CDS-5 Clearance/Demolition** – Remove and eliminate slum and blighting conditions through demolition of both commercial and residential vacant, abandoned, and/or dilapidated structures.
- **CDS-6 Accessibility Improvements** – Improve handicap accessibility improvements and removal of architectural barriers to public and community facilities.
- **CDS-7 Transportation** – Support the expansion of transportation options to assist low- and moderate-income residents in the City including persons with disabilities.

**Economic Development Strategy –**

**Priority Need:** There is a need to increase employment, self-sufficiency, educational training, and empowerment for residents of the City.

**Objective:** Improve and expand employment opportunities in the City for low- and moderate-income persons and families.

**Goals:**

- **EDS-1 Employment** – Support and encourage job creation, job retention, and job training opportunities.
- **EDS-2 Development** – Support business and commercial growth through expansion and new development.
- **EDS-3 Redevelopment** – Plan and promote the development, redevelopment, and revitalization of vacant and underutilized commercial and industrial sites.
- **EDS-4 Financial Assistance** – Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, and other opportunities that come available.

- **ED-5 Access to Transportation** – Support the expansion of public transportation and access to bus and automobile service and facilities serving alternate modes of transportation to assist residents to get to work or training opportunities.

**Administration, Planning, and Management Strategy –**

**Priority Need:** There is a need for planning, administration, management, and oversight of Federal, State, and local funded programs to address the housing and community and economic development needs.

**Objective:** Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.

**Goals:**

**AMS-1 Overall Coordination** – Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

Draft

**SP-10 Geographic Priorities – 91.215 (a)(1)**

**Geographic Area**

<b>1</b>	<b>Area Name:</b>	City of Scranton, Citywide
	<b>Area Type:</b>	City wide Low-Mod
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	As of November 2019 the City is 51.49% LMI.
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries are the city limits.
	<b>Include specific housing and commercial characteristics of this target area.</b>	See sections NA and MA.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	See PR-10 and PR-15.
	<b>Identify the needs in this target area.</b>	See section NA.
	<b>What are the opportunities for improvement in this target area?</b>	See section SP.
	<b>Are there barriers to improvement in this target area?</b>	See MA-40.

Table 47 - Geographic Priority Areas

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

As HUD Entitlement for the CDBG, HOME and ESG Programs the City of Scranton uses the to address needs of low- and moderate-income individuals and families city-wide. Income eligible individuals and households that receive assistance directly are considered direct benefit recipients. Activities that which benefit area, those projects have an area benefit where at least 51% of the recipients at are determined to low- and moderate-income. The low- and moderate-income percentage per Census ACS Data as of November 2019 for the City is 51.49%.

The goal of HUD programs is to assist communities remain stable through provision of decent, safe sanitary, accessible and affordable housing in a stable living environment and expanding economic opportunities for low to moderate income persons. HOME funds are focused solely on housing opportunities for both homeowners and renters who are considered for low- and moderate-income.

The Scranton Office of Economic and Community Development (OECD) generally uses CDBG funds public facility and infrastructure structure improvements which often include improvements used by service providers to assist LMI persons or reconstruction of streets and sidewalks with appropriate curb ramps. Additionally, OCED administers several housing programs using CDBG and HOME funding to improve the quality of the housing stock in the City.

Working with the Scranton Lackawanna Continuum of Care (CoC), the City facilitates and supports organizations that serve both Scranton and Lackawanna County's homeless and at-risk families and individuals. The coalition annually seeks funding directly from HUD. The CoC targets areas where the homeless are located.

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**SP-25 Priority Needs - 91.215(a)(2)**

**Priority Needs**

1	
Priority Need Name	Housing Strategy
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	HS-1 Housing Construction HS-2 Housing Rehabilitation HS-3 Homeownership HS-4 Emergency Rental Assistance HS-5 Fair Housing
<b>Description</b>	Priority need: There is a need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters. Including the need for accessible housing.

<b>Basis for Relative Priority</b>	<p>There is a need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters. Including the need for accessible housing.</p> <p>The large number of “cost over-burdened” housing owners and renters demonstrates this is a priority need. This High Priority need will be funded this year.</p>
<b>2</b>	
<b>Priority Need Name</b>	Homeless Strategy
<b>Priority Level</b>	High
<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p>
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	<p>HMS-1 Housing</p> <p>HMS-2 Operation/Support</p> <p>HNS-3 Prevention and Re-Housing</p>
<b>Description</b>	There is a need for housing opportunities for homeless persons and persons at-risk of becoming homeless.
<b>Basis for Relative Priority</b>	<p>Need for housing for the homeless and victims of domestic violence.</p> <p>High Priority.</p>
<b>3</b>	
<b>Priority Need Name</b>	Other Special Needs Strategy
<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	SNS-1 Housing SNS-2 Social Services
<b>Description</b>	Priority Need: There is a need for housing opportunities, services, and facilities for persons with special needs.
<b>Basis for Relative Priority</b>	The relative priority for Scranton is the need to continually identify and implement housing and supportive services required to house homeless or at-risk households.
<b>4 Priority Need Name</b>	Community Development Strategy
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	CDS-1 Community Facilities CDS-2 Infrastructure CDS-3 Public Services CDS-4 Public Safety CDS-5 Clearance/Demolition CDS-6 Accessibility Improvements CDS-7 Transportation

	<b>Description</b>	Priority Need: There is a need to improve the community facilities, infrastructure, public services, and the quality of life in the City of Scranton
	<b>Basis for Relative Priority</b>	The age and deteriorating condition of the community facilities has determined the high priority of this need. The City will fund projects over the five-year period.
<b>5</b>	<b>Priority Need Name</b>	<b>Economic Development Strategy</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	EDS-1 Employment EDS-2 Development EDS-3 Redevelopment EDS-4 Financial Assistance EDS-5 Access to Transportation
	<b>Description</b>	Priority Need: There is a need to increase employment, self-sufficiency, educational training, and empowerment for residents of the City of Scranton.
	<b>Basis for Relative Priority</b>	Scranton will continue to operate in compliance with protected class definitions found in federal regulations.
<b>6</b>	<b>Priority Need Name</b>	<b>Administration, Planning, and Management Strategy</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	AM-1 Overall Coordination
	<b>Description</b>	Priority Need: There is a need for planning, administration, management, and oversight of Federal, state, and local funded programs.
	<b>Basis for Relative Priority</b>	The City will fund this every year of the five-year period

Table 48 – Priority Needs Summary

### Narrative (Optional)

The City of Scranton held a series of meetings and interviews with non-profits, the Scranton Housing Authority, local housing providers, social service agencies, community and economic development organizations, the local Continuum of Care members, and City department representatives. An online survey was created for stakeholders and residents to complete which identified needs, gaps in the system, and programmatic goals for the next five years. Input from the meetings and surveys were used in the development of specific strategies and priorities for the Five-Year Plan.

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

- **High Priority** - Activities are assigned a high priority if the City expects to fund them during the Five-Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the City during the Five-Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan.
- **Certification of Consistency** – The City will consider providing Certificates of Consistency and supporting applications submitted by public and private entities for projects not funded with CDBG funding during the five-year consolidated plan period of 2020 through 2024.

**SP-30 Influence of Market Conditions – 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)	The City of Scranton does not provide Tenant Based Rental Assistance. Rental Assistance is addressed though the Housing Authority.
TBRA for Non-Homeless Special Needs	The City of Scranton does not provide Tenant Based Rental Assistance. Rental Assistance is addressed though the Housing Authority and other providers in the City for assistance such as accessible units, security deposits and other special needs not related to the homeless.
New Unit Production	Production of new housing units is a low priority for the City as a whole. Some specific populations may desire new housing i.e. young professionals, medical students and seniors which can be addressed through private development. The need in the City is affordable, accessible, decent, safe, and sanitary housing can be met through rehabilitation.
Rehabilitation	Given the age of the City’s housing stock, cost of repairs, high energy costs and lead-paint abatement, owner-occupied and rental rehabilitation are the means to preserve the City’s housing stock. These programs have a high priority.
Acquisition, including preservation	The City is a member of the Lackawanna County Land Bank. The Land Bank is a tool to allow for acquisition of properties for redevelopment. Continued participation is a high priority to have the means to create additional housing in the City.

Table 49 – Influence of Market Conditions

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

**Introduction**

Scranton will receive \$2,607,130.00 in CDBG funds, \$643,932.00 in HOME funds and \$235,909.00 in ESG funds for the FY 2020 program year. The City's FY 2020 program year begins on January 1, 2020 and concludes on December 31, 2021. The City has projected its funding allocations will remain relatively constant over the five-year Consolidated Plan period. All allocations will be used to support activities that provide decent, safe, sanitary accessible and affordable housing, a suitable living environment for residents of the City and economic opportunities benefiting low- and moderate-income persons. When opportunities arise, the City applies to other State or Federal Agencies or Authorities as well. The Department of Community and Economic Development (DCED) in the Commonwealth of Pennsylvania is a major potential funding source.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public/federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,804,130	\$42,000	\$2,684,818	\$5,530,948	\$9,534,042	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.
HOME	public/federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for homeownership TBRA	\$643,392	\$25,000	\$520,188	\$1,188,580	\$2,187,532	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

ESG	public/ federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$235,909	\$0	\$229,061	\$464,970	\$802,090	The ESG Program will allow for street outreach, emergency shelter, homeless prevention, rapid rehousing, HMIS and Administration.
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Table 50 - 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**

The Scranton Housing Authority expects to continue to receive Section 8 Rental Assistance Funding from HUD in order to provide Housing Choice Vouchers to low-income renters. The Lackawanna County Continuum of Care administers the Continuum of Care (COC) program serving all homeless persons in both Scranton and Lackawanna County. The COC annually applies for funding under the COC program. As mentioned above, the City would consider supporting funding applications with a Certification of Consistency. The City currently partners with developers to obtain funding through the PA Dept. of Community and Economic Development and other programs such as: Housing & Redevelopment Assistance, Local Share Account, Grower Greener II, DCNR, Dept. of Energy, Lead Based Paint Hazard Control Grant Program, Office of the Budget Redevelopment Assistance Capital Program (RACP). The City also considers other programs that it may eligible/

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

The City does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the City's Consolidated Plan unless required to improve existing public infrastructure and facilities.

**Discussion**

The City of Scranton established its Priorities, Strategies and Goals based on its entitlement amount of HUD Federal Grant Funds. Match requirements for the Emergency Solutions Grant (ESG) Program match requirement will be followed under 2 CFR 200.

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**SP-40 Institutional Delivery Structure – 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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CATHERINE MCAULEY CENTER	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
Catholic Social Services St. Anthony's Haven	Non-profit organizations	Homelessness Non-homeless special needs Rental public facilities public services	Region
UNITED NEIGHBORHOOD CENTERS	Non-profit organizations	Homelessness Non-homeless special needs Homeownership Planning Rental neighborhood improvements public facilities public services	Region
COMMUNITY INTERVENTION CENTER	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
LACKAWANNA NEIGHBORS	CHDO	Homeownership Rental neighborhood improvements	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SCRANTON	Government	Economic Development Homelessness Non-homeless special needs Homeownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
NORTHEAST PA CENTER FOR INDEPENDENT LIVING	Non-profit organizations	Homelessness Non-homeless special needs Homeownership Public Housing Rental public facilities public services	Jurisdiction
ST. JOSEPH'S CENTER	Non-profit organizations	Homelessness Non-homeless special needs Rental neighborhood improvements public facilities public services	Jurisdiction
WOMEN'S RESOURCE CENTER, INC.	Non-profit organizations	Homelessness Non-homeless special needs Homeownership Public Housing Rental neighborhood improvements public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NE Regional Housing Advisory Committee	Non-profit organizations	Homelessness Non-homeless special needs Homeownership Rental neighborhood improvements public facilities public services	Region
Scranton Housing Authority	PHA	Homelessness Non-homeless special needs Homeownership Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
UNITED NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Homeownership Rental neighborhood improvements public facilities public services	Jurisdiction
NHS-NEIGHBORWORKS NEPA	Non-profit organizations	Homelessness Non-homeless special needs Homeownership Planning Rental neighborhood improvements public facilities public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The Wright Center	Regional organization	Homelessness Non-homeless special needs public facilities	Region
Scranton Primary Health Care	Regional organization	Non-homeless special needs public facilities	Region

Table 51 - Institutional Delivery Structure

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

Scranton has a number of organizations that work together including the City’s OCDE to address the needs of vulnerable populations of the City and surrounding region. Given the variety of providers, the region is fortunate that many needs of low- and moderate-income persons and families can be met which is a strength. The gap, however, in the delivery system is the lack of funds available for housing programs and supportive services. Coordination and cooperation among providers is evident, but financial resources at the federal, state and local level are scarce.

**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	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	X

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

Table 52 - 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)**

The Scranton-Lackawanna CoC, using tools such as HMIS, allow persons accessing services to not have to repeat their plight at every stop for assistance. This also allows for referrals to appropriate providers to more easily be made. Coordinated Assessment; a One Stop Shop; No Wrong Door are all versions of what HMIS can assist in facilitating a person or family in obtaining the needed and appropriate service.

**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 local service providers work together to assist those in need with appropriate services. The CoC meets on a monthly basis to stay informed of HUD directives, housing opportunities, program developments and progress on CoC activities. CoC subcommittees meet regularly to collect data, prevent occurrences of homelessness upon exiting from the various institutions in the community, i.e hospitals, prisons, jails, etc., and ensure homeless children have access school.

**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**

There is a continuing need for improvements in the current assessment and referral system throughout the homeless and housing provider system. Additional representation is always

welcome to discuss options for clients and working together to address their needs. Representatives outside of the agencies receiving funding through the CoC, play a key role in reducing homelessness and supporting individuals seeking permanent housing and their participation is always welcome. The region needs more affordable, safe, decent rental housing as well as employment opportunities that support at least a living wage to assist the homeless population and those at risk of becoming homeless.

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**SP-45 Goals Summary – 91.215(a)(4)**

Draft

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Construction	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$316,653 ESG: \$0	Financial Assistance Developer of Affordable Housing: 20 Units Assisted and CHDO Set Aside
2	HS-2 Housing Rehabilitation	2020	2023	Affordable Housing	Citywide	Housing Strategy	CDBG: \$80,000 HOME: \$131,200 ESG: \$0	Owner-Occupied assisted with energy efficiency measures: 10 Housing Units  Owner-occupied units rehabilitated: 10 Housing Units
3	HS-3 Homeownership	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$131,200 ESG \$0	Homeowner Housing Added: 15 Homebuyer assisted
4	HS-4 Emergency Rental Assistance	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$0 ESG \$0	Other: 0 Other
5	HS-5 Fair Housing	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
6	HMS-1 Housing	2020	2024	Homeless	Citywide	Homeless Strategy	CDBG: \$0 HOME: \$0 ESG: \$139,961	Homeless Person Overnight Shelter: 0 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds

7	HMS-2 Operation/Support	2020	2024	Homeless	Citywide	Homeless Strategy	CDBG: \$0 HOME: \$0 ESG: \$22,500	Homelessness Prevention: 250 Persons Assisted
8	HMS-3 Prevention and Re-Housing	2020	2024	Homeless	Citywide	Homeless Strategy	CDBG: \$12,000 HOME: \$0 ESG: \$55,755	Homelessness Prevention: 250 Persons Assisted
9	SNS-1 Housing	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
10	SN-2 Social Services	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
11	CDS-1 Community Facilities	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$710,970 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
12	CDS-2 Infrastructure	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$755,465 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Other: 6 Other
13	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$185,000 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1035 Persons Assisted  Other: 0 Other

14	CDS-4 Public Safety	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
15	CDS-5 Clearance/Demolition	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$225,000 HOME: \$0 ESG: \$0	Buildings Demolished: 2 Buildings
16	CDS-6 Accessibility Improvements	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
17	CDS-7 Transportation	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
18	EDs-1 Employment	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$100,000 HOME: \$0 ESG: \$0	Jobs created/retained: 0 Jobs
19	ED-2 Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
20	ED-3 Redevelopment	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
21	ED-4 Financial Assistance	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$215,695 HOME: \$0 ESG: \$0	Businesses assisted: 0 Businesses Assisted  Other: 0 Other
22	ED-5 Access to Transportation	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
23	AMS-1 Administration, Planning and Management Strategy	2020	2024	Non-Housing Community Development	Citywide	Administration, Planning, and Management	CDBG: \$520,000 HOME: \$64,339 ESG: \$17,693	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

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1	<b>Goal Name</b>	HS-1 Housing Construction
	<b>Goal Description</b>	Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
2	<b>Goal Name</b>	HS-2 Housing Rehabilitation
	<b>Goal Description</b>	Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
3	<b>Goal Name</b>	HS-3 Homeownership
	<b>Goal Description</b>	Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance, and associated housing counseling.
4	<b>Goal Name</b>	HS-4 Emergency Rental Assistance
	<b>Goal Description</b>	Provide short term rental assistance or security deposit assistance for low- and moderate-income renters.
5	<b>Goal Name</b>	HS-5 Fair Housing
	<b>Goal Description</b>	Promote fair housing choice through education training / outreach and affirmatively furthering fair housing.
6	<b>Goal Name</b>	HMS-1 Housing
	<b>Goal Description</b>	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
7	<b>Goal Name</b>	HMS-2 Operation/Support
	<b>Goal Description</b>	Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.
8	<b>Goal Name</b>	HMS-3 Prevention and Re-Housing

	<b>Goal Description</b>	Support the Continuum of Care’s efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
8	<b>Goal Name</b>	SNS-1 Housing
	<b>Goal Description</b>	Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
9	<b>Goal Name</b>	SNS-2 Social Services
	<b>Goal Description</b>	Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
11	<b>Goal Name</b>	CD-1 Community Facilities
	<b>Goal Description</b>	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
12	<b>Goal Name</b>	CD-2 Infrastructure
	<b>Goal Description</b>	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges, curbs; walkways; water, storm water management; sanitary sewers; lighting; handicap accessibility improvements and removal of architectural barriers; etc.
13	<b>Goal Name</b>	CD-3 Public Services
	<b>Goal Description</b>	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
14	<b>Goal Name</b>	CD-4 Public Safety
	<b>Goal Description</b>	Improve public safety facilities, equipment, crime prevention, community policing, and ability to respond to emergency situations.
15	<b>Goal Name</b>	CD-5 Clearance/Demolition

	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions through demolition of both commercial and residential vacant, abandoned, and/or dilapidated structures.
16	<b>Goal Name</b>	CDS-6 Accessibility Improvements
	<b>Goal Description</b>	Improve handicap accessibility improvements and removal of architectural barriers to public and community facilities.
17	<b>Goal Name</b>	CDS-7 Transportation
	<b>Goal Description</b>	Support the expansion of transportation options to assist low- and moderate-income residents in the City including persons with disabilities.
18	<b>Goal Name</b>	ED-1 Employment
	<b>Goal Description</b>	Support and encourage job creation, job retention, and job training opportunities.
17	<b>Goal Name</b>	ED-2 Development
	<b>Goal Description</b>	Support business and commercial growth through expansion and new development.
18	<b>Goal Name</b>	ED-3 Redevelopment
	<b>Goal Description</b>	Plan and promote the development, redevelopment, and revitalization of vacant and underutilized commercial and industrial sites.
19	<b>Goal Name</b>	ED-4 Financial Assistance
	<b>Goal Description</b>	Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, and other opportunities that come available.
20	<b>Goal Name</b>	ED-5 Access to Transportation
	<b>Goal Description</b>	Support the expansion of public transportation and access to bus and automobile service and facilities serving alternate modes of transportation to assist residents to get to work or training opportunities.

21	<b>Goal Name</b>	AM-1 Overall Coordination
	<b>Goal Description</b>	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

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)

The City of Scranton will continue to provide direct assistance for homeownership through the down payment and closing assistance loan program for families; it is estimated to serve 30 households over the next five years. Scranton estimates that 25 owner occupied homes will be rehabilitated during the five-year plan. These homes will be occupied by income eligible families at or below 80% median income. These households will generally have income/expense ratios higher than 30% of their income.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

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

The Scranton Housing Authority currently does not to increase the number of accessible units. However, this may change in coming years as the population ages.

**Activities to Increase Resident Involvements**

The residents of the Scranton Housing Authority are encouraged to participate in the "Resident Advisory Board" (RAB).

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

No

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

Not Applicable

Draft

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

The City of Scranton is committed to removing or reducing barriers to the development of affordable housing whenever possible throughout the City. A variety of actions include, among others, to reduce the cost of housing to make it affordable. Public sector policies including zoning, building codes, provision of infrastructure, development regulations, and development fees as well as issues including cost of such as water and sewer service, road construction and maintenance, property taxes, insurance, the availability of transportation and a lack of knowledge of laws and contracts on the part of homeowners and renters affects the housing market and affordability of housing.

The City will also take into consideration the recommendations of the Analysis of Impediments to Fair Housing Choice.

#### Impediment 1: Fair Housing Education and Outreach

There is a continuing need to educate tenants and landlords about their Fair Housing Rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low- to moderate- income residents, families, minorities, seniors, and persons with disabilities.

**Goal:** Improve tenants’ and landlords’ knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **1-A:** Promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act and the Americans With Disabilities Act (ADA).
- **1-B:** Continue to make available and distribute literature and informational material concerning fair housing issues, an individual’s housing rights, and landlord’s responsibilities to affirmatively further fair housing, in both English and Spanish.
- **1-C:** Coordinate through communication and sharing of information between the Scranton Housing Authority and social service agencies.
- **1-D:** Work with the local Board of Realtors to provide information and education on fair housing choice and additional ways to promote fair housing in the City.
- **1-E:** Educate landlords on their responsibilities to make reasonable accommodations to their properties for persons with disabilities in accordance with the Americans with Disabilities Act (ADA) and Fair Housing Act.
- **1-F:** Support and assist the local Human Relations Commission to continue to promote fair housing in the City of Scranton.

**Impediment 2: Continuing Need for Affordable Housing**

The median value and cost to purchase and maintain a single-family home in Scranton that is decent, safe, and sound is \$108,300, which limits the choice of housing for lower income households. About 32.1% of homeowners and 51.7% of renters in the City are cost overburdened by more than 30% of their household income.

**Goal:** Promote the development of additional housing units for low-to moderate- income households through new construction, in-fill housing, and rehabilitation of vacant housing units.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **2-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new and affordable housing for both rent and sale.
- **2-B:** Continue to support and encourage the acquisition, rehabilitation, and resale of existing housing units to become decent, safe, and sound housing that is affordable to low-to moderate- income households.
- **2-C:** Partner with non-profits, private developers, the public housing authority, and local banks to provide financial assistance in the form of downpayment assistance and low-interest loans for low- to moderate- income households to become homeowners.
- **2-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for low- to moderate- income households to become homeowners.

**Impediment 3: Need for Senior and Accessible Housing Options**

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Scranton. Homes built prior to 1939 make up over one-third (39.7%) of the City's housing stock, and only 7.7% of the housing stock has been built since 1990. Which illustrates that there is a large portion of homes that do not have accessibility features. With a disabled population of 16.4% and a senior population of 16.3%, there are not enough accessible housing units available for those who are in need.

**Goal:** Increase the number of accessible housing units through new construction and rehabilitation of existing owner and renter occupied units for the physically disabled and developmentally delayed.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **3-A:** Promote programs and services to increase the amount of accessible housing through the rehabilitation and improvement to the existing housing stock by homeowners and landlords by making accessibility improvements.

- **3-B:** Increase the amount of accessible housing through new construction of accessible and visitable units through financial assistance or development incentives on available vacant and developable land in the City.
- **3-C:** Continue to inform and educate landlords through the enforcement of the Americans with Disabilities Act and Fair Housing Act, which requires landlords to make “reasonable accommodations” to their rental properties so they will become accessible to tenants with disabilities.
- **3-D:** Promote programs to assist elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to age in place by remaining in their homes.
- **3-E:** Increase the amount of senior housing units through new construction and rehabilitation of existing owner and renter occupied units.

#### **Impediments 4: Continuing Need for Code Enforcement and Blight Mitigation**

Blight has become both a City and County wide issue with 2,283 (5.2%) of the structures in City marked as ‘vacant’. Of these 1,204 (52.7%) has been vacant for 36 months or longer.

**Goal:** Rehabilitate through conservation, existing owner and renter housing units by addressing code violations, emergency repairs, and energy efficiency improvements.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **4-A:** Continue to advertise the availability of the Lackawanna County Landbank program to deter blight and return vacant property to productive use.
- **4-B:** Support the efforts of the Lackawanna County Blight Task Force to address problem properties and properties at risk of becoming blighted.
- **4-C:** Enforce the City’s zoning and code standards to prevent the illegal subdividing of residential structures.
- **4-D:** Support and promote the Beautiful Blocks Program in identified target areas to mitigate and prevent the spread of blight.

#### **Impediment 5: Economic Issues Affect Housing Choice**

There is a lack of economic opportunities in the City which prevents low- and moderate-income households from improving their income and their ability to live outside areas with concentrations of poverty, which makes this a fair housing concern.

**Goal:** The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **5-A:** Continue to promote the City’s Business and Industry Loan/Grant Program to facilitate the creation of new employment opportunities for low-to-moderate income persons.
- **5-B:** Support and promote the efforts of the Scranton Tomorrow Economic Development Task Force and Economic Revitalization Committee
- **5-C:** Support existing programs that enhance entrepreneurship and small business development, expansion, and retention for low- and moderate- income persons and women/minority enterprises.
- **5-D:** Promote and encourage private investment and leverage public funds to strengthen and expedite development in identified target areas.**5-E:** Promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities that pay a living wage.
- **5-F:** Encourage the expansion of bus service hours by COLT and other public or private transportation carriers to support individuals working different shifts than the existing bus service hours.
- **5-G:** Promote and encourage economic development for employment opportunities that require college degrees to prevent a ‘brain drain’ and loss of younger populations.

**Impediment 6: Private Lending Practices**

The HMDA data suggests that there is some disparity between the approval rates of home mortgage loans originated from minority applicants and those originated from non-minority applicants.

**Goal:** Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race, familial status, and location.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **6-A:** The City should undertake or contract with outside independent agencies, private firms, foundations, colleges, and universities to conduct an in-depth review of the mortgage lending practices of the local banks and financial institutions.
- **6-B:** Testing should be performed by outside independent agencies, firms, and non-profit organizations to determine if any patterns of discrimination are present in home mortgage lending practices for minorities and for properties located in impacted areas of the City.
- **6-C:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.

**Impediment 7: Public Policies**

A review of the existing City’s Public Policies indicates the need to update the 1993 Zoning Ordinance to reflect current policies and procedures and to bring it into conformance with the Fair Housing Act, the Americans with Disabilities Act, and Section 504 of the Disabilities Act.

**Goal:** Public policies will be in compliance with all Federal and State regulations and laws.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **7-A:** The City is in the process of reviewing and revising its existing 1993 Zoning Ordinance to bring it into compliance with the Fair Housing Act, American with Disabilities Act, and Section 504 of the Disabilities Act.
- **7-B:** The City will evaluate its policies and procedures in regard to zoning variances (etc.).
- **7-C:** The City will cooperate with Lackawanna County on the reassessment of real estate values in the City and reevaluate the City's tax rates to make it comparable to the surrounding region.

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

The OCED will continue to provide technical assistance to community based organizations, social service agencies, civic/ neighborhood organizations, faith-based organizations, and/or academic groups, as well as provide informational/training session for CDBG/HOME subrecipients, local government staff, elected officials regarding Fair Housing. The OCED will also support the efforts of organizations recognized as potential CHDOS and other housing organizations seeking to develop affordable housing for low- and moderate- income residents of the City.

Draft

## SP-60 Homelessness Strategy – 91.215(d)

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

Prevention is the key to ending homelessness. Intervention programs are the first and best defense for homeless individuals and families at risk of homelessness to stay housed. Identifying these potential persons through outreach is a major tool in prevention. The Continuum of Care (CoC) has a number of members in the region and several agencies provide outreach services. The CoC through its members identifies the needs of the County's homeless, advocates for resources and coordinates services to meet these needs. The City has established, working in conjunction with the CoC needs and goals:

#### Homeless Strategy –

**Priority Need:** There is a need for services and housing opportunities for homeless persons and persons or families at-risk of becoming homeless.

**Objective:** Improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

#### Goals:

- **HMS-1 Housing** – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- **HMS-2 Operation/Support** – Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.
- **HMS-3 Prevention and Re-Housing** – Support the Continuum of Care's efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

The Unsheltered Homeless is the segment of a homeless community who do not have ordinary lawful access to buildings in which to sleep, as referred to in the HUD definition as persons occupying "place not meant for human habitation" (examples: bus stop, beach, riverbed, van, RV, sidewalk). The City will work with shelters that are at capacity, and homeless service providers, to find shelter for this population in the form of emergency and transitional housing.

The Sheltered Homeless are those in an emergency shelter, in transitional housing, or exiting an institution where they temporarily reside but lack a fixed night-time residence. People will be considered homeless if they are exiting an institution where they resided for up to 90 days, and people who are losing their primary night time residence which may be a motel, hotel, or a doubled up situation within 14 days and lack resources or support networks to remain housed. The City will refer homeless providers to groups that can offer permanent housing solutions for the homeless and chronically homeless. The City will assist providers in the operation of housing

and support services for the homeless and persons at-risk of becoming homeless in the next five years.

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

As the beds in the shelters in and around the City are generally always full, there is an unsheltered homeless population. The City will continue to support local agencies' efforts to provide emergency shelter, transitional housing, and permanent housing with supportive services. The shelters have case managers who assist homeless persons and families in transitioning to 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 CoC works with its partners to resolve, reduce and remove barriers homeless persons' experience during their transition to permanent housing and independent living to reduce the amount of reoccurrence by:

- Coordinating assessment processes to reduce barriers to program entry (HMIS)
- Connecting program participants to resources such as: income; utilities, rent, identification, case management, etc. to sustain permanent housing
- Utilizing available housing resource lists to assist program participants to identify housing options
- Using HMIS data to analyze results

**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 City supports the efforts of local agencies that provide assistance to families and individuals in transitional housing and refers at risk residents to agencies that can assist with financial literacy counseling, emergency rent/mortgage or utility payments, and job training. Institutional case management staff assists with discharge from publicly funded institutions or systems of care provided referral assistance to housing, education, employment, social services prior to

discharge. Providers in the community work cooperatively to provide non-duplicated services as well provide services match to the client’s needs.

Draft

**SP-65 Lead based paint Hazards – 91.215(i)****Actions to address LBP hazards and increase access to housing without LBP hazards**

The City has several rehabilitation programs and in-conjunction with several organizations provides a range of housing options. The City working with an independent housing inspection company conducts a lead paint inspection using the most current requirements of 24 CFR Part 35. These inspections are completed by a Certified Lead Risk Assessors. Additionally, the City's Homebuyer Program which provides down payment and closing costs assistance also is assisted by the inspection company to provide lead-based paint risk assessment. Should a property be identified with lead paint measures are taken to address the situation if assistance is provided.

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

The City will continue to require when properties receiving CDBG funds for rehabilitation and/or homeownership activities will address required lead hazard reduction work and protective measures in project. Additionally, risk assessment, paint testing, lead hazard reduction, and clearance work will be performed in accordance with the applicable standards. All notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and homebuyers.

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

Federal lead-based paint regulations at 24 CFR part 35 have recently been updated and continue to have an impact on activities funded through CDBG, such as: rehabilitation; tenant based rental assistance; and property acquisition. The City administers a housing rehabilitation program and a homebuyer assistance program, both of which comply with the Lead-Based Paint Poisoning Prevention requirements.

Rehabilitation Program

The City of Scranton 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, when applicable.

#### Homeownership Programs

The City of Scranton 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 proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- 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.

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

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

The City of Scranton will continue to address the needs of its citizens who live at or below the poverty level. During the FY 2020-2024 Consolidated Plan, the City, working with other public agencies and private non-profit organizations, will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation.

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

- Community Action Agencies (CAA) are the organizations charged with combating poverty which started with “War on Poverty” during the mid-1960’s. The Scranton/Lackawanna Human Development Agency is the organization that is charged with reducing poverty in Scranton and Lackawanna County as the CAA. However, the effort takes much more than one organization to be successful and in Scranton a number of organizations work to reduce the effect of poverty on local residents. The efforts may not specifically use the terminology poverty but the end result is the prevention of someone sliding into poverty or providing the assistance to give them a hand up and out of poverty. The members of both the Continuum of Care and the Lackawanna County Housing Coalition along with Lackawanna Neighbors, Inc. as well as NeighborWorks of NEPA, Habitat for Humanity, Scranton Housing Authority, United Neighborhood Centers of NEPA work with families to move them to self-sufficiency which is the objective of poverty reduction. The City continues to work with non-profits to provide services and opportunities to support low-income, high need families and individuals move from poverty and into self-sufficiency.

**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**

Monitoring is a key component to ensuring sub-recipients are executing their programs in a correct and timely fashion as well as following the program regulations as established by HUD as well as ensuring funds are being expended properly. Monitoring may be conducted by on-site visits or desk monitoring. The complexity of the program will warrant the type and extent of monitoring. Risk analysis is also performed to ensure the organization has the capacity to complete the funded project. The City is charged by statute review subrecipient performance as cited in the CDBG, HOME and ESG regulations. The City is also responsible for determining the adequacy of performance under subrecipient agreements and procurement contracts, and for taking appropriate action when performance problems arise, such as the actions described in 2 CFR Part 200 "Uniform Administrative Requirements". Guidelines established by the City are as follows:

**New Projects and New Subrecipients** - At a minimum, each project shall be visited at least twice. The initial visit, preferably prior to projects first request for reimbursement, will review the Subrecipient's accounting system, review the Subrecipient's understanding of the program financial requirements, review Subrecipient's files for required policies and procedures, and review Subrecipient's records system for maintaining appropriate programmatic documentation. The second monitoring visit will occur generally six months into the project's implementation schedule. The visit shall review both financial and programmatic records and files, shall review accomplishments and progress in relation to original expectations, programmatic objectives and federal objectives. The organization for on-site administrative and programmatic monitoring will depend on the type of project but will include compliance with appropriate regulations and the provision of required documents. The files will be examined for completeness and a test of reasonableness of expenditures.

**Continuing Project and Experienced Subrecipients** - At a minimum these projects will be visited at least once. The timing and content of these visits will be similar to the second on-site visit of new sub-grantees. The intent of on-site monitoring is not just to assure compliance with CDBG program requirements but is also structured to provide positive feedback to the Subrecipient about what they have done well and what needs improvement.

## Expected Resources

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

#### Introduction

Scranton will receive \$2,607,130.00 in CDBG funds, \$643,932.00 in HOME funds and \$235,909.00 in ESG funds for the FY 2020 program year. The City's FY 2020 program year begins on January 1, 2020 and concludes on December 31, 2021. The City has projected its funding allocations will remain relatively constant over the five-year Consolidated Plan period. All allocations will be used to support activities that provide decent, safe, sanitary accessible and affordable housing, a suitable living environment for residents of the City and economic opportunities benefiting low- and moderate-income persons. When opportunities arise, the City applies to other State or Federal Agencies or Authorities as well. The Department of Community and Economic Development (DCED) in the Commonwealth of Pennsylvania is a major potential funding source.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public/federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,804,130	\$42,000	\$2,684,818	\$5,530,948	\$9,534,042	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.
<b>HOME</b>	public/federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for Homeownership TBRA	\$643,392	\$25,000	\$520,188	\$1,188,580	\$2,187,532	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

ESG	public/ federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$235,909	\$0	\$229,061	\$464,970	\$802,090	The ESG Program will allow for street outreach, emergency shelter, homeless prevention, rapid rehousing, HMIS and Administration.
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Table 54 - 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

Scranton will receive \$2,607,130.00 in CDBG funds, \$643,932.00 in HOME funds and \$235,909.00 in ESG funds for the FY 2020 program year. The City's FY 2020 program year begins on January 1, 2020 and concludes on December 31, 2021. The City has projected its funding allocations will remain relatively constant over the five-year Consolidated Plan period. All allocations will be used to support activities that provide decent, safe, sanitary accessible and affordable housing, a suitable living environment for residents of the City and economic opportunities benefiting low- and moderate-income persons. When opportunities arise, the City applies to other State or Federal Agencies or Authorities as well. The Department of Community and Economic Development (DCED) in the Commonwealth of Pennsylvania is a major potential funding source.

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

There is no intent to use publicly owned land for needs identified in the plan other than to improve existing public infrastructure and facilities.

**Discussion**

The City of Scranton established its Priorities, Strategies and Goals based on its entitlement amount of HUD Federal Grant Funds. Match requirements for the Emergency Solutions Grant (ESG) Program match will be followed under 2 CFR 200.

Draft

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

Draft

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Construction	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$316,653 ESG: \$0	Financial Assistance Developer of Affordable Housing: 20 Units Assisted and CHDO Set Aside
2	HS-2 Housing Rehabilitation	2020	2023	Affordable Housing	Citywide	Housing Strategy	CDBG: \$80,000 HOME: \$131,200 ESG: \$0	Owner-Occupied assisted with energy efficiency measures: 10 Housing Units  Owner-occupied units rehabilitated: 10 Housing Units
3	HS-3 Homeownership	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$131,200 ESG \$0	Homeowner Housing Added: 15 Homebuyer assisted
4	HS-4 Emergency Rental Assistance	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$0 ESG \$0	Other: 0 Other
5	HS-5 Fair Housing	2020	2024	Affordable Housing	Citywide	Housing Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
6	HMS-1 Housing	2020	2024	Homeless	Citywide	Homeless Strategy	CDBG: \$0 HOME: \$0 ESG: \$139,961	Homeless Person Overnight Shelter: 0 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds

7	HMS-2 Operation/Support	2020	2024	Homeless	Citywide	Homeless Strategy	CDBG: \$0 HOME: \$0 ESG: \$22,500	Homelessness Prevention: 250 Persons Assisted
8	HMS-3 Prevention and Re-Housing	2020	2024	Homeless	Citywide	Homeless Strategy	CDBG: \$12,000 HOME: \$0 ESG: \$55,755	Homelessness Prevention: 250 Persons Assisted
9	SNS-1 Housing	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
10	SN-2 Social Services	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
11	CDS-1 Community Facilities	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$710,970 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
12	CDS-2 Infrastructure	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$755,465 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Other: 6 Other
13	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$185,000 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1035 Persons Assisted  Other: 0 Other

14	CDS-4 Public Safety	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
15	CDS-5 Clearance/Demolition	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$225,000 HOME: \$0 ESG: \$0	Buildings Demolished: 2 Buildings
16	CDS-6 Accessibility Improvements	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
17	CDS-7 Transportation	2020	2024	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
18	EDs-1 Employment	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$100,000 HOME: \$0 ESG: \$0	Jobs created/retained: 0 Jobs
19	ED-2 Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
20	ED-3 Redevelopment	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
21	ED-4 Financial Assistance	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$215,695 HOME: \$0 ESG: \$0	Businesses assisted: 0 Businesses Assisted  Other: 0 Other
22	ED-5 Access to Transportation	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
23	AMS-1 Administration, Planning and Management Strategy	2020	2024	Non-Housing Community Development	Citywide	Administration, Planning, and Management	CDBG: \$520,000 HOME: \$64,339 ESG: \$17,693	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

Draft

1	<b>Goal Name</b>	HS-1 Housing Construction
	<b>Goal Description</b>	Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
2	<b>Goal Name</b>	HS-2 Housing Rehabilitation
	<b>Goal Description</b>	Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
3	<b>Goal Name</b>	HS-3 Homeownership
	<b>Goal Description</b>	Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance, and associated housing counseling.
4	<b>Goal Name</b>	HS-4 Emergency Rental Assistance
	<b>Goal Description</b>	Provide short term rental assistance or security deposit assistance for low- and moderate-income renters.
5	<b>Goal Name</b>	HS-5 Fair Housing
	<b>Goal Description</b>	Promote fair housing choice through education training / outreach and affirmatively furthering fair housing.
6	<b>Goal Name</b>	HMS-1 Housing
	<b>Goal Description</b>	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
7	<b>Goal Name</b>	HMS-2 Operation/Support
	<b>Goal Description</b>	Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.
8	<b>Goal Name</b>	HMS-3 Prevention and Re-Housing

	<b>Goal Description</b>	Support the Continuum of Care’s efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
8	<b>Goal Name</b>	SNS-1 Housing
	<b>Goal Description</b>	Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
9	<b>Goal Name</b>	SNS-2 Social Services
	<b>Goal Description</b>	Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
11	<b>Goal Name</b>	CD-1 Community Facilities
	<b>Goal Description</b>	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
12	<b>Goal Name</b>	CD-2 Infrastructure
	<b>Goal Description</b>	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges, curbs; walkways; water, storm water management; sanitary sewers; lighting; handicap accessibility improvements and removal of architectural barriers; etc.
13	<b>Goal Name</b>	CD-3 Public Services
	<b>Goal Description</b>	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
14	<b>Goal Name</b>	CD-4 Public Safety
	<b>Goal Description</b>	Improve public safety facilities, equipment, crime prevention, community policing, and ability to respond to emergency situations.
15	<b>Goal Name</b>	CD-5 Clearance/Demolition

	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions through demolition of both commercial and residential vacant, abandoned, and/or dilapidated structures.
16	<b>Goal Name</b>	CDS-6 Accessibility Improvements
	<b>Goal Description</b>	Improve handicap accessibility improvements and removal of architectural barriers to public and community facilities.
17	<b>Goal Name</b>	CDS-7 Transportation
	<b>Goal Description</b>	Support the expansion of transportation options to assist low- and moderate-income residents in the City including persons with disabilities.
18	<b>Goal Name</b>	ED-1 Employment
	<b>Goal Description</b>	Support and encourage job creation, job retention, and job training opportunities.
17	<b>Goal Name</b>	ED-2 Development
	<b>Goal Description</b>	Support business and commercial growth through expansion and new development.
18	<b>Goal Name</b>	ED-3 Redevelopment
	<b>Goal Description</b>	Plan and promote the development, redevelopment, and revitalization of vacant and underutilized commercial and industrial sites.
19	<b>Goal Name</b>	ED-4 Financial Assistance
	<b>Goal Description</b>	Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, and other opportunities that come available.
20	<b>Goal Name</b>	ED-5 Access to Transportation
	<b>Goal Description</b>	Support the expansion of public transportation and access to bus and automobile service and facilities serving alternate modes of transportation to assist residents to get to work or training opportunities.

<b>21</b>	<b>Goal Name</b>	AM-1 Overall Coordination
	<b>Goal Description</b>	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

Draft

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Scranton’s FY 2020 CDBG Program year begins January 1, 2020 and ends December 31, 2021. The following projects will be funded with the City's FY 2020 CDBG allocation:

#### Projects

#	Project Name
	<b>CDBG</b>
1	SLHDA – Weatherization
2	McLain Park Improvements
3	Boys & Girls Club – Security System
4	SLHDA – Head Start Playground
5	Catholic Social Services – St. Anthony’s Haven Improvements
6	Women’s Resource Center – Parking Lot Improvements
7	Connell Park Improvements
8	Sidewalk & Streetscape Improvements
9	Street Reconstruction
10	Demolition
11	St. Joseph’s Center – Mother Infant Program
12	United Neighborhood Center – Illumination Youth Arts
13	United Neighborhood Center – Project Hope
14	United Neighborhood Center – SCOLA Learning Center
15	United Neighborhood Center – Condemnation Assistance Program
16	Catherine McAuley Center – Rapid-Rehousing Support
17	Job Creation Opportunities
18	Section 108 Loan Repayment
19	CDBG – HOME Administration
20	CDBG Administration
	<b>HOME</b>
21	Homebuyer Program
22	Homeowner Rehabilitation Program
23	SLRDC – North Main Avenue Construction
24	NeighborWorks Property Renovation
25	CHDO Set-aside
26	HOME Administration
	<b>ESG</b>
27	St Joseph’s Center – Walsh Manor – Shelter
28	Catholic Social Services Diocese of Scranton – Shelter
29	Community Intervention Center – Emergency Day Shelter
30	Catherine McAuley Center – Emergency Shelter
31	Women’s Resource Center – Emergency Safe House

32	United Neighborhood Centers of NEPA – Rapid Re-Housing
33	Community Intervention Center – Rapid Re-Housing
34	Women’s Resource Center – Rapid Re-Housing
35	Catherine McAuley Center – Transitional Housing
36	Women’s Resource Center – Domestic Violence Services
37	United Neighborhood Centers of NEPA – HMIS
38	ESG Administration

Table 56 – Project Information

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

The City allocated its CDBG funds to those geographic areas where the population exceeds 51% low- and moderate-income households or the beneficiaries are LMI. At least 70% of the City's CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used for the FY 2020 Annual Action Plan:

- The Housing activities will directly benefit LMI household.
- The Community Facilities and Public Service activities will assist organizations which are directly providing benefit to LMI persons.

The allocation priorities were established through consultations with stakeholders, a resident survey, and public meetings.

The most significant obstacle for the City to address the underserved community needs is access to additional funding opportunities to develop additional or enhanced housing and community development activities.

**AP-38 Project Summary**

**Project Summary Information**

CDBG Program	
<b>1</b>	<b>Project Name</b> SLHDA – Weatherization
	<b>Target Area</b> Citywide
	<b>Goals Supported</b> HS-2 Housing Rehabilitation
	<b>Needs Addressed</b> Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
	<b>Funding</b> CDBG: \$80,000
	<b>Description</b> Energy efficiency improvements for income eligible homeowners
	<b>Target Date</b> 12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b> 15 LMI families
	<b>Location Description</b> Various locations throughout the City of Scranton
	<b>Planned Activities</b> The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>2</b>	<b>Project Name</b> McLain Park Improvements
	<b>Target Area</b> McLain Park
	<b>Goals Supported</b> CDS-1 Community Facilities

<b>Needs Addressed</b>	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
<b>Funding</b>	CDBG: \$204,500
<b>Description</b>	Improvements to the recreational facilities at McLain Park
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6,925 LMI persons
<b>Location Description</b>	McLain Park
<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA).
<b>3 Project Name</b>	<b>Boys &amp; Girls Club – Security System</b>
<b>Target Area</b>	Boys & Girls Club
<b>Goals Supported</b>	CDS-1 Community Facilities
<b>Needs Addressed</b>	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
<b>Funding</b>	CDBG: \$77,798
<b>Description</b>	Installation of a security system at the Boys & Girls Club
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 LMI club members
<b>Location Description</b>	609 Ash Street, Scranton, PA
<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA).

<b>4</b>	<b>Project Name</b>	SLHDA – Head Start Playground
	<b>Target Area</b>	SLHDA Head Start Center
	<b>Goals Supported</b>	CDS-1 Community Facilities
	<b>Needs Addressed</b>	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	Installation of playground for Children enrolled in Head Start
	<b>Target Date</b>	12/32/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	29 children per day
	<b>Location Description</b>	321 Spruce Street, Scranton, PA
	<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA).
<b>5</b>	<b>Project Name</b>	Catholic Social Services – St. Anthony's Haven Improvements
	<b>Target Area</b>	St. Anthony's Shelter
	<b>Goals Supported</b>	CDS-1 Community Facilities
	<b>Needs Addressed</b>	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
	<b>Funding</b>	CDBG: \$93,672
	<b>Description</b>	Improvements to the Shelter
	<b>Target Date</b>	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	281 men per year 59 women per year
	Location Description	409 Olive St, Scranton, PA 18509
	Planned Activities	The national objective is Low/Mod Income Area Benefit (LMA).
<b>6</b>	<b>Project Name</b>	<b>Women’s Resource Center – Parking Lot Improvements</b>
	Target Area	Women’s Resource Center
	Goals Supported	CDS-1 Community Facilities
	Needs Addressed	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
	Funding	CDBG: \$100,000
	Description	Improvements to the Shelter
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Victims of Domestic Violence
	Location Description	N/A
	Planned Activities	The national objective is Low/Mod Income Area Benefit (LMA).
<b>7</b>	<b>Project Name</b>	<b>Connell Park Improvements</b>
	Target Area	Connell Park
	Goals Supported	CDS-1 Community Facilities
	Needs Addressed	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.

	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Improvements to the recreational facilities at Connell Park
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,355 LMI persons
	<b>Location Description</b>	Connell Park
	<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA).
<b>8</b>	<b>Project Name</b>	<b>Sidewalk &amp; Streetscape Improvements</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-2 Infrastructure
	<b>Needs Addressed</b>	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges, curbs; walkways; water; storm water management; sanitary sewers; lighting; handicap accessibility improvements and removal of architectural barriers; etc.
	<b>Funding</b>	CDBG: \$255,465
	<b>Description</b>	Sidewalk reconstruction and streetscape improvements in low- and moderate- income neighborhoods.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	805 LMI persons
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA).
<b>9</b>	<b>Project Name</b>	<b>Street Reconstruction</b>

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-2 Infrastructure
	<b>Needs Addressed</b>	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges, curbs; walkways; water; storm water management; sanitary sewers; lighting; handicap accessibility improvements and removal of architectural barriers; etc.
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Street reconstruction in low- and moderate- income neighborhoods.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,695 LMI persons
	<b>Location Description</b>	Pine Brook Area of City
	<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA).
<b>10</b>	<b>Project Name</b>	<b>Demolition</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-5 Clearance/Demolition
	<b>Needs Addressed</b>	Remove and eliminate slum and blighting conditions through demolition of both commercial and residential vacant, abandoned, and/or dilapidated structures.
	<b>Funding</b>	CDBG: \$225,000
	<b>Description</b>	Demolition of vacant dilapidated structure in the City which pose a threat to public health and safety/
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 – 12 structures

	Location Description	Various
	Planned Activities	The national objective is Spot Blight removal.
<b>11</b>	<b>Project Name</b>	<b>St. Joseph's Center – Mother Infant Program</b>
	Target Area	Citywide
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
	Funding	CDBG: \$25,000
	Description	Support services for low-and moderate- income mothers with infants.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	23 per year
	Location Description	2010 Adams Ave, Scranton, PA
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>12</b>	<b>Project Name</b>	<b>United Neighborhood Center – Illumination Youth Arts</b>
	Target Area	Citywide
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
	Funding	CDBG: \$20,000
	Description	Arts programing for youth during the school year
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	200 LMI Students
	Location Description	414 Olive Street, Scranton, PA
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>13</b>	<b>Project Name</b>	<b>United Neighborhood Center – Project Hope</b>
	Target Area	Citywide
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
	Funding	CDBG: \$80,000
	Description	Program for summer camp and enrichment for children
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	140 LMI persons
	Location Description	25 Alder Street, Scranton, PA
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>14</b>	<b>Project Name</b>	<b>United Neighborhood Center – SCOLA Learning Center</b>
	Target Area	Citywide
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.

	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Providing Adult literacy programs and English as a second language programs.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 Families
	<b>Location Description</b>	631 Cedar Avenue, Scranton, PA
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>15</b>	<b>Project Name</b>	<b>United Neighborhood Center – Condemnation Assistance Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-3 Public Services
	<b>Needs Addressed</b>	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Assistance for low- and moderate- income household whose residences have been condemned
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 Households
	<b>Location Description</b>	410 Olive Street, Scranton, PA
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>16</b>	<b>Project Name</b>	<b>Catherine McAuley Center – Rapid-Rehousing Support</b>
	<b>Target Area</b>	Citywide

<b>Goals Supported</b>	CDS-3 Public Services
<b>Needs Addressed</b>	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.
<b>Funding</b>	CDBG: \$12,000
<b>Description</b>	Support for the Rapid-Rehousing Program
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 persons
<b>Location Description</b>	430 Pittston Ave, Scranton, PA
<b>Planned Activities</b>	The national objective is Low/Mgd Income Clientele Benefit (LMC).
<b>17 Project Name</b>	<b>Job Creation Opportunities</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	EDS-1 Employment
<b>Needs Addressed</b>	Support and encourage job creation, job retention, and job training opportunities.
<b>Funding</b>	CDBG: \$100,000
<b>Description</b>	Administration and coordination of the City of Scranton Business and Industry Loan/Grant Program/Site Infrastructure improvements to benefit low to moderate income person through job creation.
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 Businesses/ 3 employees
<b>Location Description</b>	Citywide

18	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
	<b>Project Name</b>	<b>Section 108 Loan Repayment</b>
	Target Area	Scranton Local Business District
	Goals Supported	EDS-2 Development
	Needs Addressed	Support business and commercial growth through expansion and new development.
	Funding	CDBG: \$215,695
	Description	Section 108 Loan repayment
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	N/A	
19	<b>Project Name</b>	<b>CDBG – HOME Administration</b>
	Target Area	Citywide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.
	Funding	CDBG for HOME: \$35,000
	Description	Administration, Planning, and Management

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Community wide.
	Planned Activities	General Program Administration
<b>20</b>	<b>Project Name</b>	<b>CDBG Administration</b>
	Target Area	Citywide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.
	Funding	CDBG for HOME: \$485,000
	Description	Administration, Planning, and Management
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Community wide.
	Planned Activities	General Program Administration
		HOME Program
<b>21</b>	<b>Project Name</b>	<b>Homebuyer Program</b>

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-3 Homeownership
	<b>Needs Addressed</b>	Assist low- and moderate-income homebuyers to purchase homes within the City of Scranton.
	<b>Funding</b>	HOME: \$131,200
	<b>Description</b>	Increase opportunities for homeownership for LMI homebuyers by overcoming obstacles created by the cost of purchasing a home.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assist approximately 10 families per year total of 50 over 5 years.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Homeownership Assistance
22	<b>Project Name</b>	Homeowner Rehabilitation Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-2 Housing Rehab
	<b>Needs Addressed</b>	Conserve and rehabilitate existing affordable housing units occupied by owners in the community by addressing code violations, energy efficiency improvements, and accessibility for persons with disabilities.
	<b>Funding</b>	HOME: \$131,200
	<b>Description</b>	Rehabilitation assistance for income eligible homeowners.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 rehabilitation projects per year for a total of 10 over the 5 year period.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Direct Homeowner Assistance
<b>23</b>	<b>Project Name</b>	<b>SLRDC – North Main Avenue Construction</b>
	<b>Target Area</b>	North Main Avenue
	<b>Goals Supported</b>	HS-1 Housing Construction
	<b>Needs Addressed</b>	Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
	<b>Funding</b>	HOME: \$107,599
	<b>Description</b>	Development of affordable Housing
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 LMI family – 3-4 persons
	<b>Location Description</b>	North Main Avenue Scranton, PA
	<b>Planned Activities</b>	Development of Housing
<b>24</b>	<b>Project Name</b>	<b>NeighborWorks Property Renovation</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	HS-2 Housing Rehabilitation
	<b>Needs Addressed</b>	Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
	<b>Funding</b>	HOME: \$112,545
	<b>Description</b>	Renovation of affordable housing
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 LMI family – 3-4 persons
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Renovation of affordable housing
25	<b>Project Name</b>	CHDO Set-aside
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CHDO Set-aside
	<b>Needs Addressed</b>	Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
	<b>Funding</b>	HOME: \$96,509
	<b>Description</b>	Development of affordable Housing
	<b>Target Date</b>	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Development of Housing
26	<b>Project Name</b>	<b>HOME Administration</b>
	Target Area	Citywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.
	Funding	HOME: \$64,339
	Description	Administration, Planning, and Management
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Community wide.
	Planned Activities	General Program Administration
ESG Program		

<b>27</b>	<b>Project Name</b>	<b>St Joseph's Center – Walsh Manor – Shelter</b>
	Target Area	Citywide
	Goals Supported	HMS-1 Housing
	Needs Addressed	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
	Funding	ESG: \$21,600
	Description	Shelter for homeless women who are pregnant.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	18 persons
	Location Description	2010 Adams Ave. Scranton, PA
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>28</b>	<b>Project Name</b>	<b>Catholic Social Services Diocese of Scranton – Shelter</b>
	Target Area	Citywide
	Goals Supported	HMS-1 Housing
	Needs Addressed	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
	Funding	ESG: \$45,000
	Description	Emergency Shelter for men and women

	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	780 persons
	<b>Location Description</b>	409-411 Olive Street, Scranton, PA
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>29</b>	<b>Project Name</b>	<b>Community Intervention Center – Emergency Day Shelter</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HMS-1 Housing
	<b>Needs Addressed</b>	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
	<b>Funding</b>	ESG: \$17,598
	<b>Description</b>	day shelter for displaced and/ or homeless individuals
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 persons
	<b>Location Description</b>	445 N 6th Ave, Scranton, PA
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>30</b>	<b>Project Name</b>	<b>Catherine McAuley Center – Emergency Shelter</b>

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HMS-1 Housing
	<b>Needs Addressed</b>	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
	<b>Funding</b>	ESG: \$28,000
	<b>Description</b>	Emergency shelter for women and children
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	133 adults 157 children
	<b>Location Description</b>	430 Pittston Ave, Scranton, PA
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC).
31	<b>Project Name</b>	Women's Resource Center – Emergency Safe House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HMS-1 Housing
	<b>Needs Addressed</b>	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
	<b>Funding</b>	ESG: \$27,763
	<b>Description</b>	Emergency shelter/safe house for victims of domestic violence
	<b>Target Date</b>	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	891 adults 110 children
	Location Description	N/A
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>32</b>	<b>Project Name</b>	<b>United Neighborhood Centers of NEPA – Rapid Re-Housing</b>
	Target Area	Citywide
	Goals Supported	HMS-3 Prevention and Re-Housing
	Needs Addressed	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
	Funding	ESG: \$28,000
	Description	Assistance to move homeless persons into housing
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	6,719 adults 4,598 children
	Location Description	
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>33</b>	<b>Project Name</b>	<b>Community Intervention Center – Rapid Re-Housing</b>
	Target Area	Citywide

<b>Goals Supported</b>	HMS-1 Housing
<b>Needs Addressed</b>	Support the Continuum of Care’s efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
<b>Funding</b>	ESG: \$10,000
<b>Description</b>	Assistance to move homeless persons into housing
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 persons
<b>Location Description</b>	445 N 6th Ave, Scranton, PA
<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>34 Project Name</b>	<b>Women’s Resource Center – Rapid Re-Housing</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	HMS-3 Prevention and Re-Housing
<b>Needs Addressed</b>	Support the Continuum of Care’s efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
<b>Funding</b>	ESG: \$17,755
<b>Description</b>	Assistance to move homeless persons into housing
<b>Target Date</b>	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	891 adults 110 children
	Location Description	N/A
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
35	<b>Project Name</b>	<b>Catherine McAuley Center – Transitional Housing</b>
	Target Area	Citywide
	Goals Supported	HMS-1 Housing
	Needs Addressed	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
	Funding	ESG: \$12,000
	Description	Support program for homeless families
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	133 adults 157 children
	Location Description	430 Pittston Ave, Scranton, PA
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC).
36	<b>Project Name</b>	<b>Women's Resource Center – Domestic Violence Services</b>
	Target Area	Citywide

<b>Goals Supported</b>	HMS-2 Operation/Support
<b>Needs Addressed</b>	Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.
<b>Funding</b>	ESG: \$500
<b>Description</b>	Funds will be used to provide assistance to victims of domestic violence
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	891 adults 110 children
<b>Location Description</b>	N/A
<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC).
<b>37 Project Name</b>	<b>United Neighborhood Centers of NEPA – HMIS</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	AMS-1 Overall Coordination
<b>Needs Addressed</b>	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.
<b>Funding</b>	ESG: \$10,000
<b>Description</b>	Administration, Planning, and Management

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	HMIS Program Administration
38	<b>Project Name</b>	<b>ESG Administration</b>
	Target Area	Citywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.
	Funding	ESG: \$17,693
	Description	Administration, Planning, and Management
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide

Planned Activities	General Program Administration
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Draft

**AP-50 Geographic Distribution – 91.220(f)**

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

The City of Scranton provides CDBG funds to activities benefitting low/mod income persons throughout the City. The city typically does not target any geographic area. Funds are provided based on high priority eligible needs on a citywide basis. Most activities funded are not based on area benefit as defined in the regulations and all projects will benefit low- and moderate-income persons throughout the City.

**Geographic Distribution**

Target Area	Percentage of Funds
City-wide Low-Mod	CDBG – 100%

Table 57 - Geographic Distribution

Draft

### Rationale for the priorities for allocating investments geographically

The funding of activities was based on eligibility. The activity has to meet a national objective and show evidence of need. The City also took into account the community's or the agency/organization's past history of expenditure of the CDBG, HOME and ESG funds, the ability to leverage other funds for this activity, and whether the request was related to projects that if not funded, may in a special assessment against low-income homeowners. Finally, a high priority was given to activities based on the community's or agency/organization's ability to complete the project in a timely manner. The City will provide CDBG, HOME and ESG funds to activities principally benefitting low/mod income persons in the City.

The City of uses criteria for priorities of CDBG, HOME and ESG projects:

- Meeting the statutory requirements of the CDBG, HOMR and ESG programs
- Meeting the needs of very-low and low- and moderate-income residents
- Focusing on low- and moderate-income areas or communities
- Coordinating and leveraging of resources
- Response to expressed needs
- Projects that would otherwise cause a special assessment to be levied against low- and moderate-income households
- Ability to complete the project in a timely manner

Affordable housing was identified as one of the largest underserved needs in the City in the Five-Year Consolidated Plan. The primary obstacle to meeting the underserved needs is the limited resources available to address the identified priorities in the City.

### Discussion

The geographic locations for the FY 2020 CDBG, HOME and ESG Activities will be citywide or at the location of service provider sub-recipients. Public benefit will be for low- and moderate-income residents of the City of Scranton either through direct benefit such as homeownership, housing rehabilitation or individual services such as homeless assistance. Community facilities improvements will be area benefit activities such as street reconstruction or recreation improvements in areas where at least 51% of the residents are LMI.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	0
Special-Needs	0
<b>Total</b>	<b>200</b>

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
<b>Total</b>	<b>40</b>

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

#### Discussion

The proposed affordable housing projects in the City for FY 2020 are:

2020 – Housing Rehabilitation – residential rehabilitation for income eligible owner-occupied units in need of health, safety or code violations.

2020 – Homeownership – Down Payment Closing Cost Assistance Loans. Available city wide for income eligible low- to moderate-income first-time homebuyers.

2020 – Development of affordable rental units.

## AP-60 Public Housing – 91.220(h)

### Introduction

The Scranton Housing Authority is the public housing agency that serves the City of Scranton. The mission of the Housing Authority of the City of Scranton is to provide decent, safe, and sanitary housing to the residents receiving assistance through the Public Housing and Section 8 Housing Choice Voucher Programs in an efficient and professional manner.

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

The Scranton Housing Authority received HUD approval to demolish another of its mid-rise buildings ("C" building) at Valley View Terrace. "C" building has 24 units in it. An architectural/engineering firm determined that "C" building was too costly to bring up to today's building codes. Although permanent relocation would be required to demolish this 24-unit building, the Housing Authority will complete all relocation within Valley View Terrace by using apartments that come available during normal turnover.

The Housing Authority has implemented a Non-Smoking Policy pursuant to Federal Regulations (FR-5597-F-03). The Housing Authority followed the process as stated in PIB Notice 2017-03, HUD Guidance on Instituting and Enforcing Smoke-Free Public Housing Policies. The Housing Authority had discussed this policy change with the Resident Advisory Board and the Board of Commissioners.

The Housing Authority will continue to comprehensively renovate the row houses within Valley View Terrace. This will be accomplished using CFP Funds.

The comprehensive modernization of buildings 15 and 17 at Valley View Terrace is complete. The comprehensive modernization of buildings 18 and 19 will begin later this year. This project should take approximately one year to complete.

The Housing Authority submitted and received HUD approval of an application for the demolition of building 11 at Valley View Terrace. This area will be used as green space for the residents of the development.

Honeywell International completed the installation of a geo-thermal heating and air conditioning system at Valley View Terrace. This green technology continues to produce substantial savings. As comprehensive renovations to the other existing buildings, additional energy conservation items will be installed. The Housing Authority implemented a phase 2 of its Energy Performance Contract (EPC) with Honeywell International. This will produce additional cost savings for all the Authority's public housing developments.

The Housing Authority will continue to update its 5-year Capital Improvement Plan on an annual basis. Ongoing physical needs assessment and resident input will allow the Housing Authority to determine priorities as additional capital improvements are made.

The physical condition of the public housing is good but continued maintenance and upgrading is needed due to the age of the units. There is a need to make more units accessible to the physically handicapped tenants.

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

The Scranton Housing Authority continues to seek ways to improve the living environment of residents by working with the Resident Councils. One item that has been suggested and is under consideration is additional security lighting at various locations in the developments. The Housing Authority continues to work with local law enforcement to maintain anti-crime programs in the developments.

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

The Housing Authority is not designated as “troubled” per HUD guidelines.

**Discussion**

There continues to be a need in the City for housing that are affected by housing problems including: severe housing problems and housing cost burden. The Housing Authority plays a key role in addressing these needs by providing of housing for extremely low - income, very low income, and lower income residents of the City of Scranton by means of Public Housing or the Section 8 Housing Choice Voucher Program.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

The City will fund activities with FY 2020 CDBG funds and ESG that will provide case management services for homeless and lower income persons. The City is not anticipating funding any special need activities in the FY 2020 grant year.

The following goals and objective for the City of Scranton's Homeless and Special Needs Strategies have been identified for the five-year period of FY 2020 through FY 2024.

### Homeless Strategy –

**Priority Need:** There is a need for services and housing opportunities for homeless persons and persons or families at-risk of becoming homeless.

**Objective:** Improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

#### Goals:

- **HMS-1 Housing** – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- **HMS-2 Operation/Support** – Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.
- **HMS-3 Prevention and Re-Housing** – Support the Continuum of Care's efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

### Other Special Needs Strategy –

**Priority Need:** There is a need to increase housing opportunities, services, and facilities for persons with special needs.

**Objective:** Improve the living conditions and services for those residents with special needs, including the disabled population.

#### Goals:

- **SNS-1 Housing** – Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- **SNS-2 Social Services** – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

**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**

The Scranton-Lackawanna CoC is comprised of individuals, government agencies, faith-based organizations, nonprofit and community-based organizations that share a common concern for the needs of Scranton-Lackawanna County's residents who are homeless or at risk of homelessness. The CoC will continue to evaluate the needs of residents who are homeless, continue to advocate for resources, and coordinate services to meet these needs. The members of the CoC use street outreach program to meet the needs of the most vulnerable homeless individuals and identify and engage individuals residing in places that are considered unfit for habitation. Case workers distribute food, clothing and conduct basic needs assessments. The case workers become liaisons between homeless individuals, other CoC homeless providers and other appropriate providers.

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

Lackawanna County is home to several homeless shelters. The shelters range from family shelters to shelter for domestic violence. The Scranton Lackawanna CoC uses the Housing First model to address the needs of homeless persons by placing them in housing first then providing the needed services, to work toward self-sufficiency. The goal of the CoC is to get people off the street and some type of housing be it emergency shelter or transitional housing with the final goal of 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 CoC continues to use the Housing First Model to provide housing for homeless individuals. This model houses persons quickly and ties them the supportive services necessary and maintain that housing. The Rapid Re-Housing program promotes self-sufficiency and reduces time as homeless. Case Manager's provide long-term monitoring of clients prevent further episodes of homelessness.

**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**

CoC partners use Homeless Assistance Prevention (HAP) funds to assist the most at-risk families to avoid homelessness. These funds provide rental assistance (when available) and case management services which include – budget counseling, goal setting, home maintenance training, life skills and employment referrals in an effort to assist these families with achieving self-sufficiency and maintaining stable housing. The CoC also assesses discharge policies of the foster care system, physical/mental health and correctional facilities within the jurisdiction. The purpose is to work with institutions to ensure the institutions are knowledgeable of resources and services. This subcommittee works collaboratively to ensure that no one in these publicly funded programs is discharged into homelessness.

#### **Discussion**

The Coalition for the Homeless is comprised of individuals, government agencies, faith-based organizations, nonprofit and community-based organizations that share a common concern for the needs of the homeless in Scranton and Lackawanna County. The Coalition evaluates the needs of those who are homeless, advocates for resources, and coordinates services to meet these needs.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

The City of Scranton, as many communities are now seeing, affordable housing needs have expanded beyond the affordability factor. Housing today should be encompassing of decent, safe, sanitary, accessible and affordable. The City has also identified the following barriers and obstacles to meet the housing needs of the residents:

- Lack of a supply of decent, safe, sanitary, affordable, and accessible housing
- Cost of land acquisition for new housing development
- High cost of construction of new housing
- NIMBYism and other related community resistance
- Economic factors that limit a low- or moderate-income person's or family's opportunity to improve their income and wealth status (for example job opportunities, transportation accessibility, etc.)
- Limited access via public transportation to community social services and facilities (for example health care facilities, day care, etc.)

### **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**

As part of the Five-Year Consolidated Plan process the also completed an Analysis of Impediments to Hair Housing Chojce. The update identified a variety of issues people encounter when seeking decent, safe, sanitary accessible and affordable housing. Public policies have a role in that negative effect related to affordable housing and residential investment in a community. The following have been identified as needing attention and further consideration to remove barriers including: the ability of lower-income households to become homeowners and funding for owner-occupied housing rehabilitation and rehabilitation of rental housing units; prevention of predatory lending; and investigating lower homeownership rates experienced by African Americans and Hispanics.

Barriers to homeownership include:

- Sufficient funds for down payments and closing costs which contending with other obligations such as monthly rent and utilities.
- Affordable units which require repairs to make them habitable and must be completed bt closing of the sale.
- Poor credit, inconsistent employment, lack of budgeting skills.

Barriers to housing rehabilitation include:

- Demand for funds exceeds available
- Cost of lead-based paint abatement.
- Real estate taxes, which in Scranton high.

The City will continue to use CDBG and HOME funds to support homeownership, owner occupied housing rehabilitation and rental housing development. The city will also provide Certification of Consistency with the Consolidated Plan for projects that meet local codes and land use requirements.

Additionally, the City of Scranton adopted its present Zoning Ordinance on December 15, 1993. The Zoning Board of Appeal meets on the second Wednesday of each month at 6:00 PM in the Council Chambers at City Hall. The City has adopted the latest revisions to the following model building and construction codes:

- 2009 International Property Maintenance Code
- 2009 International Residential Code
- 2009 International Building Code
- 2009 International Existing Building Code
- 2009 International Plumbing Code
- 2009 International Mechanical Code
- 2009 International Fire Code
- 2009 International Energy Code
- 2009 International Fuel Gas Code
- 2008 National Electric Code

Upon the completion of the previous Analysis of Impediments to Fair Housing Choice there were several suggestions and recommendations to modify sections to include various definitions and changes to zoning districts and special use requirements. During the time of the previous AI and Consolidated Plan the City of Scranton underwent significant administrative and leadership changes creating a delay in addressing these recommendations.

The following items were noted and it is recommended that the Ordinance be updated to bring it into compliance with the Fair Housing Act, as amended, along with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act.

- *Article I – Administration – Section 101 – Purpose & Objectives:*

The City should consider adding to this subsection, a statement that the City of Scranton will “affirmatively further fair housing.”

- *Article II – Definitions – Subsection 202 – Terms Defined:*

The definition of “family” states that it “shall not include more than four (4) persons who are not related to each other.”

References made to Subsection 402, Item 21:

- Group Home Rule H (1) – Single-family detached dwelling with minimum lot size of 10,000 square feet and minimum building setbacks from all residential lot lines of ten (10) feet; eight (8) total persons and; (2) – Any other lawful dwelling unit: six (6) total persons.

This needs to be clarified and it is suggested that the maximum number of unrelated persons be revised to six (6) persons.

- Under the definition of “family,” it is recommended that special provisions be listed for handicapped persons living together as a common household of total people.
- Under the definition of “dwelling,” there is an inconsistency between that and the special provisions of “group home” in Section 402. It should be clarified the number of unrelated handicapped individuals residing as a common household unit. In addition, the definition of a disability [handicapped] should be added to the list of definitions using the latest Federal definition:

Federal laws define a person with a disability as “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.”

- The City should remove the note on the bottom of the definition of “group home” that states that the term [“...such term does not include current, illegal use of, or addition to, a controlled substance as defined in Section 802 of Title 21.] Persons who are addicted to a controlled substance and are in a treatment program are considered ‘disabled’ and therefore are a protected class.”
- The definition for “treatment center” is acceptable. However, under Section 402, the special provisions seem burdensome on the part of applicants and should be revised accordingly to protect the rights of individuals who are in treatment.

- Article III – Districts:

There are seven (7) residential districts included in the Zoning Ordinance: C-R, R-1, R-1C, R-1A, R-2, R-2/0, and R-3.

- Under Subsection 306 – Table of Permitted Uses by District: Group homes are permitted in all residential districts. They are also permitted in all commercial districts and in the two (2) institutional districts.
- Treatment centers are not permitted in any residential districts, even the multifamily R-3 residential district. The use is restricted to the I-G Business District as a special exception and as a conditional use in the INS-G Industrial District as a conditional use in

the IND - District. Consideration should be given to permit treatment centers in other Zoning Districts.

- *Article IC – Additional Requirements for Special Uses:*

*Under Subsection 402 - #1 Abused Person Shelter* – This type of facility is not listed as a permitted use in any zoning district. The other restrictions for #21 – *Group Homes* appear to be adequate. However, the additional request for #50 – *Treatment Centers* are not in keeping with the Fair Housing Act and Section 5005 of the ADA.

#### **Discussion:**

Specific to the FY 2020 Annual Action Plan, the City of Scranton will use the following activities to assist in removing barriers to affordable housing as well as implement the updates of the Analysis of impediments to Fair Housing Choice as outlined above:

- **HS-1 Housing Construction** – Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
- **HS-2 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HS-3 Homeownership** – Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance, and associated housing counseling.
- **HS-4 Emergency Rental Assistance** – Provide short term rental assistance or security deposit assistance for low- and moderate-income renters.
- **HS-5 Fair Housing** – Promote fair housing choice through education training / outreach and affirmatively furthering fair housing.

## AP-85 Other Actions – 91.220(k)

### Introduction:

The City of Scranton has developed actions which address obstacles to meeting underserved needs, foster affordable housing, reduce the number of families living in poverty, develop institutional structure, and enhances coordination between public and private housing and social service agencies.

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

The City of Scranton and social service providers have made efforts to reduce obstacles to meet underserved needs however obstacles remain. Funding resources are scarce, making funding one of the largest obstacles for the City to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. The City through its planning efforts will use its limited resources to address the greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome in order to meet underserved needs:

- Lack of decent, safe, sound, accessible and affordable homeowner and rental housing
- High cost of rehabilitation work
- Aging in place population who need accessibility improvements
- Low wages in the service and retail sector job market
- Increasing costs to complete projects
- Fragmented approach to local planning and lack of coordination in addressing infrastructure needs
- Limited inter-municipal communication in addressing public facility needs.

### Actions planned to foster and maintain affordable housing

In order to provide affordable housing items such as lack of funding, lack of affordable housing, and escalating costs to provide housing are obstacles in providing affordable housing. The City will continue to fund housing activities expand those activities over the next five years. The City continually seeks additional resources to assist property owners in the rehabilitation of both owner occupied and rental housing and works with the Continuum of Care to provide funds for homeless programs. The Housing Authority provides vouchers for rental housing opportunities in the City. The members of the Scranton-Lackawanna Continuum of Care and Lackawanna Housing Coalition have programs to provide assistance for homelessness persons and strive to end chronic homelessness.

The City will continue to provide Certificate of Consistency with the Consolidated Plan to agencies and organizations applying for other federal funding to meet the goals in the Consolidated Plan.

In order to foster and maintain affordable housing, the City proposes the following Five-Year Goals and Strategies:

- **HS-1 Housing Construction** – Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
- **HS-2 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HS-3 Homeownership** – Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance, and associated housing counseling.
- **HS-4 Emergency Rental Assistance** – Provide short term rental assistance or security deposit assistance for low- and moderate-income renters.
- **HS-5 Fair Housing** – Promote fair housing choice through education training / outreach and affirmatively furthering fair housing.

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

Scranton is proactive in identifying children with elevated blood lead level and works to ensure lead-based paint problems are addressed. Contractors must be trained and registered with EPA to work in older homes and follow the latest rule of Title 24, Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures. The City ensures the following:

#### **Rehabilitation Programs:**

- 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, when applicable.

#### **Homeownership Programs:**

- 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 proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- 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.

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

The City assists other agencies and organizations to reduce poverty. The City typically funds programs to provide services to the homeless and other low- and moderate-income individuals and families out of poverty. This grant year homeless services are being funded to provide case management which may include childcare assistance, job training, employment opportunities and financial management programs.

#### **Actions planned to develop institutional structure**

The City of Scranton's Office of Economic and Community Development (OECD) works with the public and private agencies, and other organizations in the City to ensure that the goals and objectives of the Five-Year Consolidated Plan will be addressed by more than one agency. The OECD will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies is important to ensure that the needs in the community are addressed.

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

The primary responsibility for the administration of the Annual Action Plan is assigned to the OECD. The department coordinates activities among the public and private organizations, in their efforts to implement different elements of the Annual Action Plan to realize the prioritized goals of the Annual Action Plan. The City is committed to continuing its participation and coordination with public, housing, and social service organizations. The City has solicited funding

requests for CDBG, HOME and ESG funds. These requests have been reviewed and staff for recommendations for funding.

**Discussion:**

The City's Office of Economic and Community Development has the primary responsibility for monitoring the City's Consolidated Plan and Annual Action Plan and maintain records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. Timeliness of expenditures is achieved through scheduling activities, drawdown of funds, and budgets which track of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. The OECD is also responsible for the on-going monitoring of any sub-recipients for similar compliance.

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## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

**Introduction:**

The City of Scranton receives an annual allocation of CDBG, HOME and ESG funds. Since the City receives this federal allocation the questions below have been completed, as they are applicable.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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	\$42,000.00
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	
3. The amount of surplus funds from urban renewal settlements	
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.	
5. The amount of income from float-funded activities	
<b>Total Program Income</b>	<b>\$42,000.00</b>

#### Other CDBG Requirements

1. The amount of urgent need activities
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(l)(2)

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

Scranton uses Low Income Housing Tax Credits, Commonwealth of Pa DCED Housing and

Redevelopment Assistant Program (HRA), Local Share Account through the Commonwealth Finance Authority, PA Housing Finance Authority, National Housing Trust, Dept. of Health Lead Based Paint Program, Neighborhood Stabilization Program (NSP), Historic Tax Credits

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:

Scranton will execute with all eligible homeowners, a recorded Mortgage and Promissory Note (and when applicable a Declaration of Restrictions) which will secure all HOME funding during the required Period of Affordability. The appropriate Resale or Recapture language will be included in the recorded documents

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:

As described in the Recapture/Resale Policy Scranton will execute with all eligible homeowners, a recorded Mortgage and Promissory Note (and when applicable a Declaration of Restrictions) which will secure all HOME funding during the required Period of Affordability. The appropriate Resale or Recapture language will be included in the recorded documents. Scranton does reach out to all past participants in our HOME Program monitor that they are still using the home as their principal residence.

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:

Historically, Scranton has not provided any HOME funds for financing existing debt activities. This is N/A.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

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

The Office of Economic and Community Development (OECD) works closely with the Scranton/Lackawanna County Continuum of Care (CoC) regarding activities funded through ESG. The purpose is to determine how the HMIS system and the Scranton/Lackawanna County's Continuum of Care (CoC) and the Lackawanna County Housing Coalition, can continue to produce detailed reports for the HESG program to better serve recipients. The CoC continues follow HMIS.

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

The CoC is the central point of information, assessment, and referral services for residents experiencing a housing crisis. This is accomplished with a call center and assessment centers serving all persons experiencing a housing crisis in the City and County.

The CoC screens potential participants with an interview to determine the household's eligibility for housing assistance and refers them to the nearest regional coordinated assessment center. The assessment center schedules a face to face interview to determine the level of housing need to end the crisis and to provide assistance options. The household in crisis are connected with the necessary assistance program. These services include connection with Rapid Re-Housing and hotel/motel vouchers as well as connections to additional services once placed.

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).

The City OECD staff works with the CoC to make funding decisions based on the CoC's experience with the homeless or formerly homeless individuals.

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.

Homeless persons are encouraged to attend CoC meetings particularly during the planning process for the annual NOFA application. Homeless and formerly homeless participants provide their experiences and input to suggest changes to the programs to better serve clients.

5. Describe performance standards for evaluating ESG.

The Office of Economic and Community Development (OECD) works with sub-recipients to ensure timely, accurate, and complete data collection to evaluate performance. Scranton's OECD reviews all available data to evaluate performance. Copies of all applicable federal regulations and local Standard Operation Procedures are provided Sub-Recipients with requests for reimbursement and the standard reporting process. All HESG contracts entered into by the City are subject to on-going monitoring throughout the term of the contract. The primary methods of monitoring include – on site monitoring reviews - review of monthly financial requests for payments of randomly selected case files and on-going contact with program staff.

Sub-Recipients must ensure that financial records and documents pertaining to costs and expenses under the grant are maintained to reflect all costs of materials, equipment,

supplies, services, building costs and all other costs and expenses for which reimbursement is requested. The City has access to records relevant to the project. All records pertaining to the grant must be retained for a period of at least five (5) years following submission of the final expenditure report. In the event that any claim, audit, litigation, or state/federal investigation is started before the expiration of the record retention period, the records are retained by both the Sub-Recipient and the City until all claims or findings are resolved. To meet HUD reporting requirements, statistical data is also reported to track the type of activity carried out, and the number of individuals and families assisted, including data on the racial/ethnic characteristics of the participants. Sub-Recipients are advised that unless all reporting requirements are satisfactorily met, requests for reimbursement are not processed for payment.

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MAR 18 2020

OFFICE OF CITY  
COUNCIL/CITY CLERK



DEPARTMENT OF LAW

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4105 • FAX: 570-348-4263

March 18, 2020

To the Honorable Council  
Of the City of Scranton  
Municipal Building  
Scranton, PA 18503

Dear Honorable Council Members:

ATTACHED IS AN ORDINANCE AUTHORIZING THE MAYOR AND OTHER APPROPRIATE OFFICIALS OF THE CITY OF SCRANTON TO TAKE ALL NECESSARY ACTIONS TO IMPLEMENT THE CONSOLIDATED SUBMISSION FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS TO BE FUNDED UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM AND EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM FOR THE FIVE YEAR CONSOLIDATED PLAN, ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, AND ANNUAL ACTION PLAN FOR THE PERIOD BEGINNING JANUARY 1, 2020.

Respectfully,

Jessica L. Eskra, Esquire  
City Solicitor

JLE/sl



340 North Washington Avenue  
Scranton, PA 18503

**FY 2020 ANALYSIS OF  
IMPEDIMENTS TO FAIR HOUSING  
CHOICE**

DRAFT

For Submission to HUD for the  
Community Development Block Grant Program  
March 2020





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## Executive Summary

The City of Scranton, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively furthering fair housing," each community must conduct an Analysis of Impediments to Fair Housing which identifies any barriers to fair housing choice and identifies the steps it will take to address the identified impediments.

The City of Scranton previously prepared an Analysis of Impediments to Fair Housing Choice in 2015. The City has prepared this 2020-2024 Analysis of Impediments to Fair Housing Choice to bring the City into sequence with its FY 2020-2024 Five-Year Consolidated Plan. This analysis focuses on the status and interaction of six (6) fundamental conditions within the City of Scranton:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse the sale or rental of a property to persons included within the category of a protected class. The Fair Housing Act prohibits discrimination against persons based on their *race, color, religion, sex, national origin, disability, or familial status* in the sale, rental, and financing of housing. In addition to the protected classes defined by The Fair Housing Act, the City of Scranton law includes the protection of persons from discrimination based on *sexual orientation, ancestry, gender identity, marital status, and age*.

The methodology employed to undertake this Analysis of Impediments included:

- **Research**
  - A review of the Housing Authority of the City of Scranton’s Annual Plans, Housing Choice Voucher Administrative Plan, Family Self-Sufficiency Program Action Plan, and Section 504 Needs Assessment.
  - The most recent demographic data for the City from the U.S. Census and 2013-2017 American Community Survey, which included general, demographic, housing, economic, social, and disability characteristics.
  - A review of the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD-CHAS) data was undertaken.
  - A review of housing loans and lending practices of financial institutions through the Home Mortgage Disclosure Act (HMDA) database.
  - A review of the real estate and mortgage practices in the City.
  - A review of prior year action plans and CAPERs.
- **Interviews & Meetings**
  - Meetings and interviews were conducted with: the Scranton Housing Authority; the City of Scranton’s Office of Economic and Community Development; the Department of Economic Development; and the Department of Planning of Lackawanna County; various social service agencies; fair housing organizations; economic development agencies; faith-based groups; advocacy organizations; education providers; and housing providers.
  - Surveys were sent to each housing, social service, community/economic development agency, and faith based organization that was invited to the roundtable discussions. Follow up phone calls were made to accommodate organizations that were unable to attend the meetings.
- **Analysis of Data**
  - Low- and moderate-income areas were identified and mapped.
  - Concentrations of minority populations were identified and mapped.
  - Concentrations of owner-occupied and renter-occupied housing units were identified and mapped.
  - Concentrations of the elderly population was identified and mapped.
  - Fair housing awareness in the community was evaluated.
  - Distribution by location of public and assisted housing units was analyzed and mapped.
  - The City’s Five Year Goals, Objectives and Strategies were developed.
- **Potential Impediments**
  - Public sector policies that may be viewed as impediments were analyzed.
  - Private sector policies that may be viewed as impediments were analyzed.

- The status of previously identified impediments was analyzed.
- **Citizen Participation**
  - Electronic copies of a fair housing survey were made available on the City’s website and physical copies were placed on public display to encourage citizen input.
  - The City held one (1) public meeting and six (6) open meetings for social service agencies, housing providers, education providers, faith based organizations and advocates.
  - Flyers publicizing the first public meeting were passed out in the community and handed out to agencies at the social service, community development, and housing provider meetings.
  - A newspaper advertisement was published in the Scranton Times on Monday, August 12, 2019 to advertise the time and location of the first public meeting
  - The 2020-2024 Analysis of Impediments to Fair Housing Choice was made available on the City’s website at [www.scrantonpa.gov](http://www.scrantonpa.gov) and hardcopies were placed at the following locations beginning April 2, 2020.
    - City of Scranton  
Office of Economic and Community Development (OECD)  
340 North Washington Avenue  
Scranton, Pennsylvania 18503
  - The City of Scranton held a second Public Hearing on Tuesday April 28, 2020 to present the “draft” 2020-2024 Analysis of Impediments.

The City of Scranton’s 2020-2024 Analysis of Impediments to Fair Housing Choice has identified the following impediments, as well as defined specific goals and strategies to address each impediment.

- **Impediment 1: Fair Housing Education and Outreach**

There is a continuing need to educate tenants and landlords about their Fair Housing Rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low- to moderate- income residents, families, minorities, seniors, and persons with disabilities.

**Goal:** Improve tenants’ and landlords’ knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **1-A:** Promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about

their rights under the Fair Housing Act and the Americans With Disabilities Act (ADA).

- **1-B:** Continue to make available and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and landlord's responsibilities to affirmatively further fair housing, in both English and Spanish.
- **1-C:** Coordinate through communication and sharing of information between the Scranton Housing Authority and social service agencies.
- **1-D:** Work with the local Board of Realtors to provide information and education on fair housing choice and additional ways to promote fair housing in the City.
- **1-E:** Educate landlords on their responsibilities to make reasonable accommodations to their properties for persons with disabilities in accordance with the Americans with Disabilities Act (ADA) and Fair Housing Act.
- **1-F:** Support and assist the local Human Relations Commission to continue to promote fair housing in the City of Scranton.

- **Impediment 2: Continuing Need for Affordable Housing**

The median value and cost to purchase and maintain a single-family home in Scranton that is decent, safe, and sound is \$108,300, which limits the choice of housing for lower income households. About 32.1% of homeowners and 51.7% of renters in the City are cost overburdened by more than 30% of their household income.

**Goal:** Promote the development of additional housing units for low-to moderate-income households through new construction, in-fill housing, and rehabilitation of vacant housing units.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **2-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new and affordable housing for both rent and sale.
- **2-B:** Continue to support and encourage the acquisition, rehabilitation, and resale of existing housing units to become decent, safe, and sound housing that is affordable to low-to moderate- income households.
- **2-D:** Partner with non-profits, private developers, the public housing authority, and local banks to provide financial assistance in the form of downpayment assistance and low-interest loans for low- to moderate- income households to become home owners.
- **2-E:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for low- to moderate- income households to become homeowners.

- **Impediment 3: Need for Senior and Accessible Housing Options**

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Scranton. Homes built prior to 1939 make up over one-third (39.7%) of the City's housing stock, and only 7.7% of the housing stock has been built since 1990. Which illustrates that there is a large portion of homes that do not have accessibility features. With a disabled population of 16.4% and a senior population of 16.3%, there are not enough accessible housing units available for those who are in need.

**Goal:** Increase the number of accessible housing units through new construction and rehabilitation of existing owner and renter occupied units for the physically disabled and developmentally delayed.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **3-A:** Promote programs and services to increase the amount of accessible housing through the rehabilitation and improvement to the existing housing stock by homeowners and landlords by making accessibility improvements.
- **3-B:** Increase the amount of accessible housing through new construction of accessible and visitable units through financial assistance or development incentives on available vacant and developable land in the City.
- **3-C:** Continue to inform and educate landlords through the enforcement of the Americans with Disabilities Act and Fair Housing Act, which requires landlords to make "reasonable accommodations" to their rental properties so they will become accessible to tenants with disabilities.
- **3-D:** Promote programs to assist elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to age in place by remaining in their homes.
- **3-E:** Increase the amount of senior housing units through new construction and rehabilitation of existing owner and renter occupied units.

- **Impediments 4: Continuing Need for Code Enforcement and Blight Mitigation**

Blight has become both a City and County wide issue with 2,283 (5.2%) of the structures in City marked as 'vacant'. Of these 1,204 (52.7%) has been vacant for 36 months or longer.

**Goal:** Rehabilitate through conservation, existing owner and renter housing units by addressing code violations, emergency repairs, and energy efficiency improvements.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **4-A:** Continue to advertise the availability of the Lackawanna County Landbank program to deter blight and return vacant property to productive use.
- **4-B:** Support the efforts of the Lackawanna County Blight Task Force to address problem properties and properties at risk of becoming blighted.
- **4-C:** Enforce the City's zoning and code standards to prevent the illegal subdividing of residential structures.
- **5-D:** Support and promote the Beautiful Blocks Program in identified target areas to mitigate and prevent the spread of blight.

• **Impediment 5: Economic Issues Affect Housing Choice**

There is a lack of economic opportunities in the City which prevents low- and moderate income households from improving their income and their ability to live outside areas with concentrations of poverty, which makes this a fair housing concern.

**Goal:** The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **5-A:** Continue to promote the City's Business and Industry Loan/Grant Program to facilitate the creation of new employment opportunities for low-to-moderate income persons.
- **5-B:** Support and promote the efforts of the Scranton Tomorrow Economic Development Task Force and Economic Revitalization Committee
- **5-C:** Support existing programs that enhance entrepreneurship and small business development, expansion, and retention for low- and moderate- income persons and women/minority enterprises.
- **5-D:** Promote and encourage private investment and leverage public funds to strengthen and expedite development in identified target areas.
- **5-E:** Promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities that pay a living wage.
- **5-F:** Encourage the expansion of bus service hours by COLT and other public or private transportation carriers to support individuals working different shifts than the existing bus service hours.
- **5-G:** Promote and encourage economic development for employment opportunities that require college degrees to prevent a 'brain drain' and loss of younger populations.

- **Impediment 6: Private Lending Practices**

The HMDA data suggests that there is some disparity between the approval rates of home mortgage loans originated from minority applicants and those originated from non-minority applicants.

**Goal:** Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race, familial status, and location.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **6-A:** The City should undertake or contract with outside independent agencies, private firms, foundations, colleges, and universities to conduct an in-depth review of the mortgage lending practices of the local banks and financial institutions.
- **6-B:** Testing should be performed by outside independent agencies, firms, and non-profit organizations to determine if any patterns of discrimination are present in home mortgage lending practices for minorities and for properties located in impacted areas of the City.
- **6-C:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.

- **Impediment 7: Public Policies**

A review of the existing City's Public Policies indicates the need to update the 1993 Zoning Ordinance to reflect current policies and procedures and to bring it into conformance with the Fair Housing Act, the Americans with Disabilities Act, and Section 504 of the Disabilities Act.

**Goal:** Public policies will be in compliance with all Federal and State regulations and laws.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **7-A:** The City is in the process of reviewing and revising its existing 1993 Zoning Ordinance to bring it into compliance with the Fair Housing Act, American with Disabilities Act, and Section 504 of the Disabilities Act.
- **7-B:** The City will evaluate its policies and procedures in regard to zoning variances (etc.).



- **7-C:** The City will cooperate with Lackawanna County on the reassessment of real estate values in the City and reevaluate the City's tax rates to make it comparable to the surrounding region.

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## I. Introduction

The City of Scranton is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant Program (ESG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively further fair housing," the community must conduct an Analysis of Impediments to Fair Housing to identify any barriers to fair housing choice and steps it will take to affirmatively further fair housing choice. The HUD Fair Housing and Equal Opportunity (FHEO) Office is now advising Federal entitlement communities to prepare a new Analysis of Impediments to Fair Housing Choice to coincide with the Five Year Consolidated Plan, and then every five (5) years thereafter.

HUD defines "fair housing choice" as:

*"The ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices"*

This Housing Analysis consists of the following six (6) conditions:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

HUD-FHEO suggests that communities conducting a fair housing analysis consider the policies surrounding "visitability," the Section 504 Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act. Housing that is

“visitable” means that it has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor.

- “Visitable” housing has at least one accessible means of ingress/egress, and all interior and bathroom doorways have as a minimum a 32-inch clear opening.
- Section 504 of the Rehabilitation Act (24 CFR Part 8), known simply as “Section 504,” prohibits discrimination against persons with disabilities in any program receiving Federal financial assistance.
- The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments.
- The Fair Housing Act requires property owners to make reasonable modifications to units and/or public areas in order to allow a disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit.

In regard to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions or implementing land use policies that exclude or discriminate against persons of a protected class.

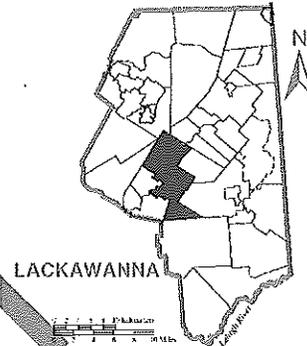
The City of Scranton previously prepared an Analysis of Impediments to Fair Housing Choice in 2015; this new 2020-2024 Analysis of Impediments will bring the City into sequence with its FY 2020-2024 Five Year Consolidated Plan. The document is designed to act as a planning tool, providing the City of Scranton with the necessary framework to strategically reduce any identified impediments to fair housing choice over the next five (5) years and continue to make modifications based on events and activities in the community during that time period.

In order to affirmatively further fair housing in the City of Scranton, the City must look beyond its boundaries and coordinate fair housing with Lackawanna County and the surrounding region. Fair housing choice is the goal of the AI and the opportunity should be made available to low-income residents and the members of the protected classes who may want to live in or around Lackawanna County and the northeastern region of Pennsylvania.

## II. Background Data

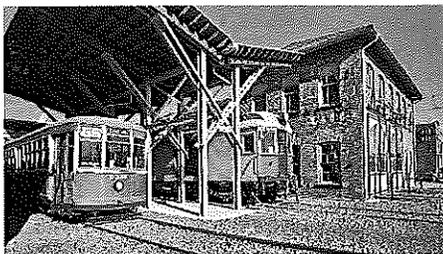
In order to perform an analysis of Fair Housing in the City of Scranton the demographic, and socio-economic characteristics of the City were evaluated as a basis for determining and identifying any existing impediments to fair housing choice.

Scranton is located in northeastern Pennsylvania and is the largest of the six (6) cities in the Scranton/Wilkes-Barre/Northeast Pennsylvania Metropolitan Statistical Area. Located in the Lackawanna River Valley and the western fringes of the Pocono Mountains, Scranton is the county seat of Lackawanna County.



The area was first inhabited by Munsee Indians when white settlers first arrived in the mid-18<sup>th</sup> century. Permanent settlements were established as early as 1788 when the area was known as “Deep Hollow”. The village took on several names, “Unionville”, “Slocum Hollow”, “Harrison”, and “Scrantonia”, before establishing and taking on the name, “Scranton” in 1851 in honor of George W. and Selden Scranton who established the first Iron and Coal Company in 1840. The development and expansion of the anthracite-coal industry soon overshadowed the iron industry and attracted waves of immigrants of miners and their wives who were skilled in the of silk-weaving and tailoring trades.

Following the decline of the coal industry in the 1950’s, Scranton took an approach to diversify in its economy and received national recognition for its “Scranton Plan”, which provided jobs through industrial expansion from contributions of private lending and public aid. Today, Scranton is a leading manufacturer in electronic equipment, metal products, and printing, with easy access to markets via the Pennsylvania Turnpike Extension.



Scranton is home to the University of Scranton, Marywood University, Lackawanna Junior College, and a Penn State branch campus that attract talented students to the area. Scranton is also home to the State School for the Deaf and International Correspondence School which maintains and provides physical and digital access to documents, publications,

books, and other materials of historical value. In addition to these cultural resources, the City of Scranton offers historical attractions such as the Everhart

Museum of Natural History, Science, and Art, the Pennsylvania Anthracite Heritage Museum, Electric Trolley Museum, and the Lackawanna Coal Mine Tour.

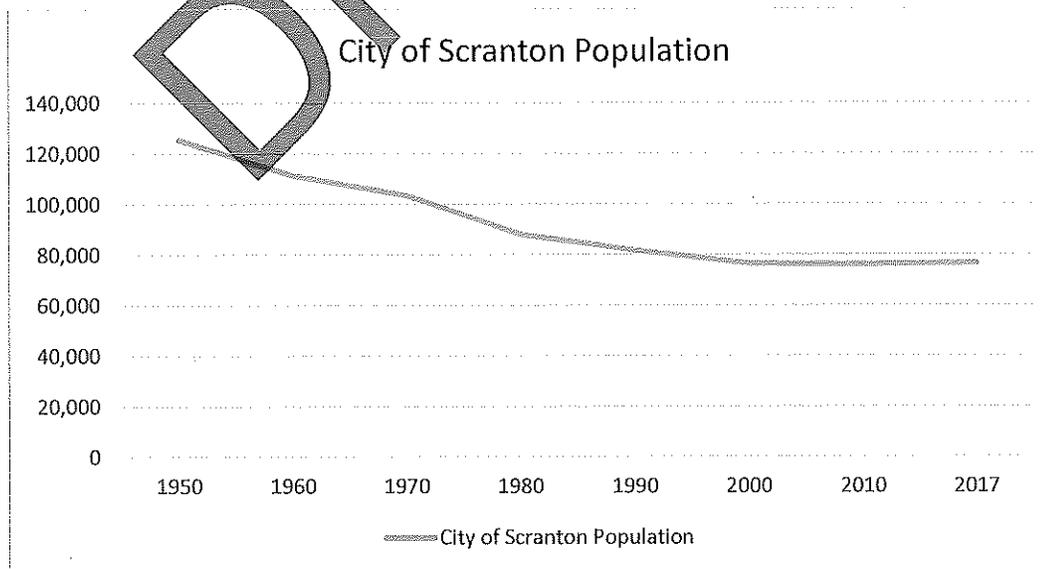
To provide a more in-depth look at the conditions in Scranton, demographic, socio-economic data, Census and American Community Survey data, along with other databases such as the CHAS Data, have been used to evaluate the City of Scranton's conditions affecting fair housing choice.

## A. Population, Race, Ethnicity, and Religion

### Population

This City of Scranton has experienced a steady decline in its population since the 1940's, largely attributable to the decline of the coal and steel industries. Between 1950 and 2010, the City's population decreased from 125,536 to 76,089 people, or a population loss of approximately 39.4% in a 60-year time period. The City's population stabilized from 2000 to 2010, decreasing just 0.4%. According to ACS Five-Year estimates, the City lost 107 people (0.14% decrease) between 2010 and 2013. Between 2000 and 2010, the population of Lackawanna County increased 0.69% from 212,927 people in 2000 to 214,395 people in 2010. The Commonwealth of Pennsylvania experienced a slight population growth of 3.4% with the influx of 421,325 people between 2000 (population of 12,281,054) and 2010 (population of 12,702,379).

**Chart II-1 Population Change for the City of Scranton**

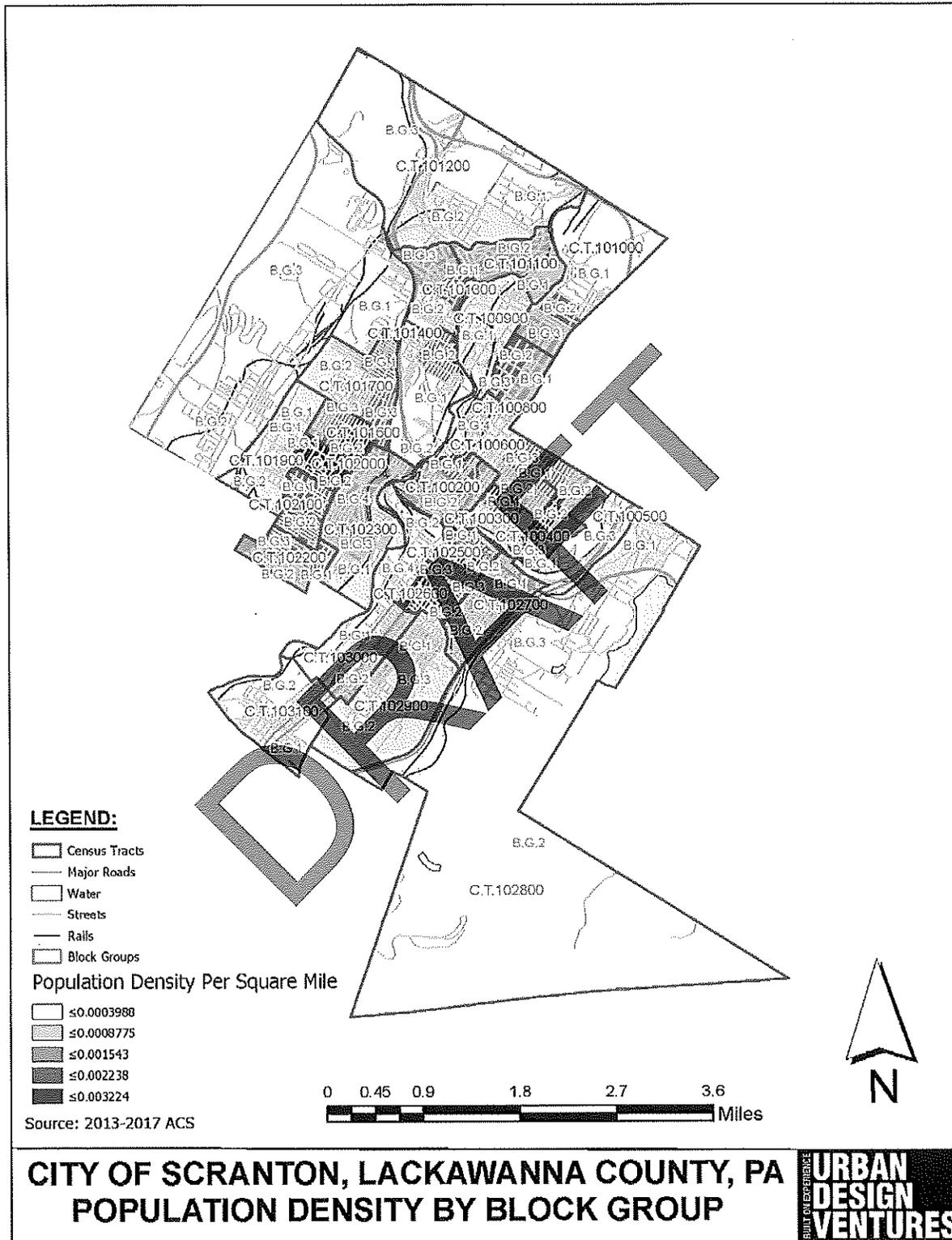


Source: U.S. Census Data (1950 – 2010), 2013-2017 ACS 5-Year Estimates



The following map illustrates the population density of the City of Scranton based on 2013-2017 American Community Survey estimates:

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**Race**

The following table highlights the racial composition of the City of Scranton as shown in the 2010 U.S. Census Counts and the 2013-2017 ACS 5-Year Estimates.

**Table II-1 - Race and Hispanic or Latino Population in the City of Scranton**

Race and Hispanic or Latino	2010 U.S. Census		2017 ACS Estimates	
	Population County	Percentage	Population County	Percentage
Total	76,089	-	76,624	-
One race	74,196	97.5%	74,380	97.1%
White alone	64,001	84.1%	64,946	84.8%
Black or African American alone	4,150	5.5%	4,867	6.4%
American Indian and Alaska Native alone	178	0.23%	122	0.2%
Asian alone	2,269	2.98%	3,625	4.7%
Native Hawaiian and Other Pacific Islander alone	32	0.04%	15	0.0%
Some other race alone	3,566	4.7%	805	1.1%
Two or more races	1,893	2.5%	2,244	2.9%
Hispanic or Latino	7,531	9.9%	10,246	13.4%

Source: 2010 U.S. Census & 2013-2017 ACS Estimates

The City of Scranton's gain of 559 people between 2010 and 2017 was a reversal from the previous Census trend of a population decline. During this time period, the City experienced an increase in the number of people, but a decrease in the percentage of people identifying themselves as one race or White alone. The minority groups of Black or African American alone, Asian alone, and Hispanic or Latino, experienced an increase in both the number of residents and the overall percentage of the City's population. In particular, Asian alone and the Hispanic or Latino population experienced the largest increases. During this same time period, Lackawanna County and the

Commonwealth of Pennsylvania experienced a decrease in the White population and an increase in the minority populations.

Another way to consider racial distribution in a community is to look at the dissimilarity indices for an area. Dissimilarity indices measure the separation or integration of races across all parts of a city, county, or state. The dissimilarity index is based on the data from the 2010 U.S. Census and was calculated as part of Brown University's American Communities Project (<http://www.s4.brown.edu/us2010/>). The dissimilarity index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. A high value indicates that the two groups tend to live in different tracts. It compares the integration of racial groups with the White population of the City, or MSA, on a scale from 0 to 100, with 0 being completely integrated and 100 being completely separate. A value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low. The following chart highlights the dissimilarity indices for various racial and ethnic groups, as compared to the White population in the City of Scranton.

According to the U.S. 2010 Census, the Hispanic population is the largest minority group in the City, making up approximately 9.9% of the population and with a dissimilarity index of 31.9. The Black/African American population is the next largest minority population, making up 5.9% of the City's population and with a dissimilarity index of 32.1. The Asian population has a dissimilarity index of 43.6. All other minority groups have relatively small populations, which introduces some error into the calculation of the dissimilarity indices. More specifically, for populations under 1,000 people, the dissimilarity index may be high even if the population is evenly distributed across the City, MSA, or State.

The dissimilarity numbers are lower for White-Black, White-Hispanic, Black-Asian, and Black-Hispanic from the 2000 Census, and are indicative of a City that is more integrated, the dissimilarity numbers are slightly more for the White-Asian and Hispanic-Asian groups. However, when looking at the exposure index, the numbers reflect that neighborhoods are not as integrated as the index of dissimilarity indicates. Exposure indices refer to the racial/ethnic composition of the tract where the average member of a given group lives. For example, the average Hispanic in some metropolitan areas might live in a tract that is 40% Hispanic, 40% non-Hispanic white, 15% black, and 5% Asian. (Note that these various indices must add up to 100%). These are presented in two categories: exposure of the group to itself

(which is called the Index of Isolation) and exposure of the group to other groups. In Scranton, while the White population is less isolated, it is also less exposed to other racial groups.

The isolation index is the percentage of same-group population in the census tract where the average member of a racial/ethnic group lives. It has a lower boundary of zero (for a very small group that is quite dispersed) to 100 (meaning that group members are entirely isolated from other groups). It should be kept in mind that this index is affected by the size of the group -- it is almost inevitably smaller for smaller groups, and it is likely to rise over time if the group becomes larger. The isolation index of White to White in the City of Scranton is 81.6, Black to Black is 8.2, Hispanic to Hispanic is 14.4, and Asian to Asian is 7.8.

Indices of exposure to other groups also range from 0 to 100, where a larger value means that the average group member lives in a tract with a higher percentage of persons from the other group. These indices depend on two conditions: the overall size of the other group and each group's settlement pattern. The exposure to other groups index for Black to White in Scranton is 74.2, and for White to Black, 5.5. The index for Hispanic to White is 74.1, and Asian to White is 74.0.

**Table II-2 – Dissimilarity and Exposure Indices – City of Scranton**

	Dissimilarity Index With Whites	Isolation Index	Exposure to Other Groups*
White	--	81.6	5.5**
Black	32.1	8.2	74.2
Asian	43.6	7.8	74.0
Hispanic	31.9	14.4	74.1

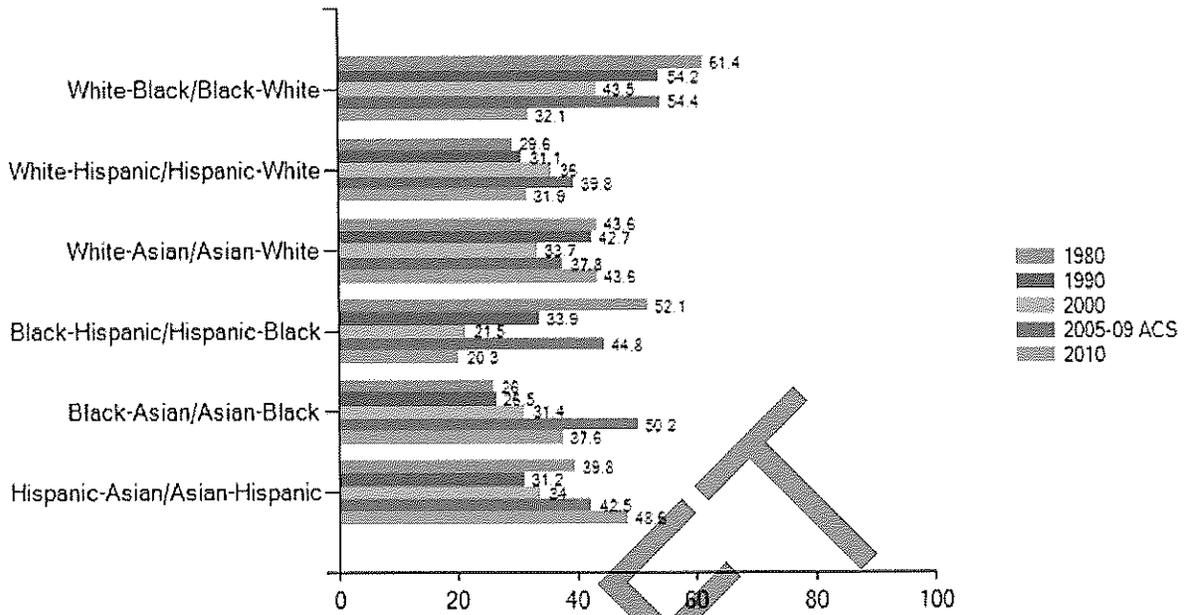
Source: American Communities Project & 2010 Census

\* Exposure of minorities to Whites

\*\*Exposure of Whites to Blacks

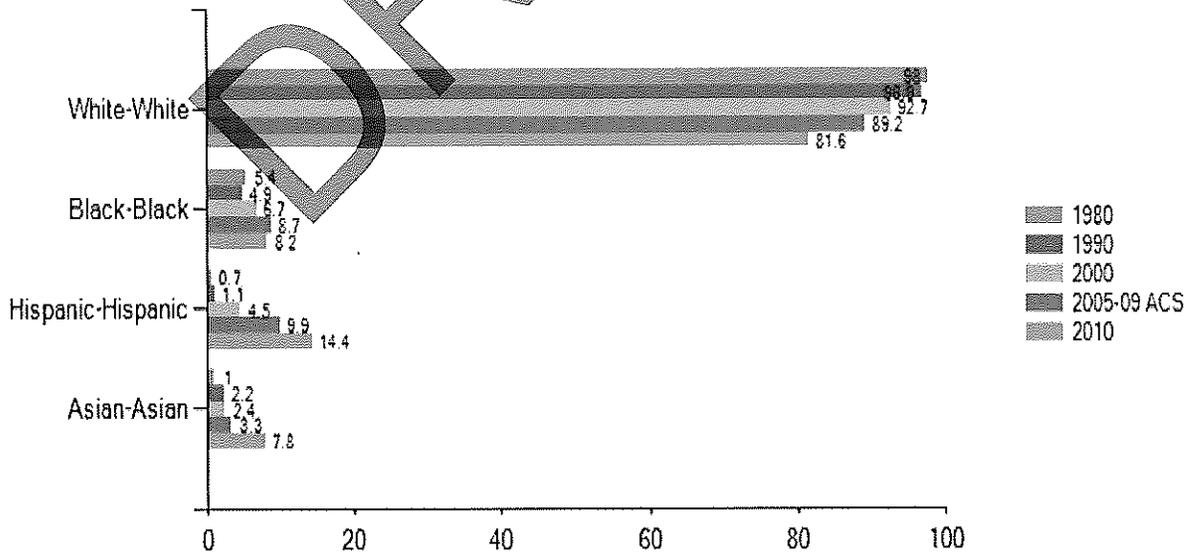
**Table II-2** illustrates that the City of Scranton has is fairly low to moderately segregated with dissimilarity index scores ranging from the fairly low 30's to moderate 40's. This is also illustrated in charts II-2 through II-4 below which show that different minority groups are also fairly to moderately segregated from each other.

Chart II-2 – Dissimilarity Index in the City of Scranton



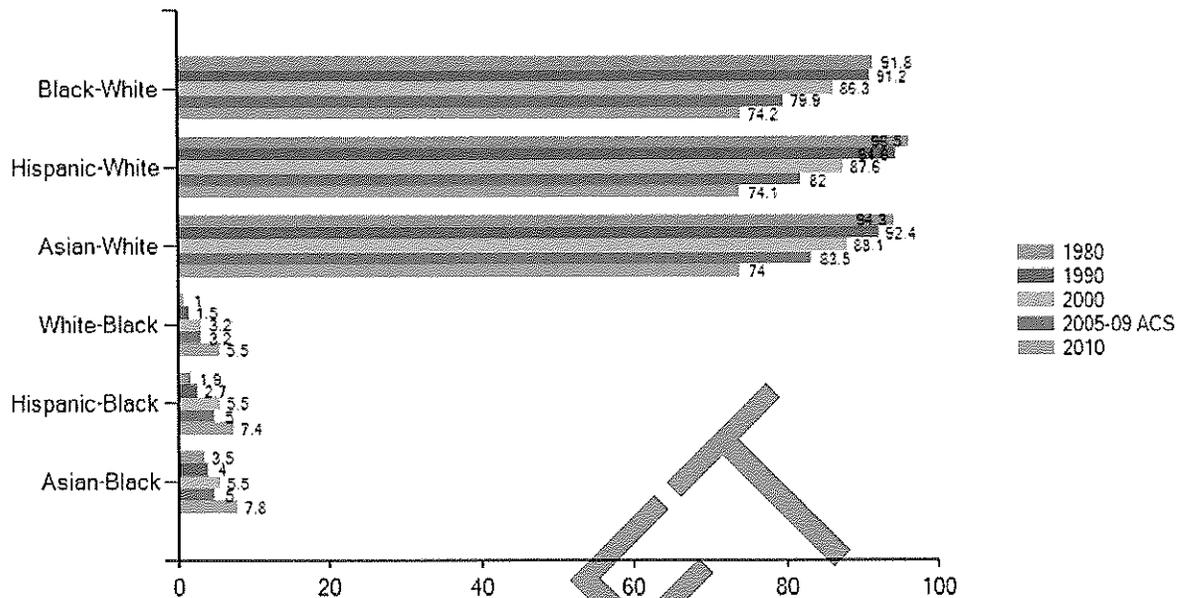
Source: American Communities Project & U.S. Census

Chart II-3 – Isolation Index in the City of Scranton



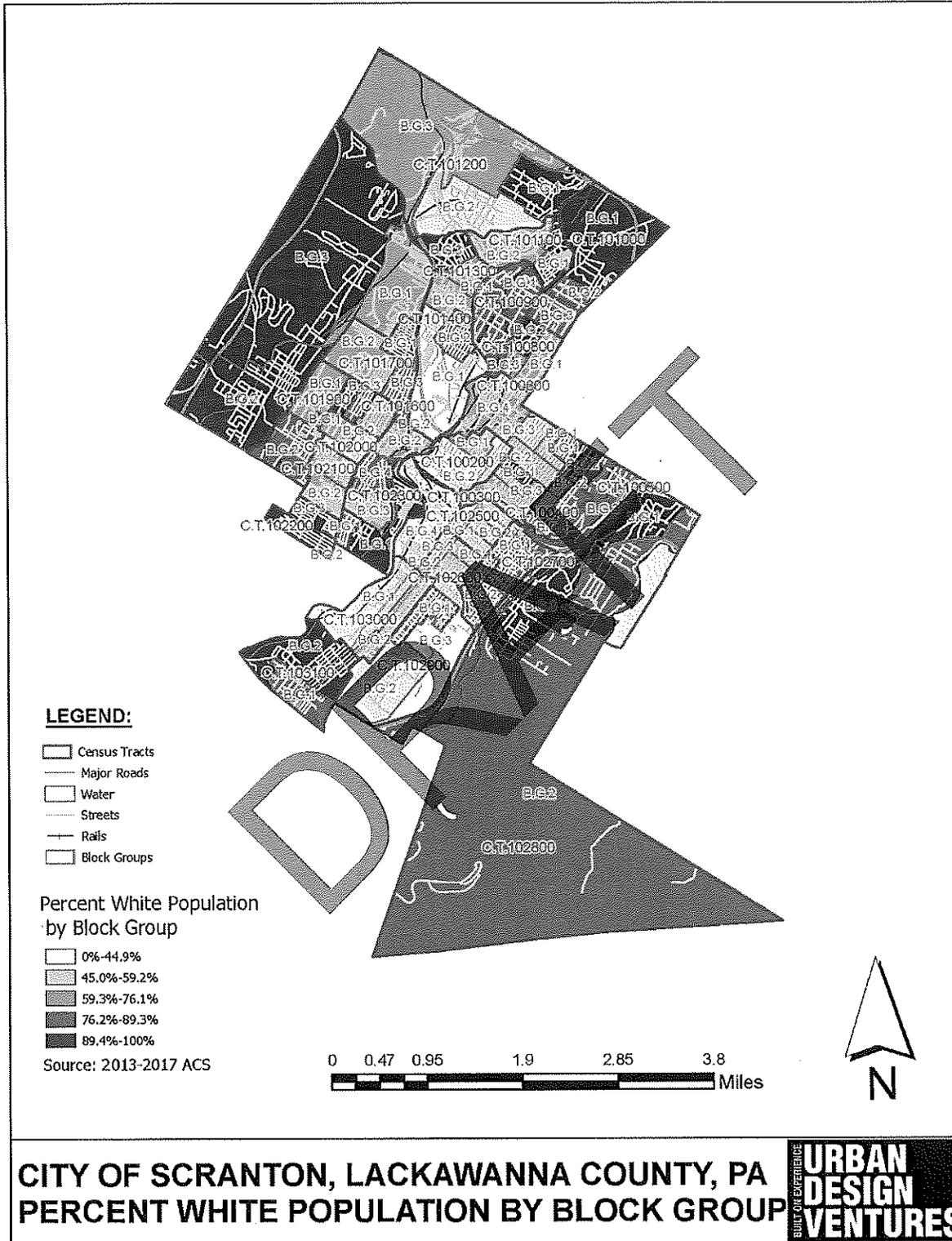
Source: American Communities Project & U.S. Census

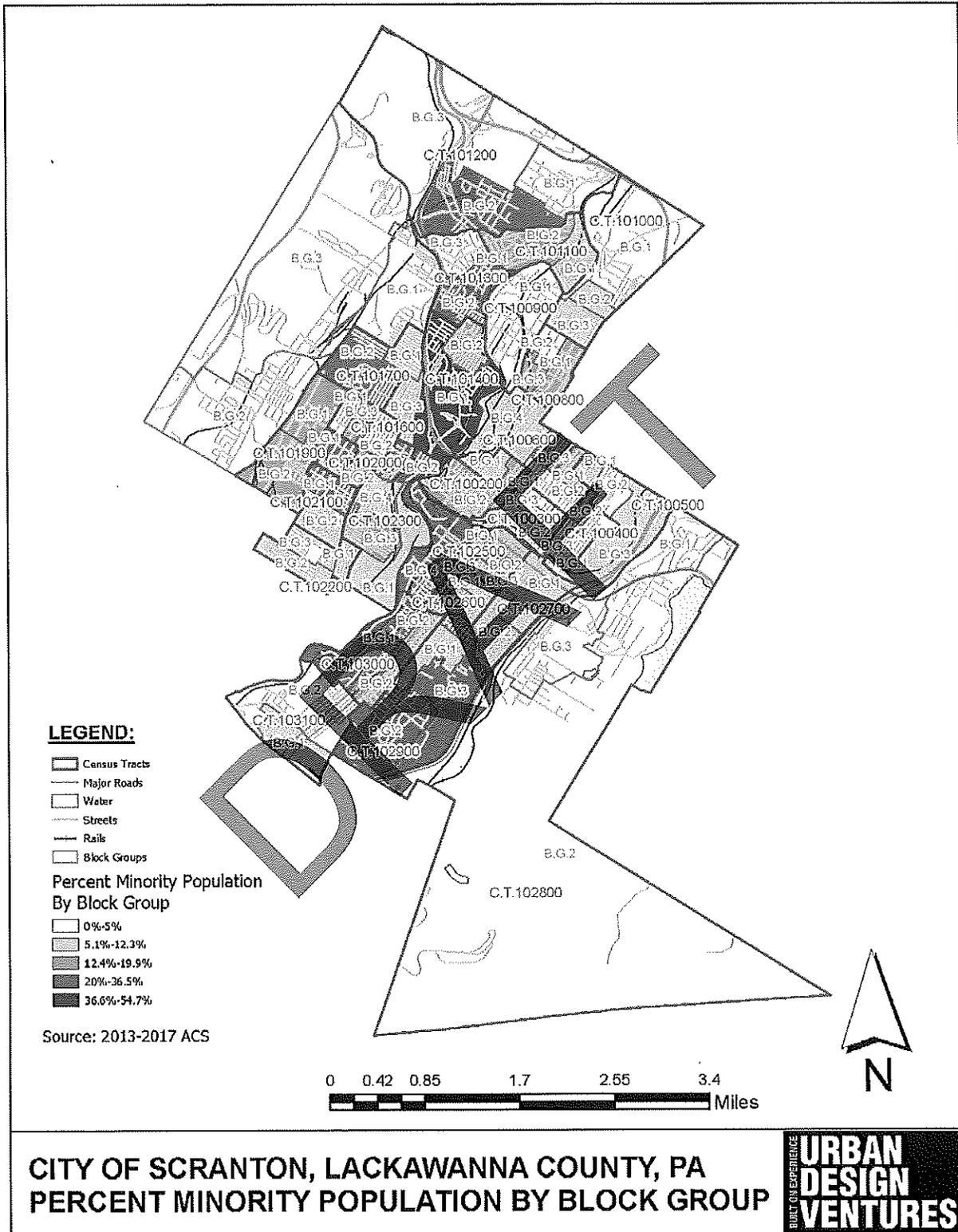
Chart II-4 – Exposure Index in the City of Scranton



Source: American Communities Project & U.S. Census

The following maps highlight the racial composition by census tracts across the City. The darkest shaded block groups indicate the highest concentration of each population group, while the lightest shaded block groups indicate the lowest concentration of each population group. The areas of high concentrations are indicated by the darkest shade of brown/orange. However, it is important to note that while some areas may appear to have a high or low concentration of a particular group there may not be a high density of population in general. For instance, the northernmost and southernmost parts of the City, Census Tracts 101200 and 102800, have low population density per square mile and simultaneously indicate there is a high concentration of minority residents/low concentration of white residents. It is important to be aware of all characteristics of the City of Scranton in order to draw appropriate conclusion of a particular area and of the City in general.





### Ethnicity

The following table highlights the ethnicities of Scranton residents at the time of the 2008-2012 American Community Survey and the 2013-2017 American Community Survey.

**Table II-3 – Ethnicity and Ancestry in the City of Scranton**

ANCESTRY	2008-2012 ACS Estimates		2013-2017 ACS Estimates	
	Number	Percent	Number	Percent
<b>Total population</b>	<b>76,021</b>	<b>-</b>	<b>76,624</b>	<b>-</b>
American	1,712	2.3%	2,317	3.0%
Arab	510	0.7%	759	1.0%
Czech	104	0.1%	141	0.2%
Danish	45	0.1%	89	0.1%
Dutch	726	1.0%	708	0.9%
English	4,693	6.2%	3,705	4.8%
French (except Basque)	593	0.8%	599	0.8%
French Canadian	208	0.3%	86	0.1%
German	13,493	17.7%	12,554	16.4%
Greek	227	0.3%	210	0.3%
Hungarian	411	0.5%	445	0.6%
Irish	22,861	30.1%	19,910	26.0%
Italian	15,387	20.2%	14,360	18.7%
Lithuanian	1,597	2.1%	1,306	1.7%
Norwegian	121	0.2%	164	0.2%
Polish	10,470	13.8%	9,126	11.9%
Portuguese	196	0.3%	128	0.2%
Russian	2,026	2.7%	1,554	2.0%
Scotch-Irish	155	0.2%	219	0.3%
Scottish	361	0.5%	675	0.9%
Slovak	1,102	1.4%	687	0.9%
Sub-Saharan African	69	0.1%	285	0.4%
Swedish	481	0.6%	172	0.2%
Swiss	317	0.4%	302	0.4%
Ukrainian	1,162	1.5%	528	0.7%
Welsh	4,452	5.9%	3,259	4.3%
West Indian (excluding Hispanic origin groups)	207	0.3%	504	0.7%
Other Groups	14,792	19.5%	19,759	25.8%

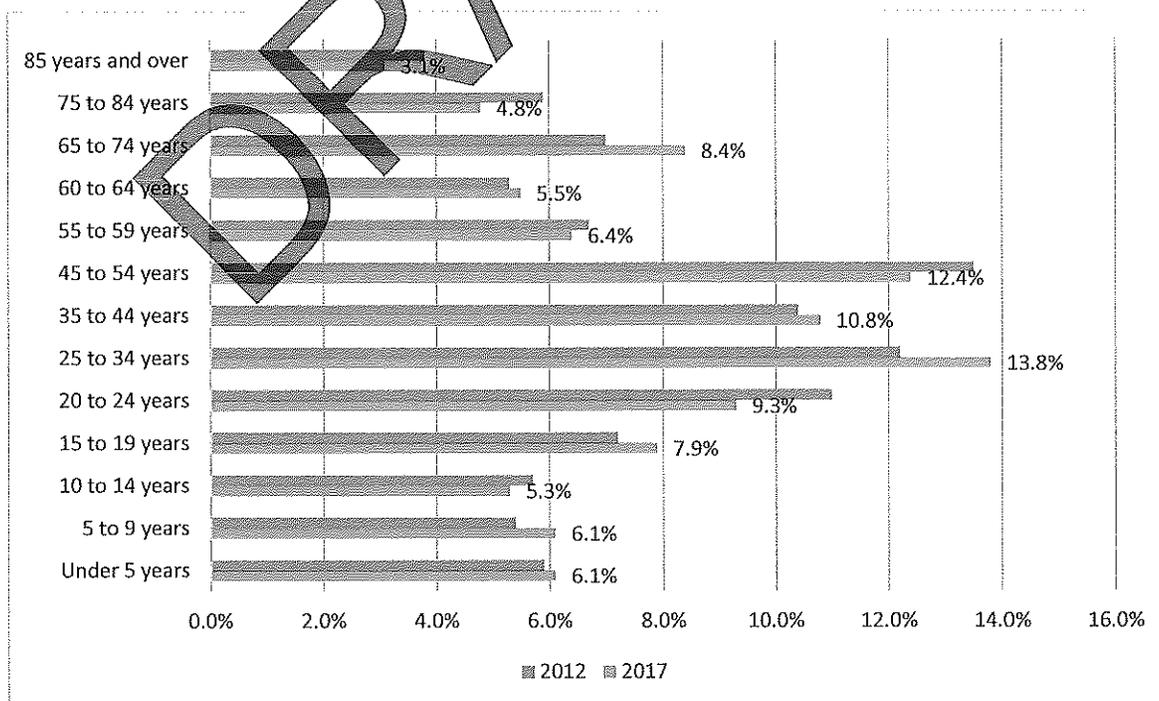
Source: 2008-2012 ACS & 2013-2017 ACS

The most common ethnicities in the City of Scranton include Irish (26.0%), Italian (18.7%), German (16.4%), and Polish (11.9%). The City's population has seen an increase in those identifying as "American" and "other groups" since 2012. American Ancestry refers to the people in the United States who self-identify their ancestral origin as "American" rather than the other officially recognized ethnic groups. All ancestral data is self-reported and these changes could be attributed to individuals no longer identifying with their multiple ancestral lineages.

**Age**

The following chart illustrates age distribution in the City at the time of the 2012 and 2017 ACS Estimates. The ACS shows that currently, children under five years of age represent 6.1% of the population; 25.4% of the City's population is under 20 years of age; and 16.3% of the population is 65 years of age or older. The City is seeing an increase in the aging population of 65-74 years and an increase in the young adult (25-34) and teen populations (15-19). The decrease in population aged 20-24 could account for these college aged students leaving for the military, College, or other studies and then returning home for employment opportunities as young adults (25-34).

**Chart II-5 – Age of Population in Scranton**



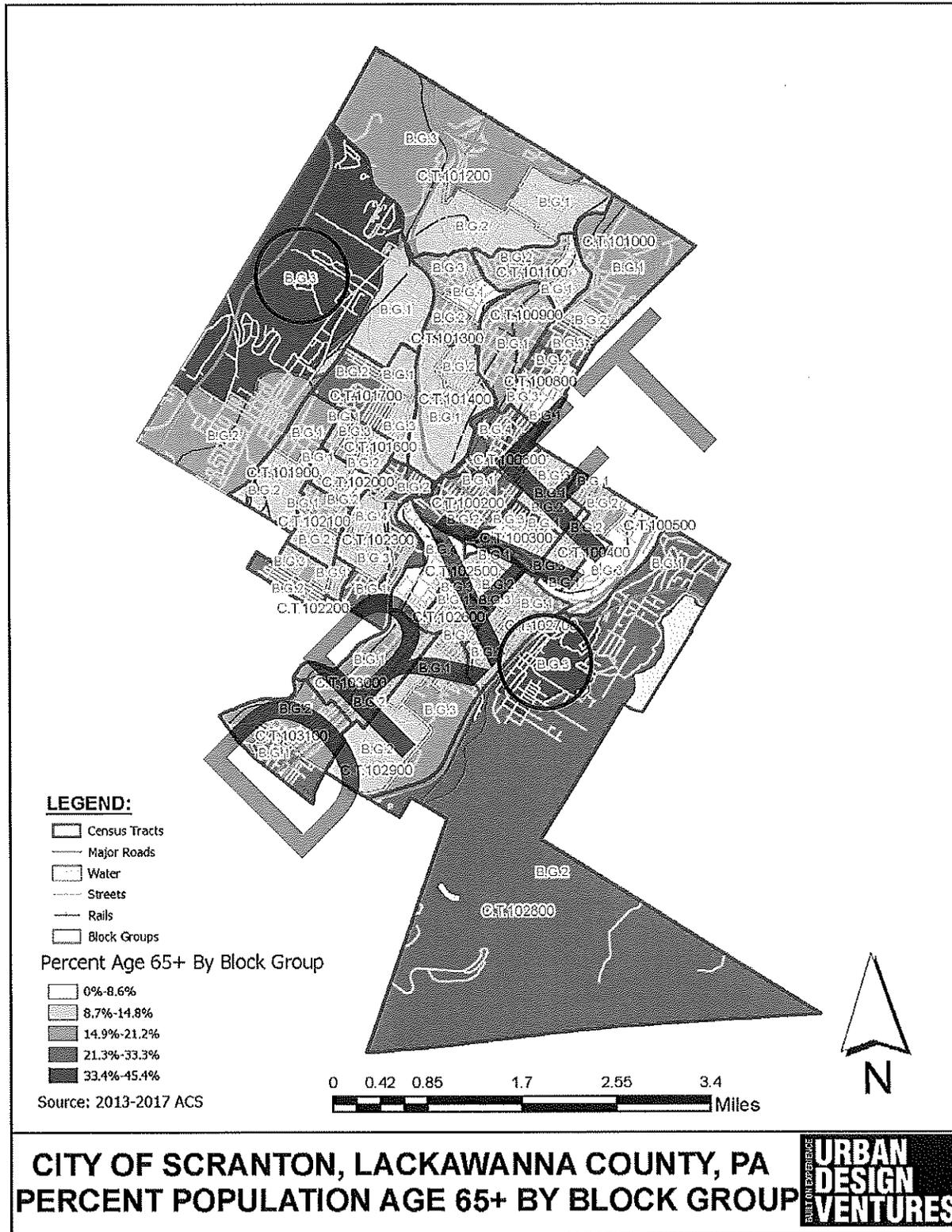
Source: 2008-2012 & 2013-2017 ACS

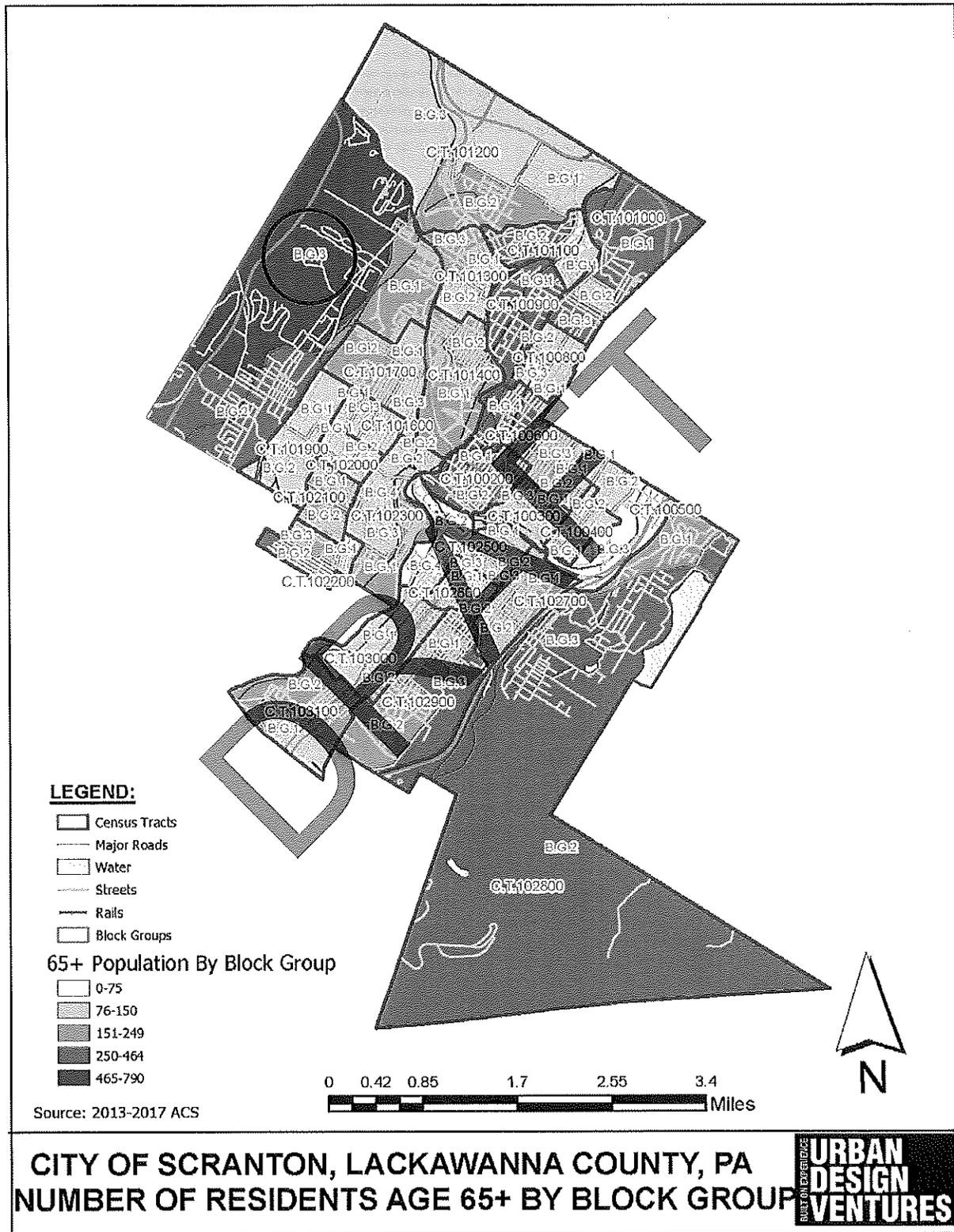
The median age in the City of Scranton at the time of the 2008-2012 American Community Survey was 38 years. Between 2012 and 2017, the median age in the City of Scranton fell to 36.3 years. The median age in Lackawanna County remained stable at 42.1 for 2012 and 42.2 years for 2017, and the median age for the Commonwealth of Pennsylvania increased slightly from 40.1 to 40.7 years. The median age in the City is slightly decreasing and getting younger while the County's population remains stable.

The following map illustrates the percentage of the population in the City of Scranton that is over the age of 65. The elderly population appears to be fairly well dispersed throughout the City, although the highest concentration of people age 65 and over is in the northwestern and southeastern census tracts of the City; indicated by the darkest shade of orange.

The overall City population cohort of age 65 and above makes up 16.3% of the population. The two (2) identified areas shown on the following map have the highest percentage of elderly populations above the City's average percentage.

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## Religion

The U.S. Census does not collect data on the religious affiliations of the population in the United States. In an effort to better understand the religious affiliations of the residents of Scranton, the City used the data made available by The Association of Religion Data Archives (ARDA). ARDA surveys the congregation members, their children, and other people who regularly attend church services within counties across the country. Although this data appears to be the most comprehensive data that is available, it is unfortunately not entirely complete as it does not accurately include traditional African American denominations. The total number of regular attendees was adjusted in 2010 (the most recent year for which data is available) to represent the population including historic African American denominations. However, the total value cannot be disaggregated to determine the distribution across denominational groups.

The following table shows the distribution of residents of Lackawanna County across various denominational groups, as a percentage of the population which reported affiliation with a church.

**Table II-4 - Religious Affiliation in Lackawanna County**

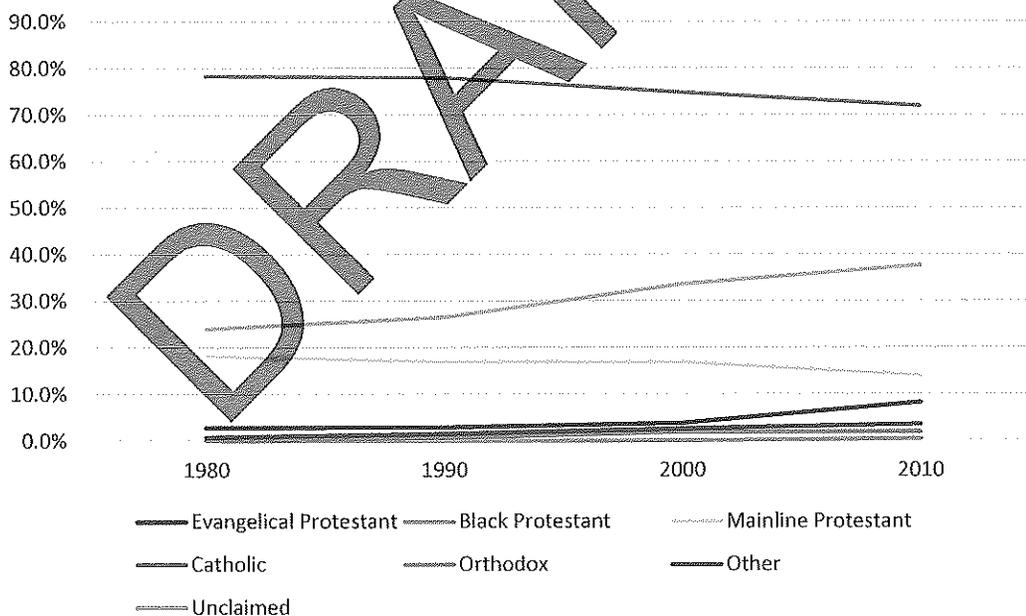
	1980		1990		2000		2010	
	#	%	#	%	#	%	#	%
Evangelical Protestant	4,921	2.8%	11,960	17.3%	13,344	18.5%	16,790	25.2%
Black Protestant	0	0.0%	266	0.4%	0	0.0%	191	0.3%
Mainline Protestant	31,290	18.1%	30,060	43.4%	25,338	35.1%	19,747	29.6%
Catholic	135,496	78.3%	26,028	37.6%	32,063	44.4%	27,606	41.4%
Orthodox	0	0.0%	0	0.0%	413	0.6%	368	0.6%
Other	1,396	0.8%	876	1.3%	1,025	1.4%	1,931	2.9%
<b>Total Adherents:</b>	<b>173,103</b>	<b>76.0%</b>	<b>69,190</b>	<b>53.0%</b>	<b>72,183</b>	<b>55.9%</b>	<b>66,633</b>	<b>52.4%</b>

Unclaimed (% of total population)	54,805	24.0%	61,352	47.0%	56,961	44.1%	60,456	47.6%
Total Population:	227,908	-	130,542	-	129,144	-	127,089	-

Source: Association of Religion Data Archives

Between 1980 and 2010, Lackawanna County saw a large overall decrease in the number of people identifying with religious traditions; while just 24.0% of the County's population did not affiliate with any religion in 1980, 47.6% were unclaimed in 2010. Of those that considered themselves religious, there was an increase in Evangelical Protestants and Mainline Protestants, and a decrease in Catholics. The following chart illustrates these trends, as well as a line showing the percentage of Lackawanna's County that is not affiliated with any religion.

**Chart II-6 – Religious Affiliation Trends in Lackawanna County**



Source: Association of Religion Data Archives

## B. Households

### Household Tenure

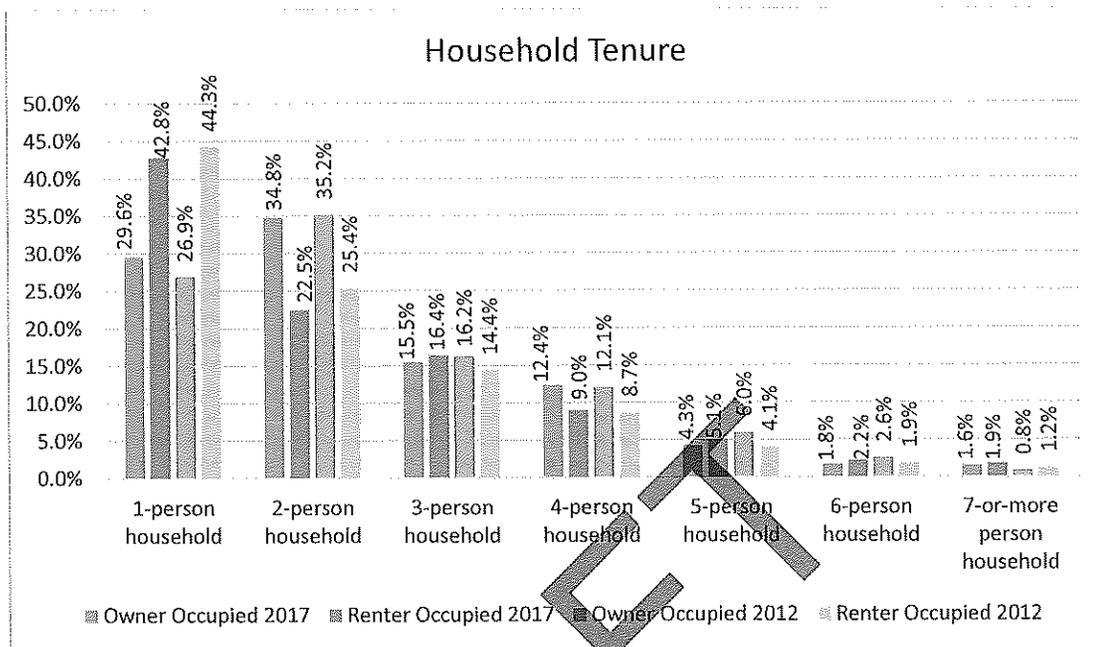
According to the 2012 ACS Estimates, there were 34,103 housing units in the City of Scranton. Of these housing units, 87.1% were occupied and 12.9% were vacant. Of the occupied housing units, 53.2% were owner-occupied and 46.8% were renter-occupied.

According to the 2017 ACS Estimates, the total number of housing units increased to 34,587, 85.4% of which were occupied and 14.6% of which were vacant. Of the occupied housing units in 2017, 50.2% were owner-occupied and 49.8% were renter-occupied. There was a slight decrease in owner occupied units between 2012 and 2017 and an increase in the number of renter occupied units. However, there was also an increase in the number of vacant units throughout the City. If the City's population continues to grow and age there will be a need to build and rehabilitate more affordable owner and renter occupied housing units.

In 2012, the average size of the owner-occupied households was 2.51 persons and the average renter household was 2.22 persons. In 2017, the average size of owner-occupied households decreased slightly to 2.48 persons, while the average size of renter-occupied households increased to 2.33 persons. The following chart illustrates the breakdown by household size for owner and renter households according to 2013-2017 ACS Estimates.

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**Chart II-7 – Household Tenure by Size in Scranton**

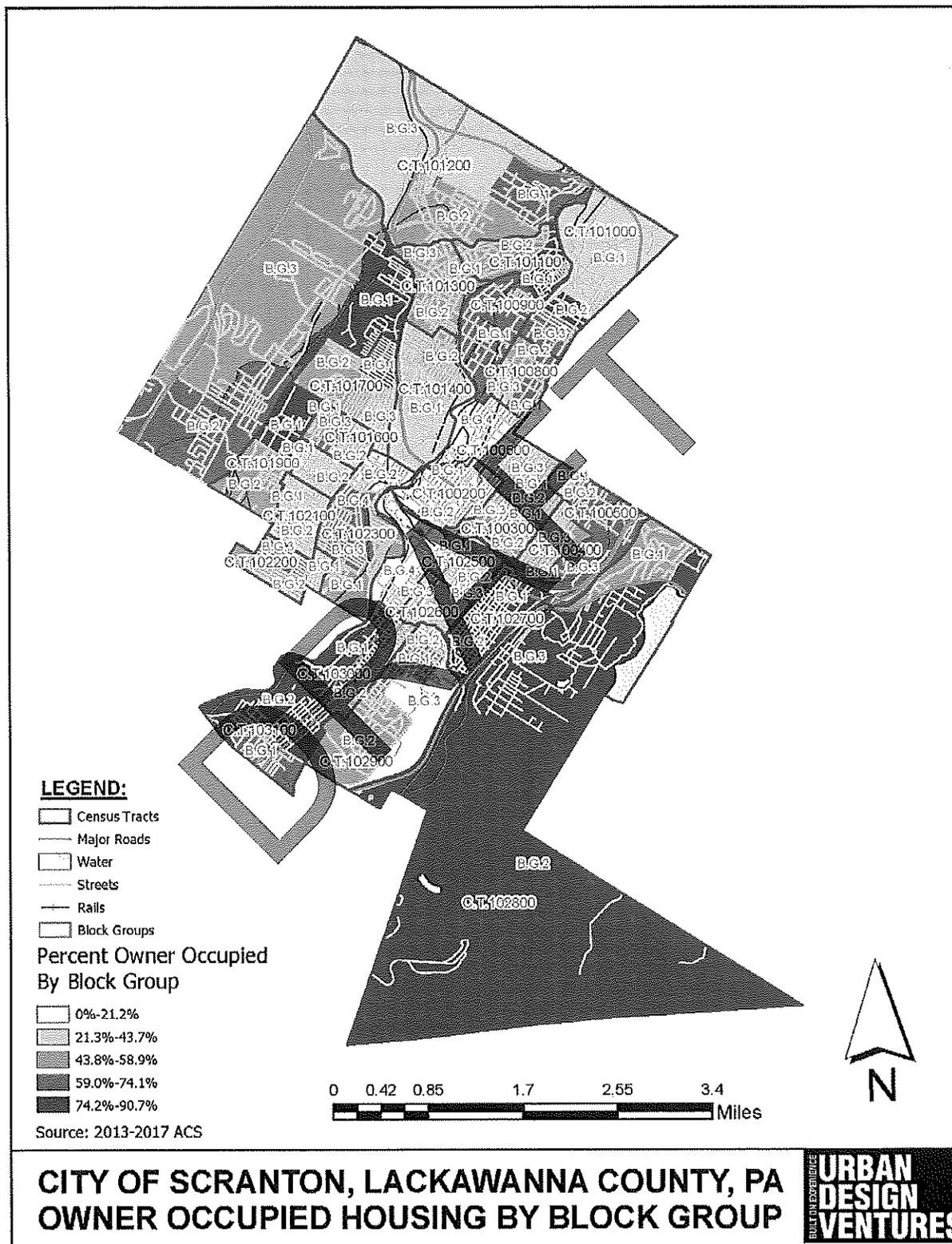


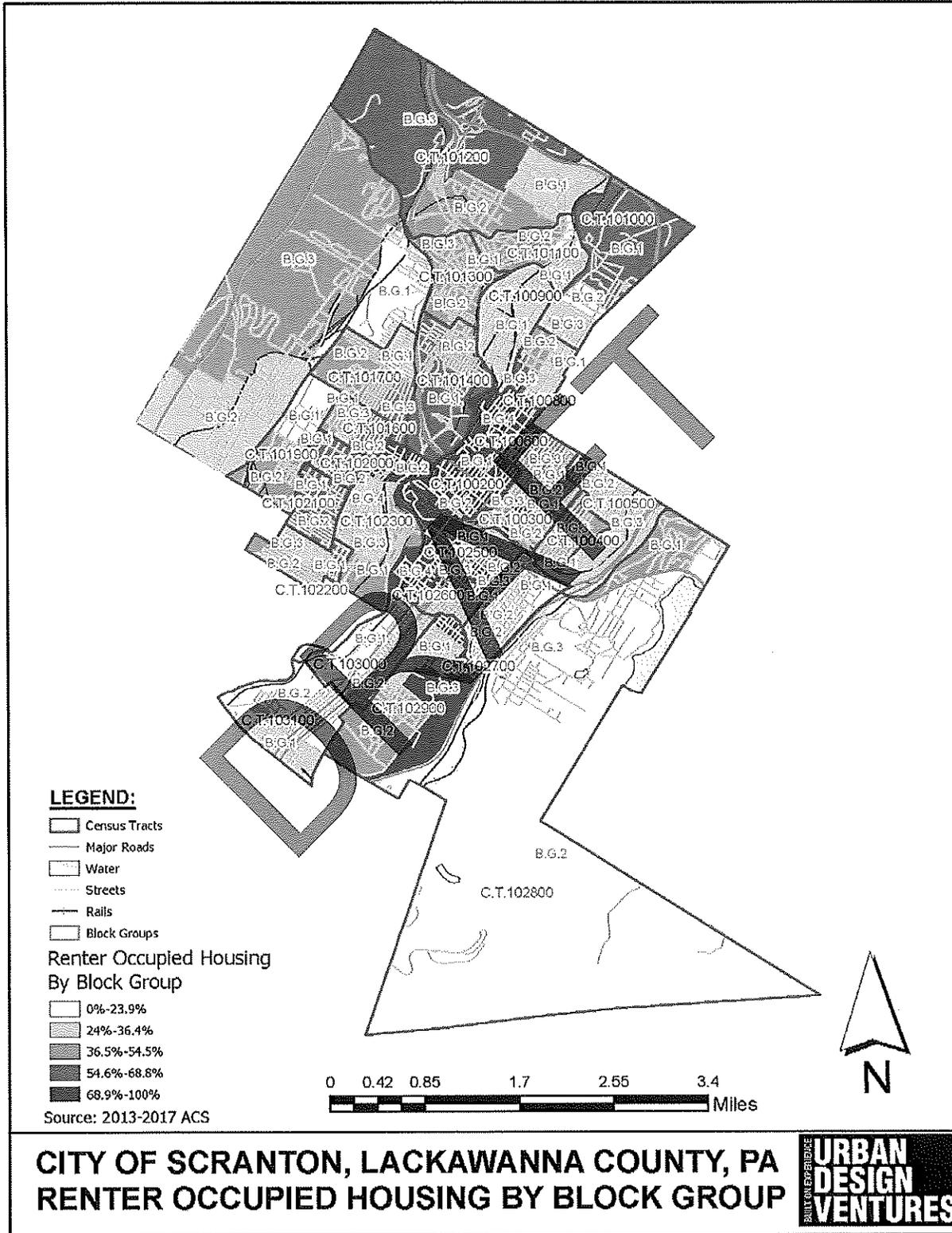
Source: 2013-2017 ACS Estimates

Household tenure among renters and owners has remained stable between the 2008-2012 and 2013-2017 ACS estimates.

One-person renter-occupied households are the most common household types, making up 42.8% of all renters. Two-person households are the most common owner-occupied tenure, making up 34.8% of all owner-occupied households. All other households, excluding 4-person households, are more likely to be renter occupied.

The following maps highlight the distribution of owner-occupied and renter-occupied housing units across the City:





The following table compares homeowners and renters by race and ethnicity. This table shows that “White” households represent almost all of homeownership tenures (95.2%) with Minority households comprising only 8.3% of the total homeowners in 2017.

**Table II-5 - Household Tenure by Race and Ethnicity in the City of Scranton**

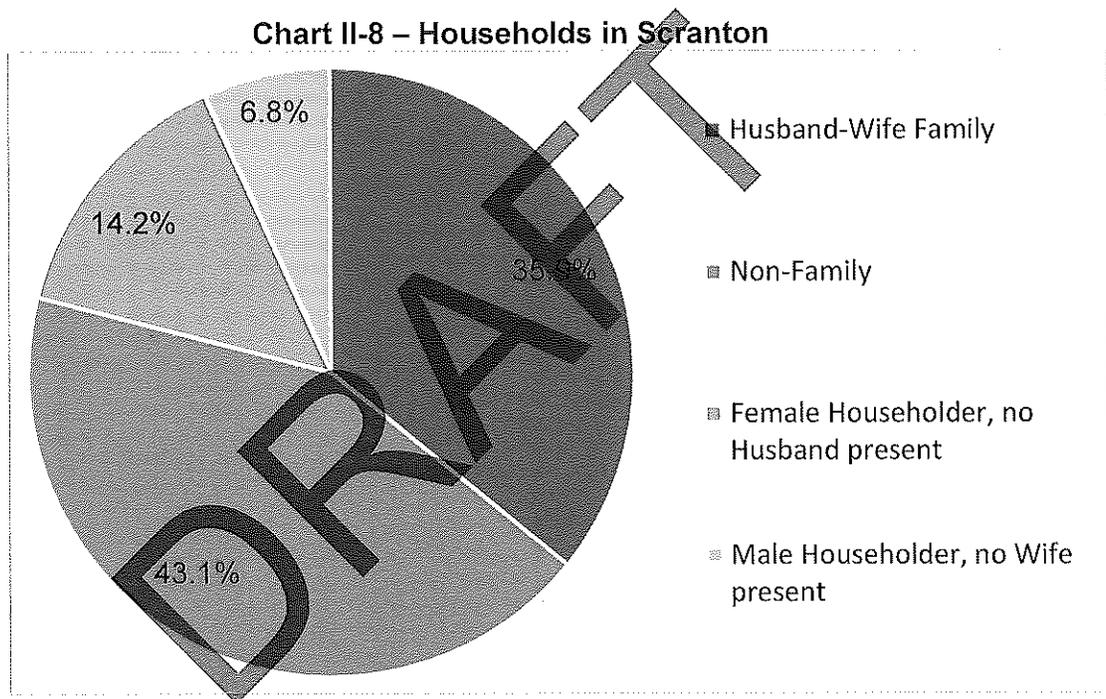
Cohort	2008-2012 ACS		2013-2017 ACS	
	Owner (53.2%)	Renter (46.8%)	Owner (50.2%)	Renter (49.8%)
<b>Total Households</b>	<b>15,790</b>	<b>13,904</b>	<b>14,827</b>	<b>14,701</b>
Householder who is White alone	15,282	11,971	14,118	12,365
Householder who is Black or African American alone	204	1,026	239	1,032
Householder who is American Indian and Alaska Native alone	0	32	38	45
Householder who is Asian alone	157	462	272	644
Householder who is Native Hawaiian and Other Pacific Islander alone	0	24	0	0
Householder who is some other race alone	58	267	60	263
Householder who is two or more races	89	122	100	352
Householder who is Hispanic or Latino	289	1,561	518	2,449
Householder who is not Hispanic or Latino	15,049	10,813	13,679	10,468

Source: 2008-2012 & 2013-2017 ACS Estimates

The results of the 2017 ACS Estimates indicate a decline in the rate of homeownership in the City from 53.2% in 2012 (15,790 households) to 50.2% in 2017 (14,827 households). Of all homeowners in the City in 2017, the vast majority are White (95.2%), which is a slight decrease from 96.7% in 2012. African American homeownership increased from 1.3% to 1.6% in the City, and African American renters also nominally increased, from 1,026 households to 1,032 households of renter households but the proportion of renters for the African American population decreased from 7.3%-7.0%. Hispanic or Latino households comprised 6.2% (1,850 households) of all households in 2012, compared to 10.0% (2,967 households) in 2017.

## Families

In 2012, families comprised 58.0% of households in the City; 43.5% of which included children less than 18 years of age. The 2013-2017 ACS Estimates report that the percentage of families in the City decreased slightly to 56.9% of all households in the City; of which 43.6% have children under the age of eighteen. Approximately fifteen percent (15.4%) of families were female-headed households at the time of the 2012 ACS Estimates, while 14.2% of family households were female-headed in 2017. The following chart illustrates the breakdown of households by type in the City of Scranton at the time of the 2013-2017 ACS Estimates.



Source: 2017 ACS Estimates

In 2012, 58.0% of all households in the City were family households, leaving 42.0% as non-family households. The 2017 ACS Estimates reports that 56.9% of all households in Scranton are family households, and 43.1% are non-family households. A non-family household is defined as a householder living alone or with non-relatives only.

### C. Income and Poverty

The median household income for the City of Scranton was \$37,099, compared to \$45,483 for Lackawanna County, and \$52,267 for the Commonwealth of Pennsylvania at the time of the 2008-2012 ACS Estimates. The 2013-2017 American Community Survey estimates that the median household income increased to \$38,683 in the City of Scranton, \$48,380 in Lackawanna County, and \$56,951 in the Commonwealth. The following table compares the distribution of household income according to the 2008-2012 and 2013-2017 American Community Survey. There was an increase in the number and percentage of all income groups from \$50,000 per year and above as well as an increase in persons making less than \$10,000 per year. Furthermore, between 2012 and 2017, the Median Household Income is estimated to have increased by \$1,674 or 4.5%.

**Table II-6 - Household Income in the City of Scranton**

Items	2008-2012 American Community Survey		2013-2017 American Community Survey	
	Number of Households	Percentage	Number of Households	Percentage
<b>Total Households</b>	<b>29,694</b>	<b>-</b>	<b>29,528</b>	<b>-</b>
Less than \$10,000	2,761	9.3%	3,228	10.9%
\$10,000 to \$14,999	2,850	9.6%	2,574	8.7%
\$15,000 to \$24,999	4,602	15.5%	4,240	14.4%
\$25,000 to \$34,999	3,889	13.1%	3,604	12.2%
\$35,000 to \$49,999	4,810	16.2%	4,240	14.4%
\$50,000 to \$74,999	4,958	16.7%	5,224	17.7%
\$75,000 to \$99,999	2,791	9.4%	2,832	9.6%
\$100,000 to \$149,999	2,137	7.2%	2,489	8.4%
\$150,000 to \$199,999	534	1.8%	738	2.5%
\$200,000 or more	356	1.2%	359	1.2%
<b>Median Household Income</b>	<b>\$37,099</b>		<b>\$38,683</b>	

Source: 2008-2012 & 2013-2017 American Community Survey

The following table identifies the Section 8 Income Limits in the Scranton-Wilkes-Barre, PA MSA based on household size for FY 2019. The Median



Income for a family of four (4) in the Scranton-Wilkes-Barre, PA MSA is \$67,000 for 2019.

**Table II-7 – Scranton-Wilkes-Barre, PA MSA  
Section 8 Income Limits for FY 2019**

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$14,100	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low (50%) Income Limits	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
Low (80%) Income Limits	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800

The following table highlights the current low- and moderate-income population in the City of Scranton based on 2015 ACS estimates by HUD. The block groups that have a population of more than 51% low- and moderate-income are highlighted in the following table. The City of Scranton has an overall low- and moderate-income population of 51.05%.

**Table II-8 – Low- and Moderate-Income  
Population for the City of Scranton**

CDBGNAME	TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
Scranton	100200	1	560	620	90.32%
Scranton	100200	2	1,005	1,495	67.22%
Scranton	100300	1	305	570	53.51%
Scranton	100300	2	520	710	73.24%
Scranton	100300	3	1,135	1,135	100.00%
Scranton	100400	1	310	645	48.06%
Scranton	100400	2	285	510	55.88%
Scranton	100400	3	445	705	63.12%



Scranton	100500	1	330	760	43.42%
Scranton	100500	2	295	625	47.20%
Scranton	100500	3	240	695	34.53%
Scranton	100600	1	385	945	40.74%
Scranton	100600	2	495	990	50.00%
Scranton	100600	3	930	1,660	56.02%
Scranton	100600	4	645	805	80.12%
Scranton	100800	1	455	880	51.70%
Scranton	100800	2	220	650	33.85%
Scranton	100800	3	445	555	80.18%
Scranton	100900	1	695	1,440	48.26%
Scranton	101000	1	470	1,155	40.69%
Scranton	101000	2	245	690	35.51%
Scranton	101000	3	400	1,235	32.39%
Scranton	101100	1	425	1,170	36.32%
Scranton	101100	2	785	1,330	59.02%
Scranton	101200	1	130	660	19.70%
Scranton	101200	2	890	1,535	57.98%
Scranton	101200	3	145	490	29.59%
Scranton	101300	1	310	915	33.88%
Scranton	101300	2	320	510	62.75%
Scranton	101300	3	780	1,315	59.32%
Scranton	101400	1	1,345	1,695	79.35%
Scranton	101400	2	805	1,340	60.07%
Scranton	101600	1	430	620	69.35%
Scranton	101600	2	500	815	61.35%
Scranton	101600	3	355	620	57.26%
Scranton	101700	1	285	1,050	27.14%
Scranton	101700	2	510	985	51.78%
Scranton	101700	3	405	880	46.02%



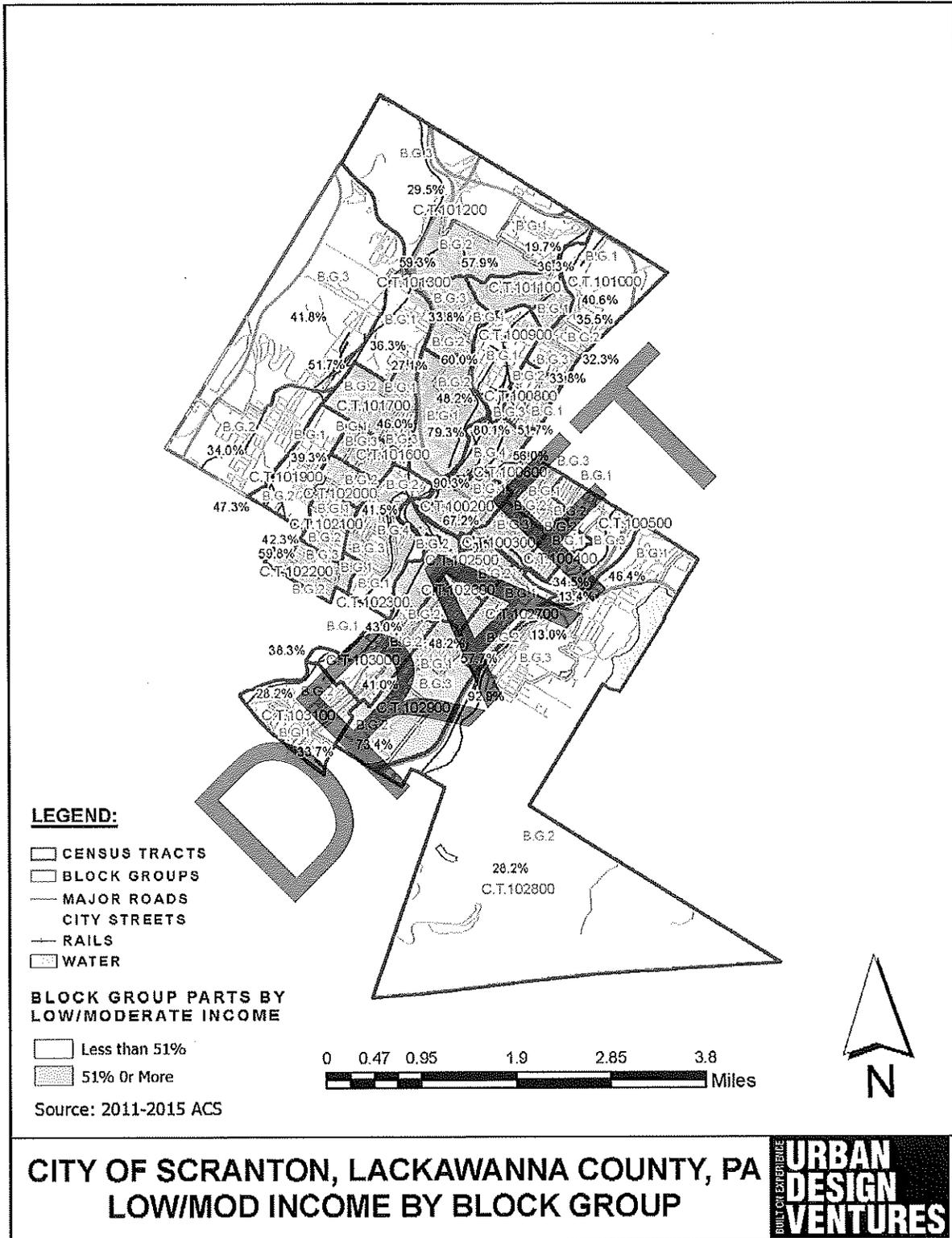
Scranton	101800	1	465	1,280	36.33%
Scranton	101800	2	655	1,925	34.03%
Scranton	101800	3	540	1,290	41.86%
Scranton	101900	1	230	585	39.32%
Scranton	101900	2	405	855	47.37%
Scranton	102000	1	665	1,100	60.45%
Scranton	102000	2	760	1,360	55.88%
Scranton	102100	1	685	1,080	63.43%
Scranton	102100	2	635	1,500	42.33%
Scranton	102200	1	505	805	62.73%
Scranton	102200	2	470	785	59.87%
Scranton	102200	3	325	795	40.88%
Scranton	102300	1	480	1,115	43.05%
Scranton	102300	2	265	550	48.18%
Scranton	102300	3	440	890	49.44%
Scranton	102300	4	235	565	41.59%
Scranton	102500	1	550	1,025	53.66%
Scranton	102500	2	495	700	70.71%
Scranton	102500	3	300	545	55.05%
Scranton	102500	4	475	615	77.24%
Scranton	102600	1	370	865	42.77%
Scranton	102600	2	380	870	43.68%
Scranton	102600	3	500	765	65.36%
Scranton	102700	1	185	1,380	13.41%
Scranton	102700	2	580	1,005	57.71%
Scranton	102800	1	230	495	46.46%
Scranton	102800	2	375	1,330	28.20%
Scranton	102800	3	105	805	13.04%
Scranton	102900	1	615	1,275	48.24%
Scranton	102900	2	900	1,225	73.47%

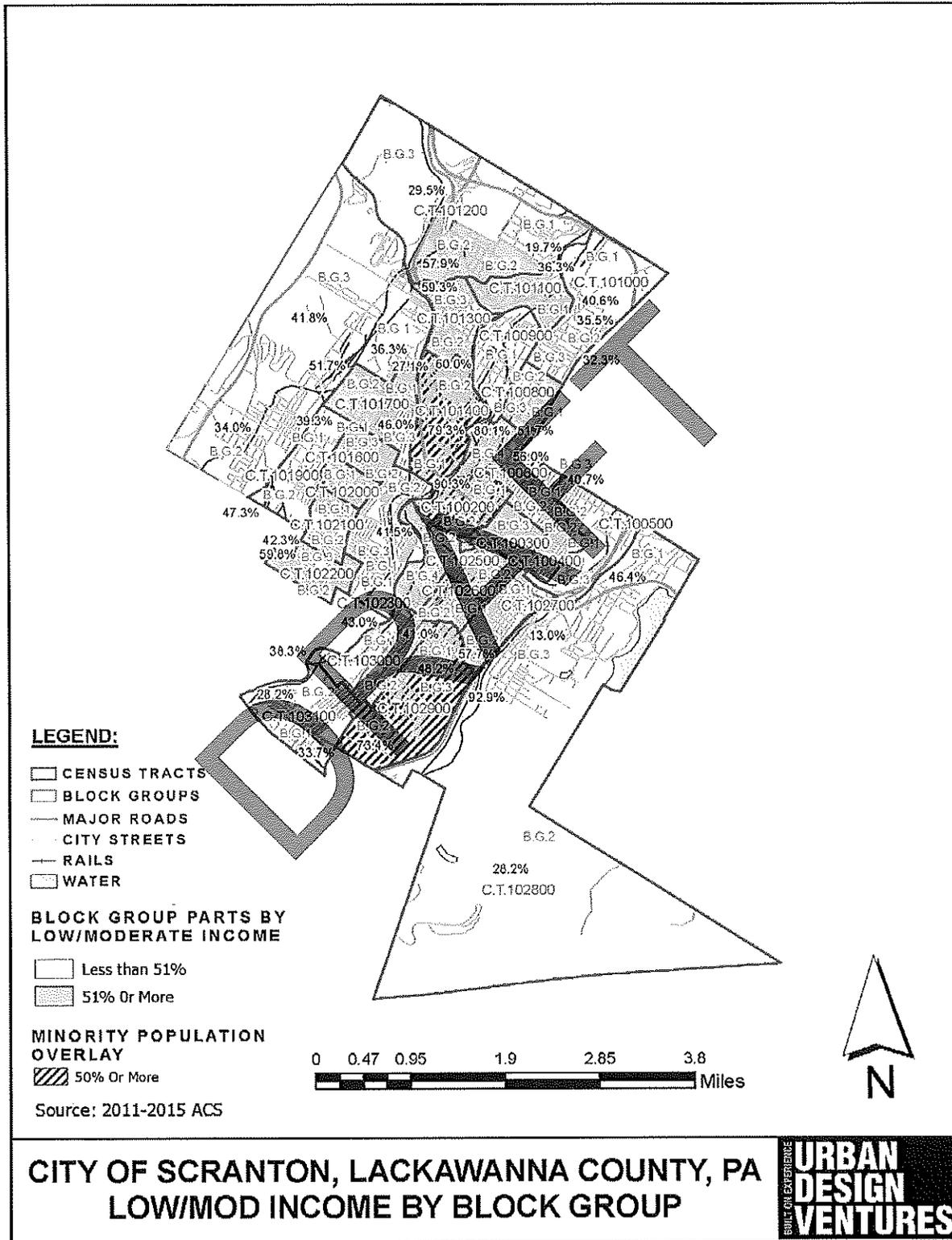


Scranton	102900	3	1,915	2,060	92.96%
Scranton	103000	1	345	900	38.33%
Scranton	103000	2	480	1,170	41.03%
Scranton	103100	1	265	785	33.76%
Scranton	103100	2	220	780	28.21%
<b>Total:</b>			<b>36,280</b>	<b>70,480</b>	<b>51.05%</b>

The following maps illustrate areas with low- and moderate-income populations in the City of Scranton. The first map illustrates the low- and moderate-income population is spread throughout the City indicated by the green fill. The next map shows these low- and moderate-income areas, but with a layer showing a minority population, including Hispanic, over 50%. Minority populations are concentrated in the Southern and Central parts of the City, indicated by the black diagonal lines.

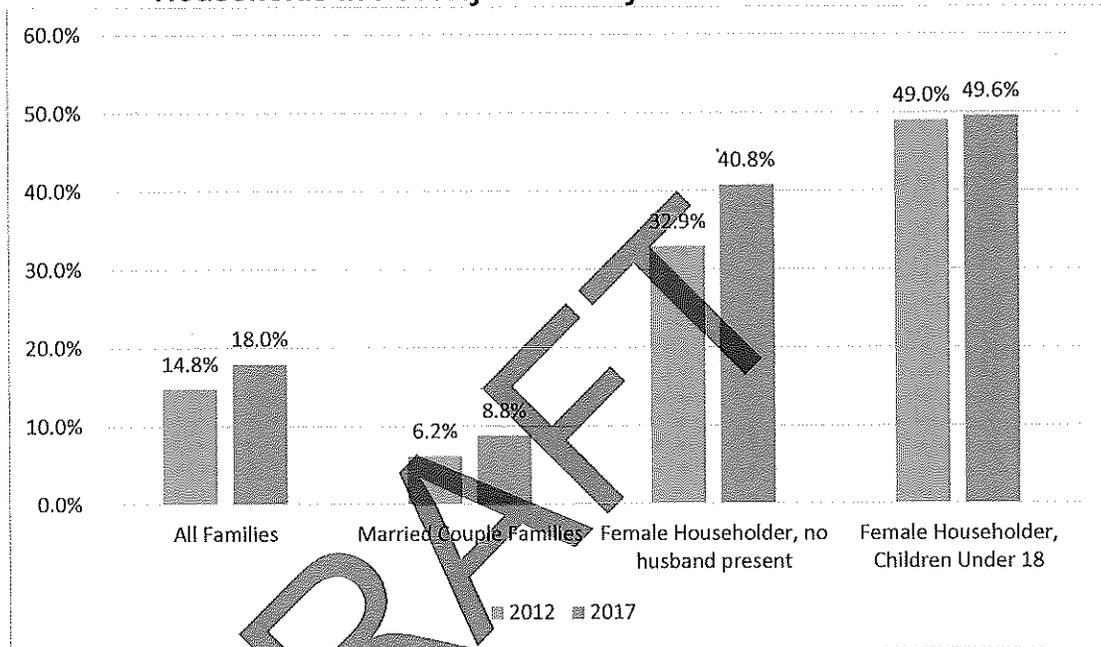
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The percentage of all families living in poverty experienced an increase from 14.8% in 2012 to 18.0% in 2017. Poverty rates increased for all groups when comparing the 2008-2012 and 2013-2017 American community Surveys.

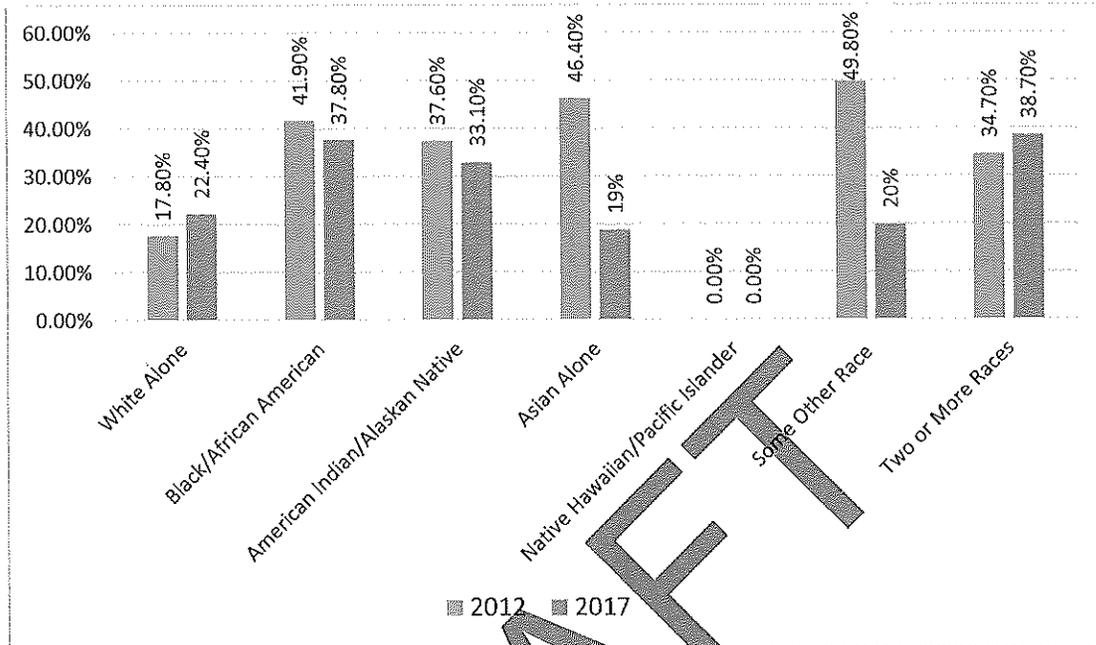
**Chart II-9 – Percentage of Families and Female-Headed Households in Poverty in the City of Scranton**



It is important to note that while the American Community Survey only presents an estimate, it is expected that the percentage of female-headed households with children living under the poverty level has increased since the previous Census.

The following chart illustrates the poverty rates among different racial groups according to the 2008-2012 and 2013-2017 American Community Surveys. The poverty rate for Whites increased from 17.8% to 22.4% between 2012 and 2017; poverty rates also increased for those identifying as “two or more races” from 34.7% to 38.7%. Poverty rates fell for all other groups; most drastically for those who identify as “Asian”. Minority populations in poverty are overrepresented when considering the count of the overall population of the these groups. For instance, the Black/African American population makes up approximately 6.8% of the population but 37.8% of that population is living in poverty. The minority groups where this pattern is not evident are among Asian, a growing population, and those who identify as “some other race”, which has a dwindling population count.

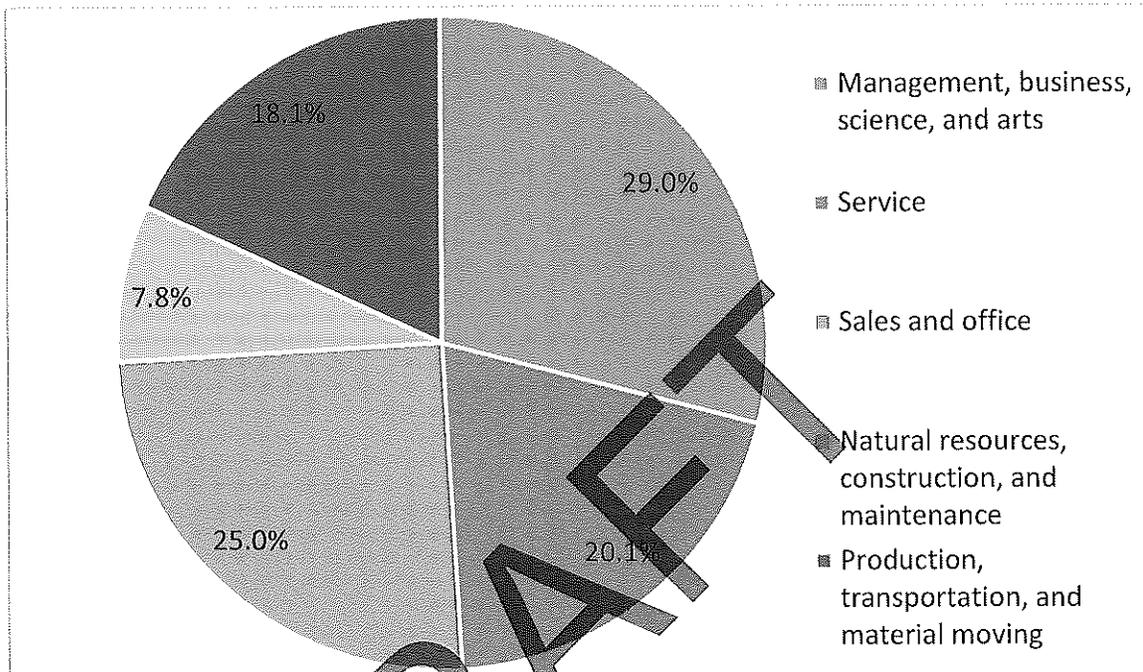
**Chart II-10 Poverty Rates by Race**



**D. Employment**

In 2012, 58.6% of the City's residents 16 years of age and over were considered a part of the labor force. The 2013-2017 American Community Survey estimates that approximately 56.0% of the population is currently in the labor force. The following charts illustrate the categories of workers and their occupations. The largest portion of Scranton workers (29.0%) is in management, business, science, and arts occupations, followed closely by sales and office (25.0%). Slightly more than one fifth (20.1%) of all workers are in "service occupations." Similarly, Lackawanna County's labor force is primarily employed in management, business, science, and arts occupations (35.1%) followed by sales and office (24.8%) and service (17.2%).

Chart II-11 – Occupations in the City of Scranton

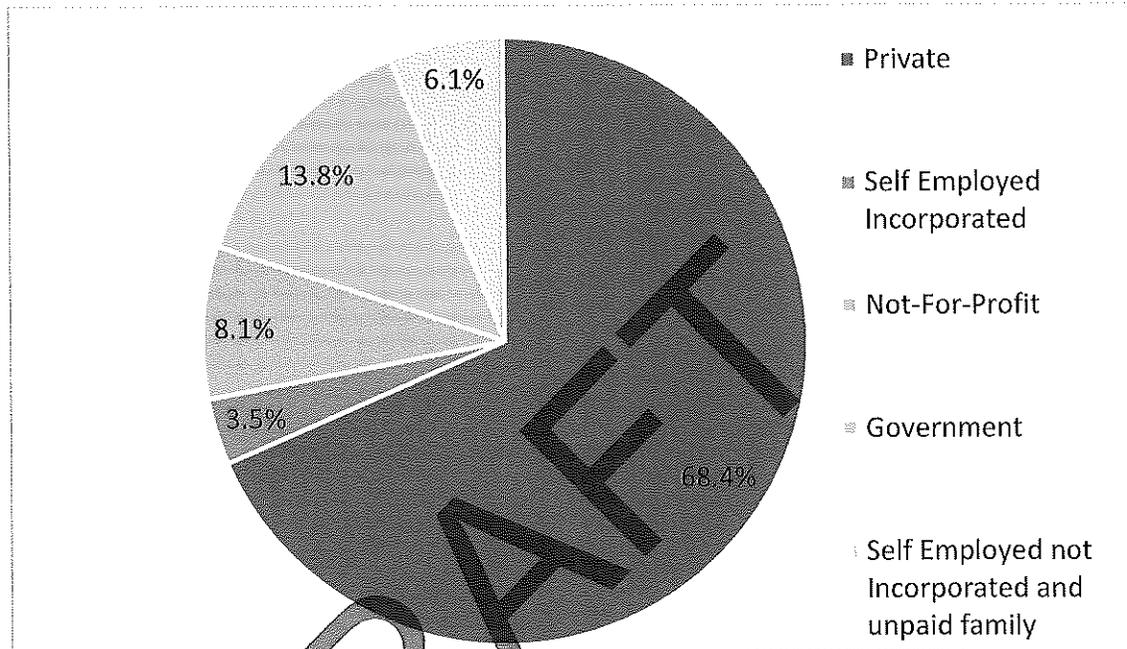


Source: 2013-2017 American Community Survey

These percentages differ slightly when compared to 2008-2012 American Community Survey Data:

- Natural resources, construction, and maintenance occupations decreased from 8.0% in 2010 to 7.8% in 2017.
- Sales and office occupations decreased from 27.1% of the workforce in 2010 to 25.0% in 2017.
- Production, transportation, and material moving occupations increased from 16.3% in 2010 to 18.1% in 2017.
- Service occupations decreased slightly, from 21.2% of all occupations in 2010 to 20.1% in 2017.
- Management, business, science, and arts occupations increased from 27.4% in 2010 to 29.0% in 2017.

**Chart II-12 – Worker Class in the City of Scranton**



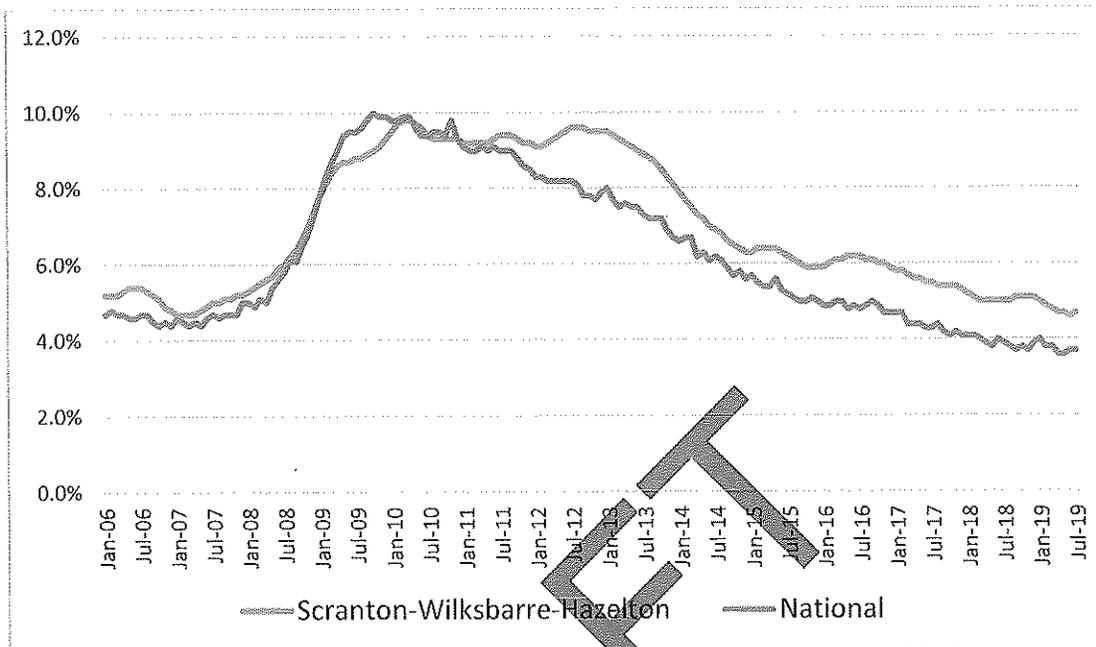
Source: 2013-2017 American Community Survey

This data is slightly different than the respective 2012 American Community Survey estimates, although there was less variance than the occupational data in the previous chart.

- Private wage and salary workers increased from 67.1% of workers in 2012 to 68.4% in 2017.
- Government workers decreased from 14.9% of workers in 2012 to 13.8% in 2017.
- Not-for-profit workers remained stable at 8.0% between 2012 and 2017.
- Self-employed in own not incorporated business workers decreased from 6.4% of workers in 2012 to 6.1% in 2017.
- Self-employed in own incorporated business workers remained the same at 3.5% between 2012 and 2017.

The following chart illustrates the trends of the unemployment rate for the City of Scranton from January 2006 through July 2019 as reported by the Bureau of Labor Statistics ([www.bls.gov](http://www.bls.gov)).

**Chart II-13 – City of Scranton Unemployment Rate**



Source: <http://data.bls.gov>

The unemployment rate for the Scranton-Wilkes-Barre-Hazleton Area is represented by the blue line. The City data was provided by the St. Louis FRED Database and is seasonally adjusted. The seasonally adjusted unemployment rate for the Nation was retrieved from the Bureau of Labor Statistics and is represented by the Orange "National" line.

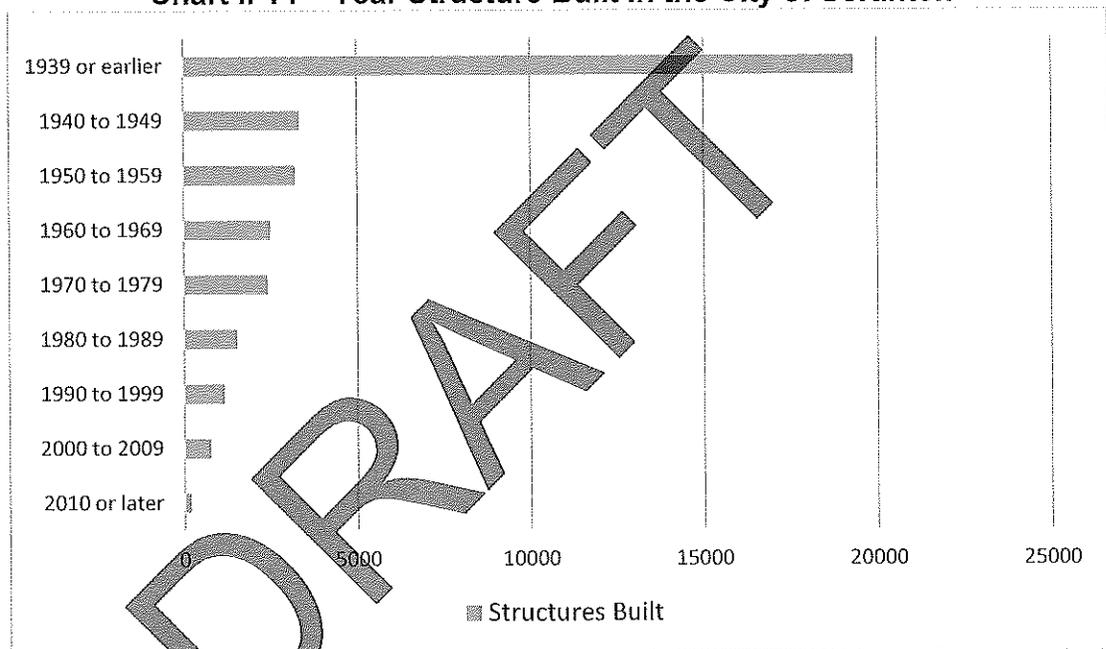
*NOTE: The City of Scranton data was only available as non-seasonally adjusted data by the Bureau of Labor Statistics, which is problematic when the objective is to compare said data to other data that is seasonally adjusted, hence the use of the St. Louis FRED database.*

The unemployment rate in the City of Scranton remained higher than the national unemployment rate across the entire time period examined except for the months of January 2009 through December 2010. Across the time period from January of 2006 to May 2019, the City of Scranton averaged 0.7% higher than the national unemployment rate. The most recent data available has Scranton's unemployment rate as 4.7% (July 2019) compared to the national rate of 3.7%.

## E. Housing Profile

Over half (55.9%) of the City’s housing stock was built prior to 1940, which is now approaching at least 80 years old. Homes built between 1940 and 1990 make up over one-third (37.9%) of the City’s housing stock, which leaves just 6.2% of housing stock that has been built since 1990. The following chart illustrates the year that housing structures were built in the City of Scranton based on the 2013-2017 American Community Survey.

**Chart II-14 – Year Structure Built in the City of Scranton**



Source: 2013-2017 American Community Survey  
Total = 34,587 Structures

The following chart outlines the composition of the housing stock in the City of Scranton at the time of 2008-2012 and 2013-2017 American Community Survey.

**Chart II-15 – Housing Stock in the City of Scranton**



Source: 2008-2012 & 2013-2017 American Community Survey

As shown in the previous chart, there were some minor shifts in the percentage breakdowns of the housing stock in the City of Scranton between 2012 and 2017, but single-unit detached houses remain the most prevalent. The portion of housing units that are single units, both attached and detached, showed an increase. All other housing structures stayed the same or saw a decrease in their prevalence except for 20 units or more. The median value of homes in the City of Scranton in 2012 was \$108,300 compared to \$144,500 for Lackawanna County and \$164,900 for the Commonwealth of Pennsylvania. The 2013-2017 American Community Survey estimates that the median value of owner-occupied homes in the City of Scranton decreased to approximately \$104,800 (3.2% decrease in median value since 2012), as compared to \$149,100 (3.1% increase in median value since 2012) in Lackawanna County and \$170,500 (3.4% increase in median value since 201) in the Commonwealth of Pennsylvania.

The following table outlines the number of new units for which building permits were filed annually for the Scranton-Wilkes-Barre, PA Core Base Statistical Area (CBSA). The Scranton-Wilkes-Barre, PA CBSA has seen an overall decrease in the total number of new units constructed since 2003.



**Table II-9 - Units Authorized by Building Permits –  
Scranton-Wilkes-Barre, PA Core Base Statistical Area (CBSA)**

Year	Single Family	Multi Family	5+ Units	Total
2003	1,341	189	58	1,530
2004	1,470	128	43	1,598
2005	1,298	84	31	1,382
2006	1,340	134	81	1,474
2007	1,265	151	101	1,416
2008	657	43	29	700
2009	647	61	34	708
2010	665	22	0	687
2011	411	28	8	439
2012	450	20	0	470
2013	429	87	65	516
2014	2,113	188	82	2,301
2015	800	31	11	831
2016	846	172	152	1,018
2017	425	155	118	580
2018	487	66	32	553

Source: <http://socds.huduser.org/permits/summary.odb>

**Table II-10 - Units Authorized by Building Permits Year to Date–  
Scranton-Wilkes-Barre, PA Core Base Statistical Area (CBSA)**

	Through Jan 2019	Through Feb 2019	Through March 2019	Through April 2019	Through May 2019	Through June 2019	Through July 2019	Through Aug 2019
Single Family	2	4	8	12	18	23	30	33
Multi-Family	0	0	0	0	2	2	2	2
5+ units	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>4</b>	<b>8</b>	<b>12</b>	<b>20</b>	<b>25</b>	<b>32</b>	<b>35</b>

Source: State of Cities Data Systems (SOCDS) CBSA Year to Date: August 2019

The data shows that there has been a substantial decrease in total units authorized by building permits since 2008 with the exception of 2014. Based on data made available for January-August 2019 a total of 138 building permits have been authorized.

The City of Scranton's Licensing, Inspections, and Permits Department reports that the Zoning Hearing Board received 61 appeals in 2019 and approved 37 of them (60.6%).

## F. Financing

### Owner Costs

The median monthly mortgage expense in the City of Scranton for 2012 was \$871. The 2013-2017 American Community Survey estimates that the median monthly owner costs, including a mortgage, increased to \$884 which is only a \$13 increase. Monthly owner costs increased by 1.49% while median income during the same time period increased by 4.52%. The following table illustrates selected monthly owner costs according to the 2008-2012 and 2013-2017 American Community Survey.

**Table II-10 - Selected Monthly Owner Costs in the City of Scranton**

Monthly Owner Cost	2008-2012 American Community Survey		2013-2017 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Owner-Occupied Housing Units</b>	<b>16,790</b>	<b>-</b>	<b>14,827</b>	<b>-</b>
Less than \$300	16	.10%	546	3.7%
\$300 to \$499	113	.72%	2,170	14.6%
\$500 to \$799	1,099	6.9%	3,839	25.9%
\$800 to \$999	1,656	10.5%	2,100	14.2%
\$1,000 to \$1,499	3,816	24.2%	4,101	27.7%
\$1,500 to \$1,999	1,599	10.1%	1,351	9.1%
\$2,000 or more	765	4.8%	720	4.8%
No Cash Rent	-	-	-	-
Median	\$871	-	\$884	-

Source: 2008-2012 & 2013-2017 American Community Survey

As a result of rising monthly housing costs, 35.7% of all owner-occupied households with a mortgage exceeded 30% of their monthly income in 2012. This is a relatively high percentage of owners whose housing is not considered "affordable." The 2013-2017 American Community Survey estimates that the portion of homeowners whose housing costs exceed 30%

of their monthly income had slightly decreased to approximately 32.1% of all owner-occupied households with a mortgage. The following table illustrates housing costs for owner-households according to the 2008-2012 and 2013-2017 American Community Survey.

**Table II-11 - Selected Monthly Owner Costs as a Percentage of Household Income in the City of Scranton**

Owner Costs as a % of Income	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Housing Units with a Mortgage</b>	<b>9,064</b>	<b>57.4%</b>	<b>8,605</b>	<b>58.1%</b>
Less than 20 percent	3,706	40.9%	4,106	47.7%
20 to 24.9 percent	1,173	12.9%	1,095	12.7%
25 to 29.9 percent	927	10.2%	2,035	23.6%
30 to 34.9 percent	752	8.3%	583	6.8%
35 percent or more	2,482	27.4%	2,177	25.3%
Not computed	24	0.81%	0	0.0%
<b>Housing Units without a Mortgage (Excluding those whose monthly costs cannot be calculated)</b>	<b>6,726</b>	<b>42.5%</b>	<b>6,222</b>	<b>41.9%</b>

Source: 2008-2012 and 2013-2017 American Community Survey

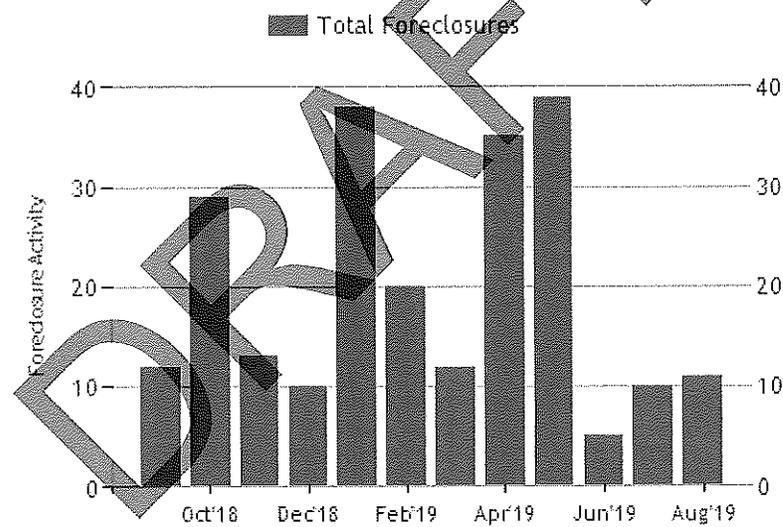
The website [www.Realtor.com](http://www.Realtor.com) shows that as of October, 2019, there are 598 properties for sale in the City of Scranton. Homes in Scranton have a median list price of \$110,000, and a median price per square ft. of \$57. Homes spend an average of 89 days on the market. The median price varies among different neighborhoods; some of the “hottest” neighborhoods listed are Greenridge (\$134,000), Hill Section (\$121,000), Hyde Park (\$91,450), South Side (\$99,500), and East Mountain (\$159,500).

According to [Realtor.com](http://Realtor.com), the median sale price per square foot in the City of Scranton was just \$57 compared to \$81 in Lackawanna County and \$134 for Pennsylvania.

**Foreclosures**

According to RealtyTrac, as of August 2019, there are 89 properties that are in some stage of foreclosure, for a foreclosure rate of 1 in every 3,367 housing units. During this time period, Lackawanna County experienced a foreclosure rate of 1 in every 3,245 housing units and the Commonwealth of Pennsylvania had a foreclosure rate of 1 in every 2,781 housing units. The following chart illustrates the monthly foreclosure filings in the City of Scranton from July 2018 to August 2019.

**Chart II-16 – Number of Foreclosures in the City of Scranton**



Source: [www.realtytrac.com](http://www.realtytrac.com)

In the last 12 months, the number of foreclosures for the City of Scranton was at its highest in May 2019 with 39 foreclosures. While foreclosures can be devastating to a community, it offers a chance for the City and non-profit housing agencies to purchase and rehabilitate homes and sell them to low-income individuals and families.

### Renter Costs

The median monthly rent in 2012 was \$660 and has increased to \$746 per month according to the 2013-2017 American Community Survey. The following table illustrates rental rates within the City at the time of the 2008-2012 and the 2013-2017 American Community Survey.

**Table II-12 - Gross Monthly Rent in the City of Scranton**

Rental Rates	2008-2012 American Community Survey		2013-2017 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than \$300	1,286	9.2%	1,041	7.1%
\$300 to \$499	1,689	12.1%	1,354	9.2%
\$500 to \$799	6,321	45.5%	5,726	38.9%
\$800 to \$999	1,706	12.3%	3,124	21.3%
\$1,000 to \$1,499	1,260	9.1%	2,181	14.8%
\$1,500 to \$1,999	150	1.1%	392	2.7%
\$2,000 or more	139	0.9%	108	0.7%
No cash rent	941	6.8%	775	5.3%
Median	\$660	-	\$746	-

Source: 2008-2012 & 2013-2017 American Community Survey

The monthly housing costs for 43.4% of all renter-occupied households exceeded 30% of monthly income in 2012, indicating a high percentage of renters whose housing is not considered affordable. 2013-2017 ACS estimates show that over half (51.7%) of all renter-occupied households pay housing costs that exceed 30% of their income. The following table illustrates the housing cost for renter-households at the time of the 2008-2012 and 2013-2017 American Community Survey. The increase in rental households whose rental costs exceed thirty percent of their monthly income indicates the need for affordable rental options in the City.

**Table II-13 - Gross Rent as a Percentage of Household Income in the City of Scranton**

Rental Cost as a % of Income	2010 U.S. Census		2013-2017 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than 15 percent	1,837	13.2%	1,732	12.7%
15 to 19 percent	1,642	11.8%	1,663	12.1%
20 to 24 percent	1,636	11.8%	1,755	12.8%
25 to 29 percent	1,628	11.7%	1,457	10.6%
30 to 34 percent	991	7.1%	1,129	8.2%
35 percent or more	5,054	36.3%	5,955	43.5%
Not computed	1,116	-	1,010	-

Source: 2010 U.S. Census Data & 2013-2017 American Community Survey

The 2019 Fair Market Rents for Lackawanna County are shown in the following table.

**Table II-14 - Final FY 2019 Fair Market Rents (FMRs) by Unit Bedrooms in the Lackawanna County, PA**

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2019 FMR	\$541	\$636	\$780	\$1,007	\$1,102
Final FY 2018 FMR	\$580	\$682	\$834	\$1,083	\$1,218

Source: [www.hud.gov](http://www.hud.gov)

As of April 2019, the estimated average monthly rents within 10 miles of Scranton were \$1,074 for one-bedroom units; \$1,073 for two-bedroom units; and \$1,097 for all-bedroom units based on rent trend data collected by [www.rentjungle.com](http://www.rentjungle.com). While these rents may be skewed by higher-income apartments in certain areas within the City, the rents are higher than fair market rents, as well as what many low-income families can afford.

## G. Household Types

Based on a comparison between the 2012 and 2017 populations, the City of Scranton experienced a minimal decrease in population. The median income of the area increased by 7%, potentially indicating a higher percentage of above income persons have moved into the area (even while taking inflation into account).

**Table II-15 – Changes Between 2012 & 2017**

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	76,089	76,065	-0%
Households	29,484	28,945	-2%
Median Income	\$34,782.00	\$37,218.00	7%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

**Table II-16 – Number of Households Table**

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
<b>Total Households *</b>	4,355	4,835	5,410	2,955	11,090
Small Family Households *	1,330	1,120	1,735	1,110	5,470
Large Family Households *	195	260	455	170	810
Household contains at least one person 62-74 years of age	745	1,050	1,130	610	2,485
Household contains at least one person age 75 or older	640	1,420	1,190	440	815
Households with one or more children 6 years old or younger *	755	635	784	449	950

Data Source: 2011-2015 CHAS

\* the highest income category for these family types is >80% AMI

Of all households, only 28.9% have a higher income than the HUD Area Median Income (AMI). The remaining 71.1% of total households make less than the AMI, with the largest group (18.7%) being households making between 50-80% of AMI. Households making between 0-30%, 30-50%, and 50-80% AMI comprise 16.1%, 16.7%, and 18.7% of all households, respectively.

Over half of all households (51.5%) of all households make less than the HUD Area Median Income, meaning there is a large portion of the population without access to affordable housing. Households that make 30% of AMI have an annual income of \$11,165.40; as HUD defines affordable housing as paying no more than 30% of income on rent, this leaves low-income households with just \$279.13 per month to spend on housing. As there are few housing options available for families at this rental level, many households must then pay more than 30% of their income for housing, becoming cost-overburdened.

**Table II-17 – 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
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	60	50	25	180	4	10	4	4	22
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	25	35	0	75	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	110	110	10	255	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	2,575	900	55	0	3,530	725	515	305	75	1,620
Housing cost burden greater than 30% of income (and none of the above problems)	285	1,070	1,035	50	2,440	125	650	845	355	1,975

	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)	205	0	0	0	205	55	0	0	0	55

Data Source: 2011-2015 CHAS

The table above illustrates the discrepancies between homeowners and renters regarding housing problems. While there are marginally more owner-occupied housing units than renter-occupied units (50.2% to 49.8%, respectively), renters face a much higher rate of housing problems. There are more renters facing housing problems than owners in all problem categories, by a significant margin in most cases.

**Table II-18 – Housing Problems (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
Having 1 or more of four housing problems	2,660	1,095	250	35	4,040	730	525	310	80	1,645
Having none of four housing problems	810	2,120	2,580	1,225	6,735	195	1,100	2,275	1,615	5,185
Household has negative income, but none of the other housing problems	205	0	0	0	205	55	0	0	0	55

Data Source: 2011-2015 CHAS

There are more renters facing severe housing problems than owners. This may be attributable to owners having higher income than renters, or due to not having to rely on a landlord to correct/fix any problems.

**Table II-19 – Cost Overburdened Greater Than 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	940	605	420	1,965	145	250	375	770
Large Related	155	145	55	355	0	55	104	159
Elderly	590	530	300	1,420	440	750	515	1,705
Other	1,235	780	340	2,355	264	120	150	534
<b>Total need by income</b>	<b>2,920</b>	<b>2,060</b>	<b>1,115</b>	<b>6,095</b>	<b>849</b>	<b>1,175</b>	<b>1,144</b>	<b>3,168</b>

Data Source: 2011-2015 CHAS

For households overburdened by more than 30%, renters are more highly affected; there are many more renters that are cost overburdened than owners, except for the elderly, where owners are slightly more affected.

**Table II-20 – Cost Overburdened Greater Than 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	905	200	35	1,140	145	140	105	390
Large Related	120	75	0	195	0	25	4	29
Elderly	420	210	0	630	320	260	160	740
Other	1,155	460	20	1,635	260	85	35	380
<b>Total need by income</b>	<b>2,600</b>	<b>945</b>	<b>55</b>	<b>3,600</b>	<b>725</b>	<b>510</b>	<b>304</b>	<b>1,539</b>

Data Source: 2011-2015 CHAS

For households cost overburdened by more than 50%, renters are more highly affected; there are many more renters that are cost overburdened than owners, except for the elderly, where owners have slightly more that are affected.

**Table II-21 – Overcrowding Conditions**

	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
Single family households	40	115	85	10	250	0	0	0	0	0
Multiple, unrelated family households	0	25	65	0	90	0	0	0	0	0
Other, non-family households	0	15	0	0	15	0	0	0	0	0
<b>Total need by income</b>	40	155	150	10	355	0	0	0	0	0

Data Source: 2011-2015 CHAS

According to the 2011-2015 CHAS data overcrowding conditions exclusively affect renter households. The majority (32.8%) of overcrowding conditions are present in single family households for those earning 30-80% AMI.

DRAFT

## H. Cost Overburden

Residents of the City of Scranton, PA are faced with a lack of affordable housing and the fact that many of the City's lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted: 4,200 White households were cost overburdened by 30% to 50%, and 4,065 White households were cost overburdened by greater than 50%; 180 Black/African American households were cost overburdened by 30% to 50%, and 325 Black/African American households were cost overburdened by greater than 50%; 120 Asian households were cost overburdened by 30% to 50%, and 75 Asian households were cost overburdened by greater than 50%; and lastly, 485 Hispanic households were cost overburdened by 30% to 50%, and 760 Hispanic households were cost overburdened by greater than 50%.

**Table II-22 – Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,350	5,085	5,280	275
White	15,990	4,200	4,065	180
Black / African American	650	180	325	19
Asian	510	120	75	35
American Indian, Alaska Native	14	15	15	0
Pacific Islander	0	10	0	0
Hispanic	1,065	485	760	40

Data Source: 2011-2015 CHAS

A total of 4,200 White households were considered cost overburdened by between 30% and 50%, which is 83.4% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is nearly the same as the total number of households that the White category comprises (83.8%). A total of 180 Black/African American households were considered cost overburdened by between 30% and 50%, which is 3.5% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is lower than the 15.3% of the total number of households that the Black/African American category comprises.

A total of 120 Asian households were considered cost overburdened by between 30% and 50%, which is 2.3% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is lower than the 2.5% of the total number of households the Asian category comprises. A total of 485 Hispanic households were considered cost overburdened by between 30% and 50%, which is 9.6% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is higher than the 8.1% of the total number of households that the Hispanic category comprises.

A total of 4,065 White households were considered cost overburdened by greater than 50%, which is 76.9% of the total number of households that were considered cost overburdened by greater than 50%. This number is below the 83.8% of the total number of households that the White category comprises. A total of 325 Black/African American households were considered cost overburdened by greater than 50%, which is 6.1% of the total number of households that were considered cost overburdened by greater than 50%. This number is lower than the 15.3% of the total number of households that the Black/African American category comprises. A total of 75 Asian households were considered cost overburdened by between 30% and 50%, which is 1.4% of the total number of households that were considered cost overburdened by between 30% and 50%. This number is lower than the 2.5% of the total number of households the Asian category comprises. A total of 760 Hispanic households were considered cost overburdened by greater than 50%, which is 14.3% of the total number of households that were considered cost overburdened by greater than 50%. This number is greater than the 8.1% of the total number of households that the Hispanic category comprises.

The conclusions in the PA WorkStats 2018 report indicate that an "entry level" wage earner in Lackawanna County makes \$21,320 annually. This is well below the County Median Household Income of \$37,218. At an annual salary of \$21,320, an affordable rent would be \$533 per month (30% of Income). However, the fair market rent for a one-bedroom unit in Lackawanna County at this time was \$636 per month; this is a wide gap in the amount an entry level wage earner can afford and what the fair market rent is for the area. This demonstrates the need for more housing programs and affordable housing options to address the needs of lower-income households.

## I. Housing Problems

A household is considered to have a housing problem if it is cost overburdened by more than 30% of their income, is experiencing overcrowding, or has incomplete kitchen or plumbing facilities. The four housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; and cost burden greater than 30%. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons in that group as a whole.

The following tables illustrate the disproportionate needs in the City of Scranton:

**Table II-23 – 0%-30% of Area Median Income (Extremely Low 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	3,800	595	260
White	2,765	450	180
Black / African American	230	60	19
Asian	70	4	35
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	690	80	25

Data Source: 2011-2015 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%

For households earning 0-30% AMI, 81.6% of households have one or more of the four identified housing problems. The American Indian, Alaska Native groups is disproportionately affected by housing problems as 100% of households has one or more housing problems. However, because this population group is so small the results can be misleading.

**Table II-24 – 30%-50% of Area Median Income (Low-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	3,340	1,495	0
White	2,745	1,250	0
Black / African American	160	85	0
Asian	89	55	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	330	80	0

Data Source: 2011-2015 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%

For households earning 30-50% AMI, 69.1% of households have one or more of the four identified housing problems. The Hispanic population is disproportionately affected where 80.4% of the population has one or more housing problems within this income group compared to 69.1% of the jurisdiction as a whole.

**Table II-25 – 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	2,435	2,970	0
White	1,975	2,410	0
Black / African American	125	160	0
Asian	65	175	0
American Indian, Alaska Native	19	0	0

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
Pacific Islander	0	0	0
Hispanic	235	205	0

Data Source: 2011-2015 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%

For households earning 50-80% AMI, 45.1% of households have one or more of the four identified housing problems. The American Indian, Alaska Native group is disproportionately affected by housing problems with 100% have one or more of four housing problems. However, because this population is so small the results may be misleading.

**Table II-26 – 80%-100% 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	520	2,435	0
White	430	2,085	0
Black / African American	0	125	0
Asian	20	55	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	59	125	0

Data Source: 2011-2015 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%

The population cohort above the median income has the lowest number of households with housing problems. The American Indian, Alaska Native group is disproportionately affected by housing problems with 100% have

one or more of four housing problems. However, because this population is so small the results may be misleading.

## J. Disabled Households

The following table includes the 2013-2017 American Community Survey estimate that shows the number of disabled individuals in the City of Scranton. The total civilian non-institutionalized population is 74,024 and the disabled population is 12,119, or 16.4%. This is an indicator of the need for housing for the disabled who are typically low- and moderate-income and who are usually unable to find housing resources that are accessible and/or affordable.

**Table II-27 – Disability Status for Scranton, PA**

Disability Status of the Civilian Non-Institutional Population	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
Total Civilian Population	73,841		74,024	-
Total Population with a disability	11,550	15.6%	12,119	16.4%
<b>Population under 5 years</b>	<b>4,514</b>		<b>4,681</b>	
With a hearing difficulty	14	0.3%	27	0.6%
With a vision difficulty	18	0.4%	0	0.0%
<b>Population 5 to 17 years</b>	<b>10,631</b>		<b>11,679</b>	
With a hearing difficulty	48	0.4%	68	0.6%
With a vision difficulty	130	1.2%	93	0.8%
With a cognitive difficulty	601	5.6%	821	7.0%
With an ambulatory difficulty	107	1.1%	79	0.7%
With a self-care difficulty	114	1.1%	135	1.2%
<b>Population 18 to 64 years</b>	<b>49,967</b>		<b>46,354</b>	
With a hearing difficulty	1,091	2.2%	821	1.8%
With a vision difficulty	1,024	2.0%	964	2.1%
With a cognitive difficulty	2,605	5.2%	3,171	6.8%
With an ambulatory difficulty	3,138	6.3%	3,313	7.1%
With a self-care difficulty	1,030	2.1%	957	2.1%
With an independent living difficulty	2,351	4.7%	2,699	5.8%
<b>Population 65 years and over</b>	<b>11,670</b>		<b>11,310</b>	
With a hearing difficulty	2,015	17.3%	1,613	14.3%
With a vision difficulty	902	7.7%	704	6.2%
With a cognitive difficulty	817	7.0%	763	6.7%
With an ambulatory difficulty	3,172	27.1%	2,925	25.9%
With a self-care difficulty	964	8.3%	852	7.5%
With an independent living difficulty	2,167	18.6%	1,966	17.4%
<b>SEX</b>				
Male	5,260	15.0%	5,466	15.3%



Female	6,290	16.1%	6,653	17.4%
<b>HISPANIC/LATINO ORIGIN</b>				
White alone	10,562	16.1%	10,615	16.9%
Black or African American alone	493	12.7%	810	17.8%
American Indian and Alaska Native alone	41	48.2%	40	32.8%
Asian alone	182	8.4%	261	7.2%
Native Hawaiian and Other Pacific Islander alone	8	12.3%	0	0.0%
Some other race alone	93	7.7%	99	12.3%
Two or more races	207	14.4%	294	13.3%
White alone, not Hispanic or Latino	9,941	16.5%	9,528	17.5%
Hispanic or Latino (of any race)	828	12.5%	1,318	13.3%

Source: 2008-2012 & 2013-2017 American Community Survey

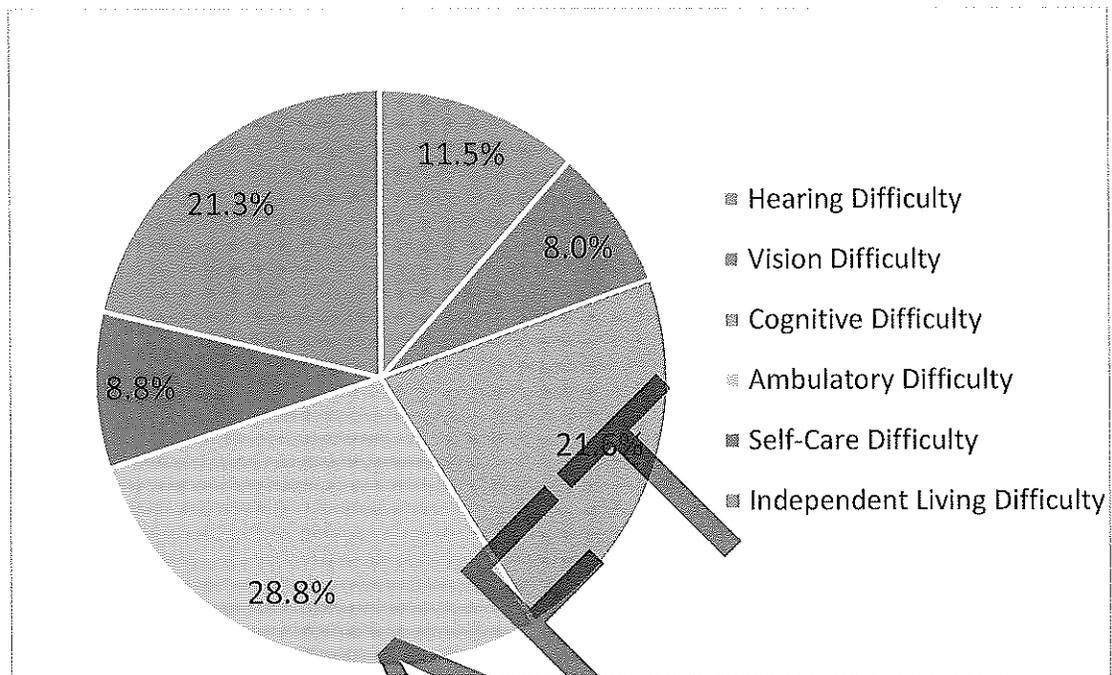
Of the population age 65 and older, 39.1% have a disability, made up largely due to ambulatory difficulty (25.9%) and an independent living difficulty (17.4%). The overall data shows a fairly even percentage between males and females, with 15.3% and 17.4% of the respective populations having disabilities.

The disparities between individuals who “are” and who “are not” disabled can also be seen in the employment statistics. According to the 2013-2017 American Community Survey of the 31,787 individuals in the labor force, 7.7% (2,448 people) have at least one disability. Approximately 7.0% (2,116) of individuals with a disability make up the employed population.

The unemployed labor force is made up of approximately 1,742 individuals. Of those unemployed and aged 18-64, 19.1% (332 people) have at least one disability.

Of the 14,362 individuals, designated as “not in the labor force”, 32.9% have a disability.

**Chart II-16 – Type of Disability for Population  
5 Years and Over in the City of Scranton**



Source: 2013-2017 American Community Survey

The City of Scranton Housing Authority recognizes the need for accessible and visitable housing units in the City. As a result, the Housing Authority is mandating that more than 5% of all public housing units are handicapped accessible.

### III. Review/Update to Original Plan

The present “Analysis of Impediments to Fair Housing Choice” was prepared in 2020. The identified Impediments to Fair Housing Choice are reviewed twice each year, first in the City’s Annual Action Plan and then again in the Consolidated Annual Performance Evaluation Report (CAPER). The following paragraphs restate the identified impediments from the 2015-2019 Analysis of Impediments to Fair Housing Choice and summarize the progress made on each for the time period of 2015 through 2019.

#### A. Summary of 2015 Impediments

##### Impediment 1: Fair Housing Education and Outreach

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities and the disabled population.

**Goal:** Improve tenants’ and landlords’ knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

**Strategies:** In order to meet this goal, the following activities and strategies should be taken:

- **1-A:** Promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act and Americans With Disabilities Act (ADA).
- **1-B:** Continue to make available and distribute literature and informational material concerning fair housing issues, an individual’s housing rights, and landlord’s responsibilities to affirmatively further fair housing.
- **1-C:** Coordinate the communications and sharing of information between the Scranton Housing Authority and social service agencies.
- **1-D:** Work with the local Board of Realtors to provide information on fair housing choice and ways to promote fair housing in the City.
- **1-E:** Educate landlords on their responsibilities to make reasonable accommodations to their apartments for persons who are disabled in accordance with the Americans with Disabilities Act (ADA) and Fair Housing Act.
- **1-F:** Assist the newly reconstituted Human Relations Commission to promote fair housing in the City of Scranton.

### **Accomplishments:**

In 2019, OECD began partnering with NeighborWorks of North Eastern PA (NEPA) to attend their Homebuyer Education classes as a guest speaker. This allows additional partnerships with NeighborWorks, Realtors, and lending institutions as they all come together strategically to address those seeking to purchase homes within the City of Scranton.

OECD participated in the HOME Fair facilitated by United Neighborhood Centers of NEPA. OECD Participated by having a table at the fair and handing out literature and making staff available to answer questions regarding programming.

OECD staff has made a concentrated effort in 2019 to attend more community events, even those not specific to the Homebuyer Program. Although OECD continued to hand out the Homebuyer Program literature at these events, it allows the agencies sponsoring the events and the community at-large an opportunity to learn what overall programming is taking place through OECD.

### **Impediment 2: Continuing Need for Affordable Housing**

The median value and cost to purchase and maintain a single-family home in Scranton that is decent, safe, and sound is \$108,300, which limits the choice of housing for lower income households. About 9.48% of homeowners and 21.85% of renters in the City are cost overburdened by more than 50% of their household income.

**Goal:** Promote the development of additional housing units for lower income households through new construction, in-fill housing, and rehabilitation of vacant houses (outside areas of low-income concentration).

**Strategies:** In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new and affordable housing.
- **2-B:** Continue to support and encourage the acquisition, rehabilitation, and resale of existing housing units to become decent, safe, and sound housing that is affordable to lower income households.
- **2-C:** Partner with non-profits, private developers, the public housing authority, and local banks to provide financial assistance in the form of downpayment assistance and low-interest loans to low-income households to become homebuyers.

- **2-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become homeowners.

### **Accomplishments:**

OECD is making a concentrated effort to facilitate and support dignified housing for low to moderate income citizens by partnering with non-profits building and/or rehabilitating homes for moderate-income residents. The following are current projects underway:

United Neighborhood Centers of NEPA (UNC) – currently looking for a duplex to rehabilitate and rent to low-to moderate-income families. Also partnered with UNC during this current Five Year Con Plan to complete a block of Section 8 approved Townhouses in South Scranton.

Scranton Lackawanna Human Development Agency – recently purchased a shovel-ready project to provide additional housing to low-to moderate-income families.

NeighborWorks of NEPA – recently purchased a home on Brook Street that will also be rehabilitated and sold to a low-to moderate-income family.

### **Impediment 3: Continuing Need for Accessible Housing Units**

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Scranton. As over half (57.7%) of the City's housing stock was built prior to 1940 and just 5.1% has been built since 1990, there is a large percentage of homes that do not have accessibility features. With a disabled population of 16.54%, there are not enough accessible housing units available for those who need them.

**Goal:** Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

**Strategies:** In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Promote programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by homeowners and landlords who will make handicap improvements.
- **3-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the City.

- **3-C:** Continue to enforce the ADA and Fair Housing Act which requires landlords to make “reasonable accommodations” to their rental properties so they will become accessible to tenants who are disabled.
- **3-D:** Promote programs to assist elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to be able to remain in their own homes.

### **Accomplishments:**

In 2019, OECD began partnering with NeighborWorks and the Lackawanna County Area Agency on Aging and other community partners to determine the need for programming that supports and help funds programming for senior citizens to continue to live in their homes in a safe and dignified manner. The program identified that, a waiting list exists, and the program will become fully functional in 2020.

### **Impediments 4: Economic Issues Affect Housing Choice**

There is a lack of economic opportunities in the City which prevents low-income households from improving their income and ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern.

**Goal:** The local economy will provide new job opportunities, which will increase household income, thus promoting fair housing choice.

**Strategies:** In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Strengthen partnerships and program delivery that enhances the City's business base, expands its tax base, and creates a more sustainable economy for residents and businesses.
- **4-B:** Support and enhance workforce development and skills training that result in a “livable wage” and increases job opportunities.
- **4-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention for low- and moderate- income persons and minority households.
- **4-D:** Promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.

### **Accomplishments:**

In 2014-2015 the City of Scranton developed and implemented a new initiative within its Office of Economic and Community Development. This new initiative was the City's Business and Industry Loan/Grant program. This program is designed and

dedicated to facilitating, the creation of new employment within the city by providing public funds to employers for either expansions of existing operations or starting a new business. Over the past 5 years this program has assisted with the creation of 40 new jobs for low to moderate income persons in Scranton. The program has also assisted with the expansion of existing operations that maintained over 200 jobs within the City.

The City has developed a partnership with other local agencies to provide businesses relevant information to grow their operations in Scranton. An example is, along with new programming that the City has implemented for the creation of new employment opportunities, the City acts as a one-stop-shop for sharing related material from the Pennsylvania State Department of Community and Economic Development. These programs provide employers the opportunities for low interest loans, grants and employment training funds, re-location services and tax incentives.

#### **Impediment 5: Private Lending Practices**

The HMDA data suggests that there is some disparity between the approval rates of home mortgage loans originated from whites and those originated from minority applicants.

**Goal:** Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race, familial status, and location.

**Strategies:** In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** The City should undertake or contract with outside independent agencies, private firms, foundations, colleges, and universities to conduct an in-depth review of the mortgage lending practices of the local banks and financial institutions.
- **5-B:** Testing should be performed by outside independent agencies, firms, and non-profit organizations to determine if any patterns of discrimination are present in home mortgage lending practices for minorities and for properties located in impacted areas of the City.
- **5-C:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.
- **5-D:** Even though the City's CDBG funds are being reduced each year, the City needs to fund its community improvement programs such as street improvements, demolitions, parks, and other infrastructure improvements in

targeted low-income neighborhoods to improve the living environment and provide public safety protection in these areas.

**Accomplishments:**

Not Applicable.

**Impediment 6: Public Policies**

A review of the City's Public Policies indicates the need to update the 1993 Zoning Ordinance to reflect current policies and procedures and to bring it into conformance with the Fair Housing Act, the Americans with Disabilities Act, and Section 504 of the Disabilities Act, as well as a need to update the current real estate tax assessments.

**Goal:** Public policies will be in compliance with all federal and state regulations and laws.

**Strategies:** In order to meet this goal, the following activities and strategies should be undertaken:

- **6-A:** The City will update its existing 1993 Zoning Ordinance to bring it into compliance with the Fair Housing Act, American with Disabilities Act, and Section 504 of the Disabilities Act.
- **6-B:** The City will evaluate its policies and procedures in regard to zoning variances (etc.).
- **6-C:** The City will cooperate with Lackawanna County on the reassessment of real estate values in the City and reevaluate the City's tax rates to make it compatible with the surrounding region.

**Accomplishments:**

The City is in the midst of revamping its Zoning Ordinance in 2020. Strategic Planning is currently in place for this update, as well as an updated Comprehensive Plan for the City.

**B. 2015-2019 Activities to Affirmatively Further Fair Housing**

**1. Enhance Education and Outreach**

The following activities has been initiated to enhance strategies to increase education and outreach regarding fair housing issues.

- City of Scranton Human Relations Commission –  
The Human Relations Commission of the City of Scranton was established after the Comprehensive Scranton Human Relations Ordinance was adopted by City Council on December 8, 2003. The Commission's primary focus is to assure that *"all persons regardless of race, color, religion, national origin, ancestry or place of birth, sex, gender identify, sexual orientation, disability, marital status, or age enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing, and use of public accommodation facilities..."* While the Commission was created in 2003, it became defunct due to lack of action and legal authority. However, the City reconstituted the Commission in 2015. The Commission will still be:

*"comprised of eleven (11) members, who shall by first choice be residents of the City appointed by the Mayor with the advice and consent of City Council, and who shall serve without compensation. In the event the requirements of the position and/or availability of volunteers cannot be met by a resident of the City, then the members need not be residents of the City of Scranton, but must be either a City of Scranton taxpayer, maintain a business in the City, be employed in the City and/or attend school in the City of Scranton. All members shall be eighteen (18) years or older and shall serve overlapping terms of three (3) years each."*

The City of Scranton's Office of Economic and Community Development will provide administrative support services to the Commission.

#### **Training:**

The City of Scranton is in agreement with HUD to conduct fair housing training. The training involves ten (10) staff members for a three (3) hour time period.

#### **Outreach:**

As the City of Scranton believes that housing education is crucial in obtaining fair housing, the City undertakes various education and outreach activities. As in previous years, the City will continue to:

- Refer landlords and eligible potential tenants to Scranton Housing Authority to obtain rental assistance through the Section 8 Housing Choice Program.

- Contact the Board of REALTORS to confirm their continuing use of Fair Housing practices.
- Make available the Housing Rehabilitation brochure, which portrays the fair housing symbols and commitment to affirmatively further fair housing.
- Collaborate with NeighborWorks Northeastern Pennsylvania (NWNEPA) to provide homeownership-related services that are useful to homeowners and prospective homebuyers. The following is a list some of the trainings and resources that NWNEPA offers to help prospective and current homeowners.
  - Mortgage Lending Free Services: a variety of free services to potential homebuyers including an Affordability Analysis that can help a client determine a safe purchase range based on net income, current debt, and expenses. NWNEPA's homeownership counseling staff also helps clients prepare for homeownership with budget planning, debt counseling and educational programming.
  - Foreclosure Prevention: NWNEPA offers immediate assistance to homeowners facing foreclosure. NWNEPA implemented a comprehensive response to the foreclosure crisis that includes community education, outreach to at-risk homeowners, foreclosure mitigation counseling services, and strategic partnerships with local government to help divert judicial foreclosures.
  - Homebuyer Education and Counseling: In order to encourage homeownership, NWNEPA works with homebuyers throughout the process to ensure success and offers a free eight (8) hour Pre-Purchase Counseling Program that includes an individual budget analysis, credit repair services, and a Homebuyer Education Workshop that enables potential homebuyers to interact with realtors, lenders, real estate attorneys, and other professionals.

In order to better meet the needs of its clients, NWNEPA also offers an online version of the Homebuyer Education Workshop for prospective homeowners who want to complete the course at their own pace.

- Works with United Neighborhood Centers of Northeastern Pennsylvania which conducts HUD approved Housing Counseling.

- Provide a residential survey (including bi-lingual outreach, media coverage, and education) to the community to determine what is driving current housing patterns.
- Continue to conduct lending and sales baseline audits to determine what role “gate-keeping” plays in the lower homeownership rates experienced by African Americans and Hispanics.
- Translate all housing applications for both the Homebuyer Program and Homeowner Rehabilitation Program into Spanish.
- Conduct a Scranton HOME Fair every few years to promote its Homebuyer Program. The City’s Office of Economic and Community Development’s objective is to bring potential eligible and low/moderate-income low- and moderate-income families together with bankers, realtors, housing advocacies, and HUD at a one-stop location.

## 2. Activities to Promote Fair Housing Choice

The City of Scranton needs to continue to commit its resources and policies toward promoting fair housing choice in all areas of the City. This will be done through the following:

- **Homebuyer Program** – provides downpayment and closing cost assistance to purchase single-family homes for homebuyers at or below 80% of Area Median Income (AMI).
- **Homeowner Occupied Housing Rehabilitation Program** – rehabilitates houses in the City using both CDBG and HOME funds. Homeowners at or below 80% of AMI are eligible to apply to the City of Scranton’s Office of Economic and Community Development (OECD) for a home improvement, deferred payment loan. The deferred payment loan reflects the recapture provision and the affordability period. OECD reviews the applications to determine income eligibility, looking at current taxes, garbage fees, mortgage, and other utilities that must be paid up to date or be in a payment plan program. The City will pay for the lowest, responsible bidder for contracting services to bring the home up to Code Standards.
- **Rental Rehabilitation Program** – for single-family or multi-family rental units, leveraging HOME or CDBG funds with other public and/or private funding.
- **Reasonable Accommodations** – The City of Scranton has requested a reasonable accommodation policy.

- **City Policies –**  
The City will continue to:
  - Refer potential first-time homebuyers for housing counseling to certified housing counselors and financial institutions.
  - Increase and maintain affordable owner-occupied housing stock through the City’s housing rehabilitation loan programs.
  - Continue to rehabilitate homes of disabled and elderly households to make the homes more accessible.
- **Rental Registration –** The City is currently amending its rental registration policy.
- **Human Relations Commission –** The City is reconstituting the Human Relations Commission originally created in 2003 to assist residents who may have a fair housing issue.

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## IV. Impediments to Fair Housing 2019

In order to determine if any impediments to fair housing choice exist, interviews and meetings were conducted, surveys were distributed, Census data was reviewed, and an analysis of the fair housing complaints in the City of Scranton was undertaken.

### A. Fair Housing Complaints

#### 1. Lackawanna County Housing Coalition

The Lackawanna County Housing Coalition consists of more than 20 area organizations whose goal is to provide housing opportunities to empower residents with self-sufficiency. This is accomplished through the sharing of information, coordination of resources among non-profit, public and private entities and the identification of and response to unmet needs and advocacy at all levels. Members provide a myriad of services including but not limited to: home improvement, housing assistance (emergency housing, transitional housing, homeless services etc.), financial assistance, food, clothing, and furniture, and other emergency and non-emergency services such as case management and intervention services. This "One Stop Shop" offers guidance to people in need of safe, decent, sound, and affordable housing, acts as a valuable resource on housing issues and housing related services, provides information seminars, and general advocacy services.

Lackawanna County Housing Coalition  
709 E. Market Street,  
Scranton, PA 18509  
(570) 558-2490 (Voice)  
<https://www.lchousingcoalition.org/>

Created in 1992 to provide coordination among service providers, the Lackawanna County Housing Coalition expanded its focus and developed a Continuum of Care for homeless individuals and families. The Coalition received its first Supportive Housing Program Grant from HUD in 1997 through a joint application with the City of Scranton and Lackawanna County.



Lackawanna County  
Housing Coalition

In 2004, the Housing Coalition created a Ten-Year Plan to End Chronic Homelessness, which was an ambitious plan tasked with ending homelessness within ten (10) years. HUD requires that each community across the country develop a plan to end homelessness, with a particular focus on ending chronic

homelessness, which HUD defines as “either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (2) an unaccompanied individual with a disabling condition who has had at least four (4) episodes of homelessness in the past three (3) years.”

## 2. Human Relations Commission of the City of Scranton

The Human Relations Commission of the City of Scranton was established after the Comprehensive Scranton Human Relations Ordinance was adopted by the City Council on December 8, 2003. The Commission’s primary focus is to assure that “all persons regardless of race, color, religion, national origin, ancestry or place of birth, sex, gender identify, sexual orientation, disability, marital status, or age enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing, and use of public accommodation facilities...”

City of Scranton  
Human Relations Commission  
Office of Economic and Community  
Development  
340 North Washington Ave.  
Scranton, PA 18503  
(570) 348-4216 (Voice)  
<http://www.scrantonpa.gov/hrc.ht>

The commission has the authority to administer and enforce the Ordinance and should have the following powers and duties with administrative and legal support from the City staff persons:

1. To meet and function at any place within the City;
2. To adopt, promulgate, amend, and rescind rules and regulations to affect the policies and provisions of this Ordinance, and to make recommendations to agencies of the City of Scranton and the City Council thereof to effect such policies;
3. To initiate, receive, investigate and pass upon complaints charging unlawful discriminatory practices in violation of Sections I (A), (B), (C), and (D) taking place within the City limits of Scranton.
4. To study the problems of discrimination and foster, through community effort or otherwise, good will among the groups and elements of the population of the City;
5. To issue such publications and such results of investigations and to research as, in its judgment, will tend to promote good will and minimize or eliminate discrimination.
6. From time to time, but not less than once a year, to report to the Mayor or his designee, and the City Council of the City of Scranton describing in detail the investigations, proceedings, hearings and studies it has conducted and their outcome, the decisions it has rendered and the other work performed by it, and make

*recommendations for such further legislation concerning abuses and discrimination.*

The City of Scranton's Office of Economic and Community Development will continue to provide administrative support services to the Commission. The complaint process is outlined in the Ordinance, which is briefly summarized below:

– *Filing a Complaint*

*Any individual who claims to be aggrieved by an unlawful discriminatory practice may sign and file a verified complaint in writing to the Human Relations Commission. The complaint will state the name and address of the person/persons alleged to have committed the unlawful practice and information required by the Commission. The Commission will advise the aggrieved person of the time limits and choice of forms provided under the Ordinance. Outside legal counsel can be obtained to handle such complaints. Any complaint must be filed within 180 days after the alleged act of discrimination, unless otherwise required by the Fair Housing Act.*

– *Investigation*

*The Commission shall commence proceedings within 30 days after receiving the complaint. The Commission shall make an investigation of any alleged discriminatory housing practice and complete the investigation within 100 days after the filing of the complaint. Further time restrictions are detailed in the Ordinance.*

– *Allegation and Notice*

*If there is no basis for the allegations of the complaint, the Commission shall provide a written notice of such a determination within ten (10) days. The Commission shall provide the complainant an opportunity to appear before the Commission and present any additional information to support the allegations of the complaint.*

– *Conciliation*

*Once a complaint is filed, the Commission can engage in a conciliation agreement, which will be an agreement between the respondent and the complainant; each agreement shall be made public unless the complainant and respondent otherwise agree.*

– *Establishment of Hearing*

*If the Commission is unable to eliminate any unlawful practices, it shall issue and serve a written notice requiring the party named in the complaint to answer the charges at a hearing before the Commission. Either party may elect to have the claims decided in a civil action brought under the jurisdiction of the Lackawanna County Court of Common Pleas.*

– Hearing

*The alleged parties may appear in person or otherwise and submit testimony in front of the Commission. The Commission may issue subpoenas in aid of investigations and hearings under the Ordinance. Any aggrieved person may intervene as a party in the proceeding.*

– Findings

*If the Commission finds that a respondent has engaged in any unlawful discriminatory practice, it shall state its findings and require the respondent to cease and desist from such unlawful discriminatory practice and to take affirmative action.*

Pennsylvania  
Human Relations Commission  
Harrisburg Regional Office  
Riverfront Office Center, 5<sup>th</sup> Floor  
1101-1125 South Front Street  
Harrisburg, PA 17104-2515  
(717) 787-9784 (Voice)  
(717) 787-7279 (TTY)

– Enforcement, Judicial Review, and Penalty

*If the Commission finds that a respondent has not engaged in any unlawful discriminatory practice, the Commission shall state its findings and dismiss the complaints to the respondent. If the Commission concludes that the respondent has engaged in an unlawful discriminatory practice, the Court shall enjoin the respondent from engaging in such practice and order affirmative action. If any action is needed due to resisting or impeding the Commission, the defendant will be guilty of a misdemeanor and upon conviction will be sentenced to pay a fine or undergo imprisonment not exceeding 30 days.*

**3. Pennsylvania Human Relations Commission**

The Pennsylvania Human Relations Commission (PHRC) is tasked to enforce state laws that prohibit discrimination, as defined in the Pennsylvania Human Relations Act, and the Pennsylvania Fair Educational Opportunities Act. The Pennsylvania Fair Educational Opportunities Act, created in 1961 by the General Assembly of the

Commonwealth of Pennsylvania and amended in 1992, prohibits discriminatory practices in educational institutions based on race, religion, color, ancestry, national origin, or sex. The Pennsylvania Human Relations Act was created in 1955 and amended in 1997; the Act prohibits certain discriminatory practices because of race, color, religious creed, ancestry, age, or national origin by employers, employment agencies, labor organizations. This Act additionally created the Pennsylvania Human Relations Commission (PHRC) in the Governor's Office and defined its powers; PHRC's mission is "to promote equal opportunity for all and enforce Pennsylvania's civil rights laws that protect people from unlawful discrimination." (PHRC 2018 Annual Report.)

The PHRC has its main office in Harrisburg, as well as regional offices in Harrisburg, Philadelphia, and Pittsburgh. In addition to its staff members, the PHRC has eleven (11) Commissioners appointed by the Governor and confirmed by the State Senate. PHRC investigates employment and housing discrimination complaints on behalf of the U.S. Equal Employment Opportunity Commission (EEOC) and the U.S. Department of Housing and Urban Development (HUD), respectively. The Governor appoints eleven commissioners (confirmed by the Senate) to act as public liaisons, establish policies, and resolve cases not settled voluntarily. The commission is independent and nonpartisan, with the chairperson appointed by the governor and a vice-chairperson, secretary, and assistant secretary elected by commissioners every year. The commission holds monthly meetings, which are open to the public, to address issues of discrimination or civil tension.



Pennsylvania Human Relations  
Commission

The PHRC organizes the  
PA Interagency Task  
Force on Community

Activities and Relations, a group of state agencies unified in preventing and stopping civil tension and violence stemming from conflicts between ethnic or cultural groups. In addition, the PHRC offers hotlines to report bias and hate crimes, as well as an on-line way of filing a complaint regarding discrimination; the current law protects citizens in matters of employment, education, public accommodations, housing, and commercial property.

The PHRC publishes an annual summary of docketed cases filed during the State's fiscal year (July 1<sup>st</sup> – June 30<sup>th</sup>). The following table illustrates the trends for new complaints that were docketed and conciliated for Lackawanna County from 2014 to 2018. In FY 2014,

housing related complaints accounted for 2.9% of the total complaints. Since 2014, housing related complaints have accounted for 10.9% of the total amount. Overall, the housing related complaints, and complaints in general, have gradually decreased over the past few years in Lackawanna County and Statewide.

**Table IV-1 –PHRC New Complaints Docketed in Lackawanna County**

Category	2014	2015	2016	2017	2018	Total
Employment	31	27	30	19	7	114
Housing	1	6	0	7	0	14
Public Accommodations	0	0	0	0	0	0
<b>Total</b>	<b>34</b>	<b>33</b>	<b>30</b>	<b>26</b>	<b>7</b>	<b>128</b>

Source: Pennsylvania Human Rights Commission FOIA Request, 2014-2018

**Table IV-2 –PHRC New Complaints Docketed in the State of Pennsylvania**

Category	2014	2015	2016	2017	2018	Total
Employment	1,727	1,343	1,318	1,121	785	6,294
Housing	223	204	186	178	182	973
Public Accommodations	93	65	71	70	43	342
<b>Total</b>	<b>2,043</b>	<b>1,612</b>	<b>1,575</b>	<b>1,369</b>	<b>1,010</b>	<b>7,609</b>

Source: Pennsylvania Human Rights Commission FOIA Request, 2014-2018

**Table IV-3 –PHRC Complaints Closed**

Category	2014	2015	2016	2017	2018
Number of Complaints Closed	2,636	2,276	1,743	1,372	1,285

Source: Pennsylvania Human Rights Commission Annual Reports, 2014-2018

The PA Fair Housing Hotline, established just prior to the beginning of the 2013-14 fiscal year, received 121 calls from its inception in May 2013 through June of 2014. A hotline monitor refers callers to the appropriate PHRC housing investigator or to the appropriate agency when the call is not related to discrimination. The toll-free hotline has

helped ensure faster processing of housing complaints and faster relief victims of discrimination.

The PHRC piloted a mediation program in FY 2013-2014 to provide an alternative to resolving disputes and give parties of employment discrimination cases the opportunity to reach a voluntary settlement and avoid a lengthy process and timeline. Since FY 2013-2014 the program has settled 109 out of approximately 262 (the total number of cases was unavailable for FY 2014-2015).

#### 4. Fair Housing & Equal Opportunity (FHEO-HUD)

The U.S. Department of Housing and Urban Development's (HUD's) Office of Fair Housing & Equal Opportunity (FHEO) receives complaints regarding alleged violations of the Fair Housing Act. From January 1, 2009 to October 28, 2019, 35 fair housing complaints originated in Lackawanna County, of which 20 originated within the City of Scranton. Attached is a listing for all the FHEO Complaints received and the status or resolution of the complaint.



The fair housing complaints in the City of Scranton that were filed with HUD are disaggregated in the following table to illustrate the most common basis of complaints. In the City of Scranton, disability was the most common basis for complaints between January 1, 2009 and October 28, 2019, and "national origin" was the second most common cause for complaint. It is important to note that four (4) complaints identified a multiple basis in the City of Scranton. The following table compares the frequency of each basis of complaint in the City and County (where the County basis for complaints includes the City counts). Much like the City, disability is the most common basis for complaints in the County, followed by national origin.

The following table entitled "Basis for Housing Complaints" summarizes all of the complaints filed with the HUD Office of Fair Housing & Equal Opportunity between January 1, 2009 and October 28, 2019 in the City of Scranton and Lackawanna County.

**Table IV-4 - Basis for Housing Complaints  
City of Scranton & Lackawanna County, Pennsylvania \***



Basis	City of Scranton		Lackawanna County	
	Count*	% of City Complaints	Count*	% of County Complaints
Race	4	14.8%	6	13.3%
Disability	11	40.7%	19	42.2%
Familial Status	1	3.7%	3	6.7%
National Origin	6	22.2%	9	20.0%
Retaliation	2	7.4%	5	11.1%
Sex	1	3.7%	1	2.2%
Color	0	0.0%	0	0.0%
Religion	2	7.4%	2	4.4%
<b>Total</b>	<b>27</b>	<b>100%</b>	<b>45</b>	<b>100%</b>

Source: U.S. Department of HUD/FHEO, Philadelphia Regional Office 2009-2019

*\*Note: Each complaint may include multiple bases, so the counts do not add up to the total number of complaints*

Based on the previous table, disability was the most common basis for complaint in both the City of Scranton and Lackawanna County. This reflects national trends, where disability has overtaken race as the most common basis for a complaint. Disability complaints make up 40.7% of all complaints filed in the City of Scranton, with national origin (22.2%) as the second-most stated basis. Race and retaliation were the third- and fourth-most common basis for a complaint in the City and Lackawanna County.

The following table illustrates how complaints were closed. There were twenty (20) complaints filed in the City of Scranton from January 1, 2009 until October 28, 2019. However, some complaints had a multiple basis, and the total count becomes forty-seven (47). Of these, fourteen (14) complaints were closed because of “no cause” and eleven (11) were “conciliated/settled.” Therefore, over half (53.9%) of all complaints were not justified complaints.

**Table IV-5 - How Complaints Were Closed  
in the City of Scranton, Pennsylvania**

Basis	How Closed					
	No Cause	Complaint Withdrawn After Resolution	Conciliated/ Settled	Complaint Withdrawn Without Resolution	Complainant Failed to Cooperate	Open
Race	-	1	3	1	1	1
Familial Status	1	-	1	-	-	1
Disability	7	6	3	-	-	3
National Origin	3	-	4	-	1	1
Retaliation	2	2	-	-	-	1
Color	-	-	-	-	-	-
Sex	-	-	-	-	-	1
Religion	1	1	-	1	-	-
<b>Total</b>	<b>14</b>	<b>10</b>	<b>11</b>	<b>2</b>	<b>2</b>	<b>8</b>

Source: U.S. Department of HUD-FHEO, Philadelphia Regional Office

The following table illustrates the dates complaints were filed with HUD. The largest number of complaints filed with HUD was in 2017.

**Table IV-6 – Year that Complaints were Filed  
City of Scranton, Pennsylvania**

Year Filed with HUD	City of Scranton	
	Count	% of City Complaints
2009	1	5.3%
2010	2	10.5%
2011	1	5.3%
2012	1	5.3%
2013	1	5.3%
2014	2	10.5%
2015	1	5.3%

2016	1	5.3%
2017	3	15.7%
2018	2	10.5%
2019	4	21.0%
<b>Total</b>	19	100%

Source: U.S. Department of HUD-FHEO, Philadelphia Regional Office

The following table entitled "HUD-FHEO Complaints" summarizes all of the complaints filed with the HUD Office of Fair Housing & Equal Opportunity between January 1, 2004 and October 10, 2019 in the City of Scranton.

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Table IV-7 - HUD-FHEO Complaints for the City of Scranton

City	HUD Filing Date	Bases	Closure Reason
City of Scranton	04/19/04	Disability, Retaliation	Cause (FHAP)
City of Scranton	04/20/04	Race, Color,	Withdrawn with Resolution
City of Scranton	05/24/04	Race,	Cause (FHAP)
City of Scranton	05/27/04	Disability,	Cause (FHAP)
City of Scranton	07/26/06	Disability,	Conciliated
City of Scranton	07/19/07	Familial Status,	Charged (HUD)
City of Scranton	08/08/07	Disability,	No Cause
City of Scranton	02/11/08	Disability,	Cause (FHAP)
City of Scranton	02/08/08	Disability, Sex,	Administrative Closure
City of Scranton	06/25/08	Disability,	No Cause
City of Scranton	11/19/08	Disability,	Withdrawn with Resolution
City of Scranton	12/15/08	Race, Familial Status,	Withdrawn with Resolution
City of Scranton	02/27/09	Race, Religion,	Administrative Closure
City of Scranton	05/04/10	Race,	Conciliated
City of Scranton	08/11/10	Disability,	No Cause
City of Scranton	12/28/11	Race,	Conciliated
City of Scranton	08/06/12	Disability,	No Cause
City of Scranton	11/19/13	Disability,	Withdrawn with Resolution
City of Scranton	04/24/14	Disability,	No Cause
City of Scranton	10/21/14	Disability,	Conciliated
City of Scranton	06/28/15	Disability, National Origin, Religion,	No Cause
City of Scranton	10/07/16	Disability	Withdrawn with Resolution
City of Scranton	08/02/2017	Disability	Withdrawn with Resolution
City of Scranton	09/28/2017	Disability	Withdrawn with Resolution
City of Scranton	11/07/2017	Disability, Retaliation	Withdrawn with Resolution
City of Scranton	02/27/2018	Disability, Retaliation	No Cause
City of Scranton	10/24/2018	National Origin	Conciliated
City of Scranton	03/26/2019	National Origin	Conciliated



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City of Scranton	03/27/2019	National Origin	Conciliated
City of Scranton	04/15/2019	National Origin	Open
City of Scranton	10/10/2019	Race, Sex, Familial Status	Open

Source: U.S. Department of HUD-FHEO, Philadelphia Regional Office

**Note:** of the 312 complaints filed with HUD-FHEO, there were 4 cases that had "cause"; 7 cases were conciliated. 1 case was charged by HUD; 2 cases were administratively closed; 8 cases were withdrawn with resolution; 7 cases were closed because of no cause; and 2 cases are still open.

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### National Trends

The U.S. Department of Housing and Urban Development (HUD) releases annual reports on the basis of fair housing complaints nationwide. The following table highlights the frequency of housing complaints by basis of complaint from 2014 to 2017. The FY 2017 information is the most up to date data that has been released.

**Table IV-8 - Housing Complaints Nationwide**

Basis	FY 2014		FY 2015		FY 2016		FY 2017	
	Number of Complaints	% of Total						
Disability	4,621	41.1%	4,605	42.1%	4,908	45.5%	4,865	45.2%
Race	2,383	21.2%	2,291	20.9%	2,154	19.9%	2,132	19.8%
Familial Status	1,051	9.4%	1,031	9.4%	882	8.2%	871	8.1%
National Origin	1,067	9.5%	898	8.2%	917	8.5%	826	7.7%
Sex	879	7.8%	915	8.4%	800	7.4%	800	7.4%
Religion	223	1.9%	225	2.1%	204	1.9%	232	2.1%
Color	146	1.3%	151	1.4%	143	1.3%	192	1.8%
Retaliation	867	7.7%	832	7.6%	785	7.3%	834	7.7%
<b>Number of Complaints filed</b>	<b>11,237</b>	<b>-</b>	<b>10,948</b>	<b>-</b>	<b>10,793</b>	<b>-</b>	<b>10,752</b>	<b>-</b>

Source: HUD FY 2014-2017 Annual Reports on Fair Housing

The housing complaints filed in the City of Scranton were primarily based on disability and national origin. Complaints in Scranton on disability are consistent with national trends, whereas complaints for national origin have been decreasing nationally between 2014-2017 illustrated in the previous chart. Note, the percentages for each year do not equal 100% and the number of complaints each year do not equal the total complaints across all areas. This is because there is often more than one basis for the filing of a fair housing complaint.

## 5. Housing and Human Services Agencies

The City of Scranton interviewed agencies offering housing and human services within the City in order to obtain their input and gain insight into potential impediments to fair housing. The following agencies participated in the information gathering through roundtable discussions, individual meetings, or through surveys:

- Boys and Girls Club of NEPA
- Catherine McAuley Center
- Catholic Social Services
- Dress for Success
- Friends of the Poor
- Greater Scranton YMCA
- Lackawanna Agency On Aging
- Lackawanna County Housing Coalition
- Lackawanna County Office of Youth and Family Services
- Meals on Wheels of NEPA
- NeighborWorks Northeast Pennsylvania
- Outreach: Center for Community Resources
- Salvation Apostolic Temple Church
- Scranton Housing Authority
- Scranton Lackawanna Human Development Agency Inc.
- Scranton School District
- St. Joseph's Center
- United Neighborhood Centers of NEPA
- United Neighborhood Community Development Corporation
- University of Scranton
- Women's Resource Center of Scranton

Each of these agencies provided feedback on their perception of housing-related issues in the City of Scranton. Complete summaries of meeting comments can be found in the Appendix. Below is a list of key points from each of the meetings in no particular order.

### Barriers to Fair Housing

- People are generally fearful to report fair housing violations, especially if they have children.
- Some landlords will outright refuse to rent to families with children.
- More education on tenant's rights is needed.

- Landlords need to be educated on their responsibilities.
- There needs to be more outreach and opportunities for City residents to learn about available programming and trainings.
- Public housing waiting lists are extremely long so people live in unsafe or unsanitary housing conditions until they can move and get off the list. They do not want to risk becoming homeless.
- Requests for reasonable accommodations are slow to be completed.
- People with criminal backgrounds, especially sex crimes, have a more difficult time finding housing. Some landlords will not even process an application if there is any indication of a criminal record.
- Many low-income residents do not have stable jobs due to transportation and/or educational barriers. Many families are just one paycheck away from becoming homeless.
- Absentee landlords are a barrier to fair housing, as many residents are living in poor conditions. A client of an organization once signed a lease only to find out the house had been condemned.
- The waiting list is long for public housing, as there have been cases of residents with Section 8 vouchers that are unable to find housing within the 60-day timeframe.
- Landlords are doing criminal background and credit checks more frequently, and the applicant is charged a fee.
- The rental registration is a flat fee, regardless of how many properties a landlord has, there are properties that are not registered because of the fee rate. The rates will decrease from \$50-\$40 by 2020.
- Housing investors buy property cheaply, in a couple years they make their money back and then ditch the property.
- Landlords will advertise a property as student housing and rent the house per bedroom instead of as one unit.
- Code enforcement issues will be reported by Fire Department when they go on a call and sent to the appropriate departments to follow up.

### **Housing and Homelessness**

- Only 4 new homes were built in 2019.
- There is a high demand for apartment units in downtown Scranton, properties are fully leased before the project is completed.
- There are some housing units that are affordable but are not safe or secure.
- There are high instances of blight where the homeowner passes away and the children/next of kin do not want the property and it ends up sitting vacant.

- Families with eviction records struggle to find replacement housing.
- Landlords do not follow through on responsibilities such as repairs or maintenance when it is reported.
- Landlords are hesitant to rent to “high risk” clients even if they show they are receiving supportive services.
- More and more housing stock is being turned into multi-family units.
- Elderly and those on fixed income have difficulties paying their property taxes.
- There is a landlord registry but it deters engagement with landlords. There are currently 3,600 landlords registered.
- Condemnations in some areas make a neighborhood ‘unlivable’ and undesirable.
- There is the opportunity for homeowners to buy vacant lots next to their property from the landbank.
- There are capacity issues for the Department of Licensing, Permits, and Inspections, there is not enough staff to address all of the blighting issues.
- A property tax reassessment needs to be completed; it was previously done in 1968, over 50 years ago.
- The Scranton Homeowner Assistance Program with Neighbor Works has been successful in the past by creating a foreclosure registry and they have money set aside for homeowners to make improvements.
- The Beautiful Blocks Program grants funds to help homeowners make improvements to their block.
- There is a growing population of homeless youth and beds are very limited for this group.
- There are good general homeless service programs, but a lack of emergency homeless services.
- The City of Scranton has a large homeless population near the “rails to trails” corridor.
- The City has a homeless shelter in downtown Scranton. The shelter has a drug-free policy and does not accept anyone suspected of being on drugs.
- There is a lack of housing available for people being discharged from prisons or hospitals and they are exiting to homelessness.
- Public housing wait lists are extremely long.
- The City is seeing an increase in aging homeless who are not old enough to receive social security or other services, and end up falling through the cracks.
- It has been difficult to engage landlords in the City, especially if the ownership is an LLC company.

- There are waiting lists for legal assistance services.
- Some of the top housing challenges in the City and County:
  - Affordable/accessible housing.
  - Fundability/sustainability
  - Availability – both public and private
  - Energy funding
  - Credit, criminal records, etc.
  - Housing conditions

### **Housing Authority**

- The Scranton Housing Authority has 1,295 public housing units. 1000 are voucher based.
- There are 19 buildings of 8-10 units. Two are mid-rise apartments totaling approximately 200 units. The Housing Authority is planning to demolish one of their 8-10 unit buildings leaving 18 for housing.
- There is an excess of 500 unique applications on the waiting list.
- Most funding is being invested in the Valley View Terrace to help expand accessible housing, and complete renovations, and upgrades.
- Buildings are receiving energy upgrades for showers, lights, toilets, windows, etc. High rises have had new elevators installed.
- The Housing Authority plans to renovate its buildings, at least two per year, over the course of the next 10 years.
- There are 40 public housing scattered sites and 10 different developments for elderly (62 and above) and handicap. 60 of these units are for families and singles.
- The interest in serving on the resident councils has been waning.
- There is a resident advisory council that consists of members from each development and 2 members in Section 8 housing.
- The Housing Authority plans to have more than 5% of its units accessible for tenants.
- There generally are no fair housing complaints filed based on discrimination; tenants have access to information on how to report violations.
- Tenants have asked if Housing Authority sites could be considered for paving and street repairs and better lighting for properties.

### **Special Populations:**

- The Housing Coalition meets on a monthly basis to discuss homelessness, domestic violence, and temporary housing options.

- Immigrants and undocumented individuals have difficulties finding a house to live.
- There is a growing senior population in Scranton.
- Elderly couples and individuals have difficulties paying their property taxes and mortgage payments.
- There are instances of human trafficking in areas where there is not a regular police presence.
- Large families have difficulties in finding the appropriate sized home for the number of children they have. The Women's Resource Center has been searching for a home for a woman with 11 children.
- Some sexual assault and abuse survivors are hesitant to report these crimes in fear of being evicted by their landlord.
- There is a lack of mental health services available throughout the City making it difficult for individuals to get their life in order to become successful

### Jobs

- Transportation is difficult to use for work especially second and third shift workers.
- Dress for Success helps women transition into employment and offer 6 weeks of classes for preparation for job searching, resume and cover letter assistance, and interviews.
- There are excellent institutions of higher education such as the University of Scranton and Marywood University however, most students are forced to leave the City after graduation due to a lack of available jobs.
- Several low-income families will have 2-3 jobs in order to make ends meet.
- There is minimal support for people who have been incarcerated and many individuals released from the criminal justice system do not have a GED or diploma or the means to earn one after being released.
- People want to have better employment opportunities and make more money, but they are at the risk of losing social service benefits and assistance. An immediate loss of benefits leaves families in the same situation or worse off than they were before.
- There is a growing immigrant population that is generally employed in retail warehousing jobs but the City may not be prepared to deal with the major demographic changes.
- Scranton is located about 2 hours from Philadelphia and New York City and has the opportunity to attract young people who work remotely for companies in these larger cities.

- Revitalization in the downtown area has attracted younger people to the area.
- Affordable childcare is unavailable and parents will be unable to accept a job offer due to a combination of poor hours, lack of childcare, and difficulty in finding transportation.

### **Schools & Education**

- There is a growing need for ESL classes for immigrants and citizenship preparedness courses.
- There is an increase in the Bhutanese, Indian, Nepali, Hispanic, and Latino/a populations.
- There are at least 58 different languages spoken in the school system, if not more. The school system needs to make accommodations for translation and interpretation needs.
- The school system subsidizes the cost of having 6 resources officers available for the district.
- Scranton experiences a brain drain because the wages do not match the type of jobs new graduates are looking for.
- Some of Scranton's residents have moved to neighboring areas for a better school system leaving others to struggle more.

### **Infrastructure**

- There is a growing need for sidewalk repair, ADA accessibility improvements, street repair etc.
- Community infrastructure such as grocery stores, or farmer's markets are lacking or are too infrequent, especially in the Southside Neighborhood.
- Public transportation services are limited in hours, especially on weekends. It is not geared toward working individuals and is assumed to be more for retirees, elderly, and people with disabilities.
- The City has invested in Parks, but in general, street and sidewalk maintenance is underfunded.
- There is a lack of staff at the City to ensure proper maintenance of public and City properties. There are not enough code enforcement officers and planners.
- Public safety has issues getting down certain roads and alleyways due to lack of maintenance on roads or trees in the area.
- With lack of available parking on streets people will park in alleyways or in front of fire hydrants/drive ways.

## B. Public Sector

Part of the Analysis of Impediments is to examine the public policies of the jurisdiction and the impact on fair housing choice. The local government controls land use and development through its comprehensive plan, zoning regulations, subdivision regulations, and other laws and ordinances passed by the local governing body. These regulations and ordinances govern the types of housing that may be constructed, the density of housing, and the various residential uses in a community. Local officials determine the community's commitment to housing goals and objectives. The local policies therefore determine if fair housing is to be promoted or passively tolerated.

This section of the Analysis of Impediments evaluates the City's policies to determine if there is a commitment to affirmatively further fair housing.

### 1. CDBG Program

The City of Scranton received an allocation of \$2,804,130 in CDBG funds. The City allocates its funds to public facility improvements, public services, housing activities, etc.

In particular, the City in its FY 2020 CDBG Program proposes to allocate the CDBG funds as outlined in the following table. The City of Scranton anticipates a small reduction in the annual CDBG allocation in the coming years as a result of further cuts in the Federal budget.

Table IV-9 - FY 2020 CDBG Allocation for the City of Scranton

Community Development Block Grant Program (CDBG)	
CDBG Administration	\$ 485,000
Public Facilities/Infrastructure Improvements	\$ 959,965
Section 108 Loan Planned Payment	\$ 215,695
CDBG for HOME	\$ 35,000
Developing Job Creation Activities	\$ 100,000
Boys and Girls Club Security Systems Project	\$ 77,798
Head Start Playground Center	\$ 85,000
St. Anthony's Haven Improvements	\$ 93,672
Weatherization Program	\$ 80,000
Demolition of Hazardous Structures	\$ 225,000

Women’s Resource Center	\$ 100,000
Connell Park Improvements	\$ 150,000
Public Services	\$ 197,000
<b>Total:</b>	<b>\$ 2,804,130</b>

All activities listed above are undertaken in low/mod areas of the City which is a high priority of the City. Additionally, each activity meets the National Objectives of serving a low/mod area, low/mod people, job creation, or reducing slum or blight. Many activities in each funding category specifically work to increase the supply of quality affordable housing units, as well as promote fair housing choice in the City.

The City of Scranton awarded funds to the following agencies for public service projects:

- St. Joseph’s Center – Mother Infant Program
- United Neighborhood Centers – Illumination Youth Arts
- United Neighborhood Centers – Project Hope
- United Neighborhood Centers – SCOLA Learning Center
- United Neighborhood Centers – Condemnation Assistance Program
- Catherine McAuley Center – Rapid Rehousing Support for Homeless Women

In its FY 2020-2024 Five Year Consolidated Plan, the City of Scranton identified several goals to prioritize funding and address housing needs during this five-year period, as outlined in the following table:

**Table IV-10 - Five Year Objectives**

<b>Housing Strategy – HS ( High Priority)</b>
<b>HS-1 Housing Construction</b> – Increase the supply of decent, safe and sanitary accessible housing that is affordable to owners and renters in the City by assisting with acquisition, development fees, and construction.
<b>HS-2 Housing Rehabilitation</b> – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.



<b>HS-3 Homeownership</b> – Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance, and associated housing counseling.
<b>HS-4 Emergency Rental Assistance</b> – Provide short term rental assistance or security deposit assistance for low- and moderate-income renters.
<b>HS-5 Fair Housing</b> – Promote fair housing choice through education training / outreach and affirmatively furthering fair housing.
<b>Homeless Strategy – HMS ( High Priority)</b>
<b>HMS-1 Housing</b> – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities
<b>HMS-2 Operation/Support</b> – Support providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.
<b>HMS-3 Prevention and Re-Housing</b> – Support the Continuum of Care's efforts in prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
<b>Other Special Needs – SNS ( High Priority)</b>
<b>SNS-1 Housing</b> – Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
<b>SNS-2 Social Services</b> – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
<b>Community Development Strategy – CDS (High Priority)</b>
<b>CDS-1 Community Facilities</b> – Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.

<p><b>CDS-2 Infrastructure</b> – Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges, curbs; walkways; water; storm water management; sanitary sewers; lighting; handicap accessibility improvements and removal of architectural barriers; etc.</p>
<p><b>CDS-3 Public Services</b> – Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, and general social/welfare public service programs for low- and moderate-income persons and households.</p>
<p><b>CDS-4 Public Safety</b> – Improve public safety facilities, equipment, crime prevention, community policing, and ability to respond to emergency situations.</p>
<p><b>CDS-5 Clearance/Demolition</b> – Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated residential and commercial structures.</p>
<p><b>CDS-6 Accessibility Improvements</b> – Improve handicap accessibility improvements and removal of architectural barriers to public and community facilities.</p>
<p><b>CDS-7 Transportation</b> – Support the expansion of transportation options to assist low- and moderate-income residents in the City including persons with disabilities.</p>
<p><b>Economic Development Strategy – EDS (High Priority)</b></p>
<p><b>EDS-1 Employment</b> – Support and encourage job creation, job retention, and job training opportunities.</p>
<p><b>EDS-2 Development</b> – Support business and commercial growth through expansion and new development.</p>
<p><b>EDS-3 Redevelopment</b> – Plan and promote the development, redevelopment, and revitalization of vacant and underutilized commercial and industrial sites.</p>
<p><b>EDS-4 Financial Assistance</b> – Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan</p>

**ED-5 Access to Transportation** – Support the expansion of public transportation and access to bus and automobile service and facilities serving alternate modes of transportation to assist residents to get to work or training opportunities.

**Administration, Planning, and Management Strategy – AMS (High Priority)**

**AMS-1 Overall Coordination**– Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, Five-Year Consolidated Plans, substantial amendments, Consolidated Annual Performance and Evaluation Reports (CAPER), environmental reviews and clearance, fair housing, and compliance with all Federal, State, and local laws and regulations.

**2. HOME Program**

The City of Scranton receives an annual allocation of HOME funds. The City expects to receive \$643,392 in HOME Funds. These funds are often used to develop new affordable housing, rehabilitate existing housing units, and/or to provide homeownership assistance. The City of Scranton uses HOME funds to provide downpayment and closing cost assistance low- and moderate-income homebuyers, including first-time homebuyers. The budget outlined in the following table reflects the FY 2020 allocation, as well as the anticipated program income.

**Table IV-11 - FY 2020 HOME Allocation**

HOME Budget Item	Amount
Program Administration (10% cap)	\$ 50,000
HOME CHDO (15% minimum)	\$ 75,000
Homebuyer Program	\$ 200,000
Homeowner Housing Rehabilitation Program	\$ 200,000
2428 North Main Ave. Construction	\$ 200,000
Property Renovation (NeighborWorks)	\$ 112,545
Scranton Senior Apartments	\$ 500,000
<b>Total:</b>	<b>\$ 643,392</b>

### 3. Emergency Solutions Grant (ESG) Funds

The City of Scranton receives an annual allocation of Emergency Solutions Grant (ESG) Funds. The City expects to receive slightly less than \$235,909 in ESG Funds. These funds are used for activities to address homelessness in the City. The FY 2020 ESG Budget is outlined in the following table. The blue highlights indicate funding for emergency shelter programs.

**Table IV-12 - FY 2020 ESG Allocation**

Project Name	ESG Funds
Administration (7.5% Cap)	\$ 17,693
St. Joseph's Center – Emergency Shelter for homeless pregnant women	\$ 21,600
Catholic Social Services – Emergency Homeless Shelter	\$ 45,000
United Neighborhood Centers of NEPA – HMIS Systems operations	\$ 10,000
United Neighborhood Centers of NEPA – Rapid Rehousing	\$ 28,000
Community Intervention Center – Rapid Rehousing	\$ 10,000
Community Intervention Center – Emergency Day Shelter Services	\$ 17,598
Catherine McAuley Center – Transitional Housing Program	\$ 12,000
Catherine McAuley Center – Emergency Shelter/Family Support Program	\$ 28,000
Women's Resource Center – Emergency Safe Housing	\$ 27,763
Women's Resource Center – Domestic Violence Services	\$ 500
Women's Resource Center – Rapid Rehousing Services	\$ 17,755
<b>Total</b>	<b>\$ 235,909</b>

The ESG funds must be allocated for projects that are eligible under the following six (6) ESG Components:

- **Street Outreach** – for unsheltered homeless persons, including:
  - Engagement
  - Case Management
  - Emergency Health and Mental Health Services
  - Transportation

- Services for Special Populations
- **Emergency Shelter** – divided into two (2) sub-categories: Essential Services and Shelter for sheltered homeless persons.
  - Essential Services include:
    - case management
    - child care, education, employment, and life skills services
    - legal services
    - health, mental health, and substance abuse services
    - transportation
    - services for special population.
  - Sheltered homeless includes:
    - renovation including major rehabilitation or conversion
    - operations costs including maintenance, utilities, furniture, food, etc.
- **Homeless Prevention** – items to prevent and stabilize an individual or family from becoming homeless:
  - Housing Relocation and Stabilization Services
  - Short- and Medium-Term Rental Assistance
- **Rapid Re-housing** – items to assist the actual homeless:
  - Housing Relocation and Stabilization Services
  - Short- and Medium-Term Rental Assistance
- **Homeless Management Information System (HMIS)** – payment of the costs of establishing, hosting, customizing, and upgrading the HMIS.
- **Administration** – Up to 7.5 percent may be allocated for the payment of administrative cost relating to the planning and administration of the ESG activities.

Up to 60% of each fiscal year's ESG grant allocation may be used for Street Outreach and Emergency Shelter expenditures. The remaining 40% may be used for Homeless Prevention, Rapid Re-housing, HMIS, and Administration.

#### 4. Continuum of Care (CoC)

The City of Scranton is part of the Scranton-Lackawanna County Continuum of Care (CoC). The CoC is made up of representatives from local social service organizations that are committed to working together to improve services for the homeless in the region. The members monitor the characteristics and situations of the homeless population, in order to identify strategies to prevent homelessness, rapidly house those who become homeless, and make homeless

episodes as brief as possible. The CoC is made up of directors, case managers, and representatives of agencies in Lackawanna County who are dedicated to serving the homeless and at-risk population.

The CoC meets monthly to discuss programs currently operated under each agency and to identify how to expand services and better meet the needs of the community. United Neighborhood Centers (UNC) is the lead agency for the Scranton-Lackawanna County CoC and provides administrative support and technical assistance for agencies and their functions; UNC is also responsible for the completion and submission of the Continuum of Care Homeless Assistance Competition, as well as the Housing Inventory Chart and the 'Point in Time Count.' Other non-profit agencies that are heavily involved in the CoC include the Catherine McAuley Center, Catholic Social Services, Community Intervention Center, St. Joseph's Center, Voluntary Action Center, and the Women's Resource Center, among many others.

The following table lists the existing facilities for the homeless in the City of Scranton and Lackawanna County. Homeless service providers work to maintain strong relationships with local representatives for mainstream resources in order to provide the most comprehensive services to those in need of housing assistance.

**Table IV-12 – Supportive Housing Programs**

Agency and Program Name	Description	Program Capacity
<b>Shelters</b>		
<b>Nativity Place</b>	The Shelter provides furnished apartments for Homeless Families based upon family size. The families are provided intensive family case management services while they reside at the shelter for 30 days. The primary function of the shelter is to provide a safe and suitable living arrangement until permanent suitable and affordable housing can be obtained. Supportive Services are established upon admission and referrals made to all community services to help stabilize the family unit.	6 Beds
<b>St. Anthony's Haven</b>	An emergency shelter for homeless men and women is located at 409-411 Olive Street, Scranton. Separate facilities for both sexes are available. It is open 365 days a year--summer and winter hours vary. In 2018 St. Anthony's Haven served 495 clients and has served 440 clients from January 1 to November 11, 2019.	26 Beds
<b>Catherine McAuley Center-</b>	The Catherine McAuley Center operates two free, thirty-day residences for homeless women and children. The units provide a temporary residence for women and their children who are in crisis which leaves them homeless.	16 beds



<b>Emergency Housing</b>	Residents are required to be drug and alcohol free, physically and emotionally able to care for their children, and willing to assist with household tasks.	
<b>Catherine McAuley Center Transitional Housing for Homeless Families</b>	The Catherine McAuley Center operates a ten-unit scattered site transitional housing program for homeless women with or without children. The program is funded by the U.S. Department of Housing and Urban Development and is part of Lackawanna County's Continuum of Care for homeless women and children. Clients coming from the Center's Emergency Shelter or the Women's Resource Center Shelter receive rental assistance and supportive services while residing in scattered site apartments.	10 Units
<b>Catherine McAuley Center Transitional Housing for Women Leaving Prison</b>	In partnership with other agencies, the Catherine McAuley Center operates a transitional housing program for women leaving prison. The program identifies women from the Lackawanna County Prison who might effectively use this opportunity to change the direction of their lives, and offers alternative housing options and support services for up to one year.	
<b>Catherine McAuley Center-Transitional Housing</b>	The Frances Warde House provides safe, decent, single room occupancy at reduced rent for 13 single low-income, self-sufficient women. Supportive services include linkages to community resources and case management.	13 single room occupancy
<b>Catherine McAuley Center-Transitional Housing</b>	Anne's House is the newest transitional housing facility operated by the Catherine McAuley Center. Anne's House provides safe, decent, single room occupancy at reduced rent for four (4) single, low-income, self-sufficient women. Supportive services include linkages to community resources and case management.	4 single room occupancy
<b>Catherine McAuley Center-Transitional Housing</b>	The Bridge Housing Program provides transitional housing for up to one year with rental assistance and case management for homeless women and children working to achieve self-sufficiency. The program is administered by the Department of Human Services of Lackawanna County and is funded by the Department of Public Assistance.	
<b>Catherine McAuley Center-Permanent Housing</b>	The Catherine McAuley Center assists seven chronic homeless families and eight chronic homeless persons, primarily women, with mental health and other disabilities to obtain safe, affordable housing. The permanent supportive housing programs are designed to offer strong case management, supportive services, and rental assistance, enabling clients to experience independence and self-sufficiency in a permanent housing setting. The program is funded by the U.S. Department of Housing and Urban Development and is part of Lackawanna County's Continuum of Care for the Homeless.	7 Families; 8 Chronic Homeless Persons
<b>St. Joseph's Center Walsh Manor Shelter</b>	Pregnant young women and homeless new mothers with their babies find a safe, welcoming environment and supportive staff in St. Joseph's emergency and transitional housing programs.	4 beds
<b>Women's Resource Center Inc.</b>	Provides emergency safe housing for those women, children and men who must flee their homes to be safe. Crisis services are available 24/7. Longer term transitional housing is available to assist survivors to secure a life free from violence and oppression. From emergency housing, they are moved into transitional housing and given financial aid for a security deposit, rent, utilities, furnishings and food. Advocates continue to work closely with them to find employment and eventually a permanent, affordable home of their own.	6 beds
<b>Gabriel House</b>	Gabriel House offers transitional housing to women and young children who have been homeless. In addition, case management and individual counseling and career information is offered. There is also assistance in procuring permanent housing. Sixteen (16) apartments are available; 3 two-bedroom, 2 efficiencies, and 11 one-bedroom. Each apartment is self-sufficient and	16 Apartments

	furnished. There is a community room with a computer, television, and VCR, where group meetings also take place. There is a laundry room. Residents are referred from agencies that confirm the resident is homeless. Residents are interviewed before being accepted and there is zero tolerance for drugs and alcohol. Each resident is responsible to pay rent that is 1/3 of their income or \$100 a month (whichever is more). They are also responsible for their own food although there is food donated which is available to all. A Case manager is available during business hours and is on call for emergencies. The building is protected by an alarm system and voice activated entry system.	
<b>Gabriel Shelter</b>	The primary goal of the program is to provide a safe and stable living environment for youth while a plan is developed regarding their future living arrangements. These plans focus on the best interest of the youth and are formulated in conjunction with the youth, their family, shelter staff, their children and youth caseworker and any other significant individuals. While residing at the shelter all youth (families when applicable) are offered supportive services which include: individual, group and family counseling, life skills education, recreation, tutoring, advocacy and referral. The facility is licensed by Pa. DPW and adheres to all Pa. State Chapter 3800 regulations for adolescent residential facilities.	16 Beds
<b>Rose of Sharon</b>	This program is for homeless women between the ages of 18- 21 who are pregnant or have young babies. It provides housing in scattered site apartments that are furnished. It provides supportive services and referral services to those agencies in the community that will assist in pre-natal and post-natal care. There is a case worker during business hours and on call for any emergency.	-
<b>Shepherd's Maternity House</b>	The Mission of Shepherd's Maternity House is to provide shelter, care, counseling, and education for pregnant women ages 18 and older. After the birth of their babies, mothers will receive assistance in securing housing, employment, and day-care facilities. Ongoing counseling and support will be available, if required.	-
<b>VA – SRO Supportive Housing</b>	This program for eight (8) homeless veterans and individuals is a single-room occupancy transitional housing service. Catholic Social Services and the Community Intervention Center have partnered to provide Case Management and Counseling Services to help assist homeless individuals towards independence and self-sufficiency.	8 Units

The CoC implemented a Ten-Year Plan to End Chronic Homelessness on March 30, 2004 and amended this plan on September 14, 2010 in order to meet HUD's requirements to develop a plan to end homelessness, especially focusing on ending chronic homelessness. HUD defines chronic homelessness as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years" The Ten-Year plan identifies four (4) objectives to address and prevent homelessness in Scranton and Lackawanna County. These objectives, corresponding action steps, timeline are as follows:

**Prevention:**

1. Prevent Evictions
  - a. Develop an Eviction Prevention Program with District Magistrates.
    - Year 3 – three out of 11 Magistrates involved – prevent 30 evictions.
    - Year 7 – seven out of 11 Magistrates involved – prevent 70 evictions.
    - Year 10 – all Lackawanna County Magistrates involved – prevent 110 evictions.
  - b. Facilitate workshops on renter's responsibilities, and landlord/tenant relations.
    - Year 1 – 3 chronically homeless participants attend workshop.
    - Year 10 – total of 30 chronically homeless persons attend workshop.
  - c. Facilitate a budgeting program for formerly chronically homeless persons.
    - Year 1 – 3 chronically homeless persons complete budgeting program.
    - Year 10 – total of 50 persons successfully completed budgeting program.
  - d. Develop a Homeless Prevention Plan with landlords and homeless service providers.
    - Year 1 – List of landlords developed.
    - Year 2 – Meeting held with landlords to develop Homeless Prevention Plan.
    - Year 3 – Plan in place with 3 landlords.
    - Year 10 – A Homeless Prevention Plan in place with 10 landlords.
2. Increase Wage and Income stability
  - a. Facilitate Job Assistance Opportunities
    - Year 1 – 3 Chronically homeless persons complete Job Training Program.
    - Year 5 – 10 Chronically homeless persons complete Job Training Program.
    - Year 10 – 15 Chronically homeless persons complete Job Training.
  - b. Reduce the number of chronically homeless persons who lose employment.

- Year 3 – Have a Job Coach working with 4 chronically homeless persons per year.
- Year 10 – 30 Chronically homeless persons received services of a job coach.
- c. Assist in applying for disability subsidies.
  - Year 1 – Develop a procedure to assist chronically homeless individuals to apply for disability programs (SSI, SSDI, VA benefits, etc).
  - Year 1 – Train Social Service Staff to assist chronically homeless in applying for Social Security benefits (SSI/SSDI)
  - Years 2-10 – Assist 5-10 chronically homeless persons to apply for disability subsidies per year.
- 3. Develop a strategy to address the root cause of homelessness
  - a. Collect data on the reasons for homelessness
    - Year 1 – Analyze one year of data on the cause of homelessness.
    - Year 2 – Analyze data from HMIS for 50% of beds.
    - Year 3 – Analyze data from HMIS for 75% of beds & unsheltered homeless.
    - Year 4 – Analyze data from HMIS for 100% of beds.
  - b. Develop a community response for each reason for homelessness.
    - Year 1 – Collect data on the number of persons who become homeless following discharge from either prison, hospitals, or foster care.
    - Year 2 – Have a formal strategy for one first cause of homelessness (discharge from institutions).
    - Years 3-10 – Develop formal strategy for one additional cause of homelessness per year.
- 4. Reduce the number of women who become chronically homeless as a result of domestic violence
  - a. Increase the availability to legal services for chronically homeless victims of domestic violence.
    - Year 1 – Develop a protocol to identify chronically homeless persons who experience domestic violence.

- Year 10 – 10 women who are victims of domestic violence will receive legal services to prevent chronic homelessness.
- b. Educate police about batterer accountability.
  - Provide one training every other year to police officers regarding domestic violence and accountability.
- c. Educate Judges and Magistrates about batterer accountability.
  - Offer at minimum of three trainings by year 10.
- d. Provide rental assistance programs to domestic violence victims.
  - Year 10 – 10 women who are chronically homeless as a result of domestic violence will be provided rental assistance for permanent housing.

**Intervention:**

1. Know who is chronically homeless
  - a. Count chronically homeless persons.
    - Year 2 – have data for 12 months on # of chronically homeless persons.
    - Year 3 – use HMIS to identify chronically homeless persons.
    - Year 4-10 – Provide an annual report/count of the chronically homeless still remaining in the community.
2. Make permanent housing available
  - a. Develop permanent supportive housing units
    - Year 1 – house eight chronically homeless persons in permanent housing.
    - Year 2 – house four chronically homeless persons in permanent housing.
    - Year 5 – have a Safe Haven that provides permanent housing to six chronically homeless mentally ill persons.
    - Year 7 – have a total of 30 chronically homeless persons in permanent housing.
    - Year 10 – have a total of 50 chronically homeless persons in permanent housing.
3. Reduce barriers that prevent chronically homeless persons from getting permanent housing

- a. Increase access to subsidized housing
  - Year 1 – two chronically homeless persons housed in subsidized housing.
  - Year 5 – a total of 10 chronically homeless persons housed in subsidized housing.
  - Year 10 – a total of 20 chronically homeless persons housed in subsidized housing.
- b. Increase access to drug and alcohol treatment
  - Year 1 – Assisted three chronically homeless persons to receive drug & alcohol treatment.
  - Year 5 – Assisted 10 chronically homeless persons to receive drug & alcohol treatment.
  - Year 10 – Assisted 20 chronically homeless persons to receive drug & alcohol treatment.
- c. Reduce the barriers associated with accessing mental health services.
  - Year 1 – Develop an outreach plan targeting chronically homeless mentally ill.
  - Year 3 – Reduce barriers for 5 persons to seek mental health services.
  - Year 10 – A total of 15 chronically homeless persons will actively seek mental health care.
- d. Increase employment opportunities
  - Year 1 – Identify two employment providers willing to hire homeless persons.
  - Year 2 – Identify two job-training programs appropriate for chronically homeless persons.
  - Year 5 – Have six persons successfully complete job-training program.
  - Year 10 – Have a listing of 10 employers willing to hire homeless persons.
- e. Insure medical/dental care for all chronically homeless.
  - Year 1 – Survey homeless persons regarding barriers to medical/dental care.
  - Year 2 – Enhance current service provision system to address barriers to care.
  - Year 3 – Survey currently homeless and those in permanent housing to determine if barriers to medical care have been reduced/eliminated.
  - Year 10 – All chronically homeless persons have access to medical care and have been seen by a

doctor/dentist in the last year for a physical/dental exam.

### **Build Infrastructure to End Homelessness:**

1. End homelessness by housing the homeless
  - a. Increase the supply of safe, affordable housing
    - Year 1 – Develop a Coordinating Committee to work with providers of subsidized housing.
    - Year 1 – Complete community-wide housing study.
    - Year 2 – Based on results of study develop affordable housing plan for Lackawanna County.
    - Year 3 – Have chronically homeless added as a preference for subsidized housing.
    - Year 5 – 25 new units of affordable housing built in Lackawanna County.
    - Year 10 – 50 new units of affordable housing built in Lackawanna County.
2. Provide the services needed for people to get and maintain housing
  - a. Increase availability of supportive services for chronically homeless persons.
    - Year 1 – Develop a plan to offer supportive services for chronically homeless persons in permanent housing.
    - Year 2 – Develop a strategy and formal referral process to insure access to mainstream resources for all chronically homeless persons.
    - Year 5 – Evaluate what mainstream supportive services chronically homeless persons have difficulty accessing.
    - Year 10 – All chronically homeless persons evaluated for need for services and have a Individualized Service Plan in place for meeting service needs.
3. Support efforts to create wage and benefits that allow households to pay for basic expenses, especially housing
  - a. Reduce the number of people living in poverty.
    - Years 1-10 – Advocate for basic economic human rights including a living wage.
    - Year 1 – Work to raise the minimum wage in the state.
    - Year 1 – Work to raise TANF and SSI rates in the state.

The CoC met, or exceeded nearly all of the identified goals with the exception of the following:

1. Objective 1, Action Item 1: all magistrates are not involved in the eviction prevention program.
2. Objective 4 Action Item 3: progress is being made on offering trainings for judges and magistrates.
3. Objective 3 Action Item 1: 20+ have been placed in subsidized housing, however, not all were placed specifically in public housing.

The Ten-Year Plan to End Chronic Homelessness was not amended or updated upon its completion in 2014.

**5. City of Scranton Housing Authority –**

The City of Scranton Housing Authority is responsible for the development and maintenance of the City's public housing units and Section 8 Vouchers within the City. The Scranton Housing Authority receives funds for operating costs, capital funds, and Section 8 funds, illustrated in the following table:

**Table IV-13 – Scranton Housing Authority  
Funds Received Over 12-Month Period**

Budget Item	Amount
Dwelling rental from public housing residents	\$ 3,941,777
Public Housing Operating Funds	\$ 7,156,494
Public Housing Capital Funds	\$ 2,272,536
Section 8 funds	\$ 5,501,192
<b>Total:</b>	<b>\$ 18,871,999</b>

*Source: Scranton Housing Authority*

**Public Housing –**

The City of Scranton Housing Authority owns and manages 1,295 units of public housing. In addition, the Scranton Housing Authority administers 1,050 Section 8 Housing Choice Vouchers and 39 Veterans Affairs Supportive Housing (VASH) Vouchers for rental units in the City. The Housing Authority owns and operates 10 public housing communities. Currently, there are 285 applicants on the waiting list for public housing units and 442 applicants on the waiting

list for the Section 8 Housing Choice Voucher program. The complete listing of housing communities is shown in the following table:

**Table IV-14 – City of Scranton Housing – Public Housing**

Name	Neighborhood	Year Built	Units					Total	
			Eff.	1-BR	2-BR	3-BR	4-BR		5-BR
Valley View Terrace	South Side	1952	-	36	44	109	-	-	189
Hilltop Manor	South Side	1955	-	30	160	60	-	-	250
Bangor Heights	North Side	1962	-	10	84	40	12	4	150
Adams Apartments	Downtown	1962	27	37	-	-	-	-	64
Adams Hi-Rise	Downtown	1967	96	72	16	-	-	-	184
Jackson Heights	Hyde Park	1971	44	46	6	-	-	-	96
Washington West	Downtown	1970	28	82	6	-	0	-	116
Riverside Apartments	Downtown	1972	-	-	6	22	8	4	40
Jackson Terrace Apartments	Downtown	1972	-	4	15	23	6	2	50
Washington Plaza	Downtown	1971	-	12	14	28	6	-	60
Scattered Sites	-	-	-	-	29	14	2	-	45

Source: City of Scranton Housing Authority

The Scranton Housing Authority receives slightly more than \$5,000,000 per year for its Section 8 Housing Choice Voucher Program and provides rent vouchers to offset costs of rental housing in the City.

The Scranton Housing Authority has 39 VASH (Veterans Affairs Supportive Housing) vouchers for homeless veterans that need rental assistance. Veterans that are receiving supportive services through the VA Hospital in Wilkes Barre, PA and are in need of housing are referred to the Housing Authority. All 39 vouchers are currently in use.

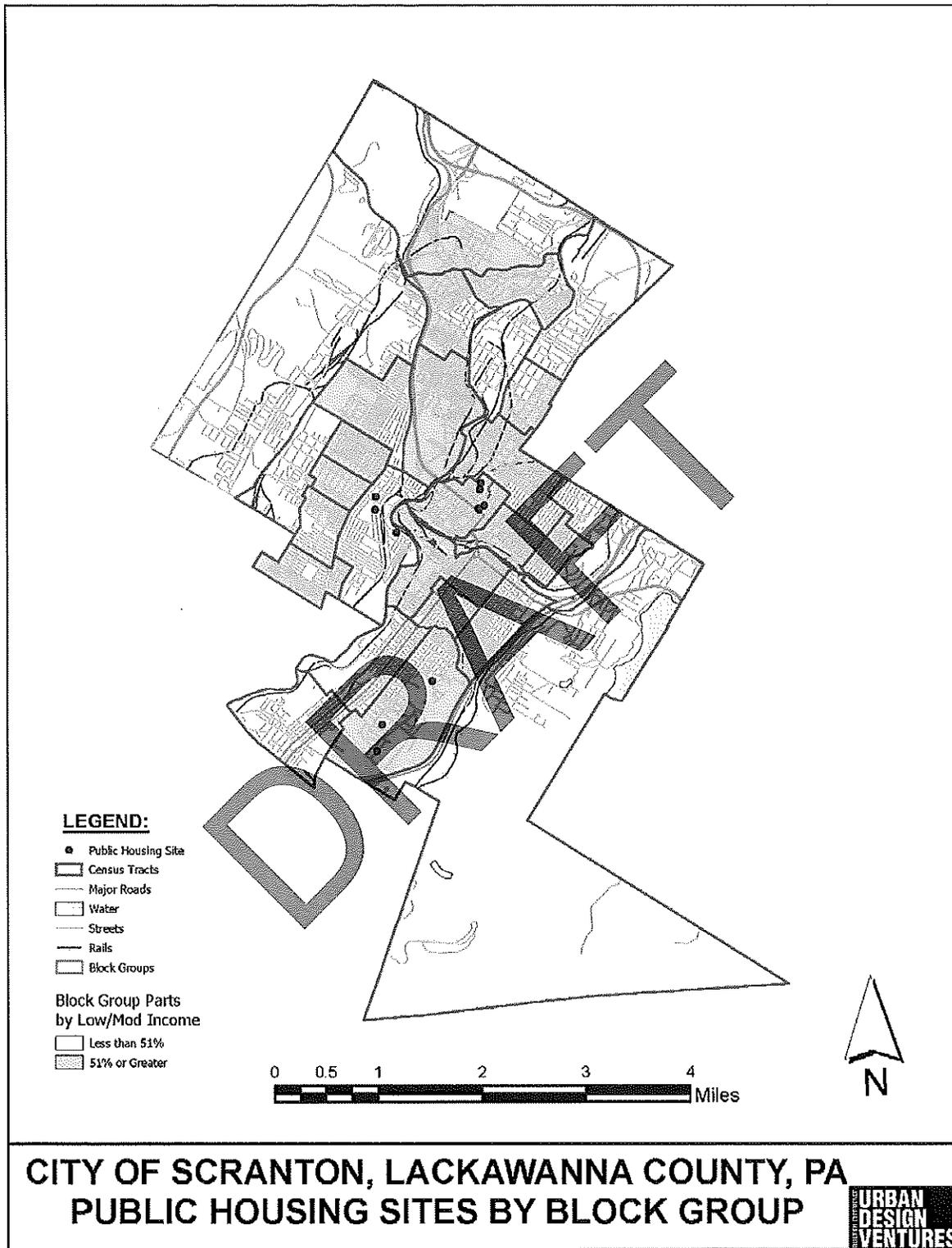
The Scranton Housing Authority, in conjunction with the residents of the forty-five (45) scattered site units, has prepared a plan to give the residents of these public housing units an opportunity to become homeowners under Section 5(h) of the Housing Act of 1937. The proposed sale of the units is based on the interest, current and potential ability of the residents to become self-sufficient home owners. The City of Scranton will support this initiative and will consider developing a program to assist residents of public housing in their efforts to become homeowners. The Scranton Housing Authority will

encourage public housing residents to become more involved in the management of public housing through an Agency Plan and assist public housing residents to become owners of their public housing unit.

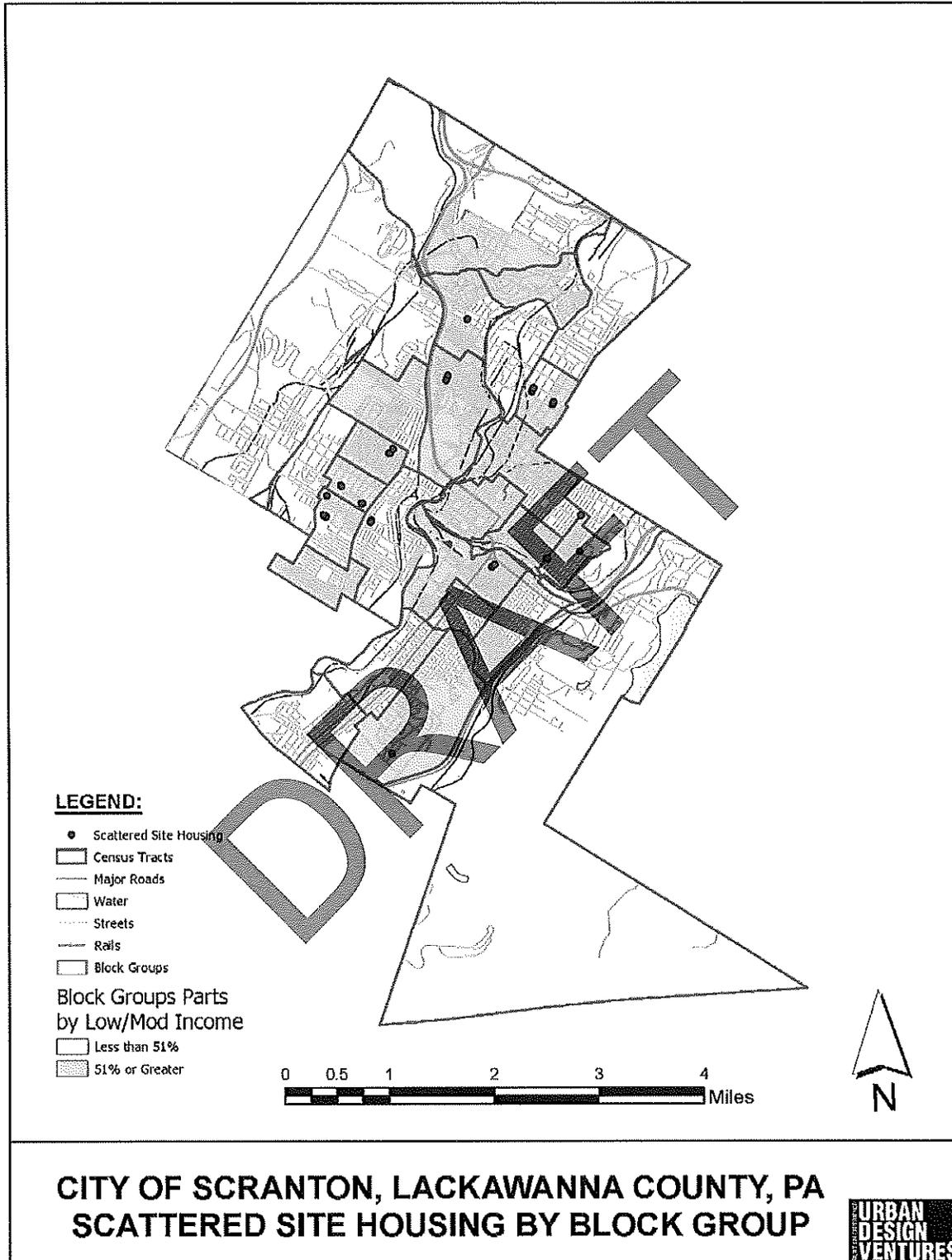
The Scranton Housing Authority has an active resident advisory board to update the Housing Authority on emergent needs in the housing communities and also allows for the Housing Authority to update residents on new activities and policies. The Housing Authority received HUD approval to demolish building "C" of Valley View Terrace which contained 24 housing units. It was determined that the renovations that were necessary to bring the building up to code were too costly for the Housing Authority; the housing authority would relocate those displaced by the demolition. The Housing Authority has also implemented a new non-smoking policy pursuant Federal Regulations (FR-5597-F-03). In addition to these updates the Housing Authority has been continuing the modernization of its existing buildings and updating the heating and cooling systems to help with energy conservation efforts.

During the past five years, the Housing Authority has continued with local preferences for admission that have promoted mixed income in Public Housing and Section 8 Housing. Working families are given a high preference and the Housing Authority places families throughout all of their developments. The Housing Authority has maintained a security presence and installed security systems at the high-rises during the past five years and has helped reduce crime at these developments. The Housing Authority plans to continue improvements to public housing by updating lighting systems at each of the housing developments.

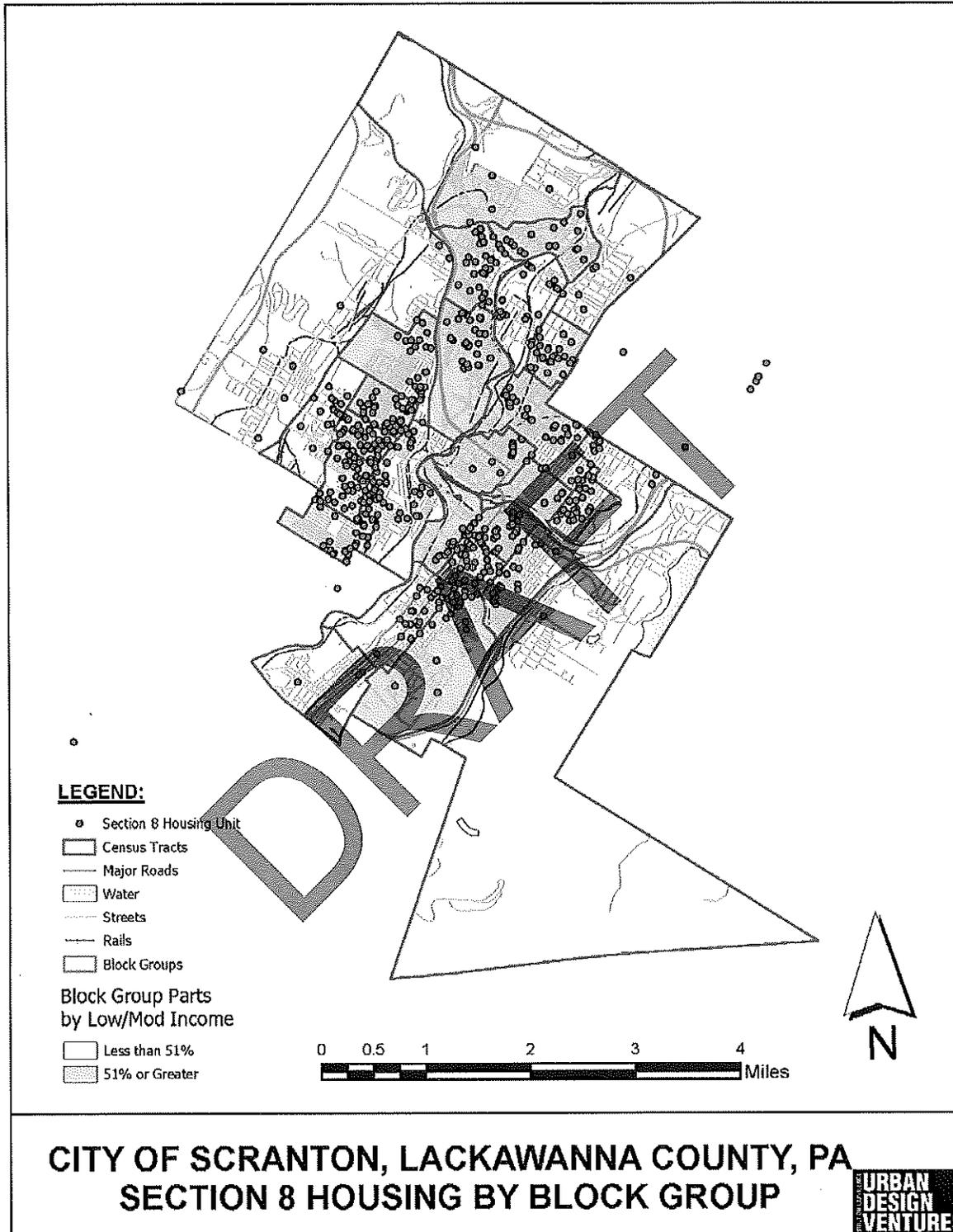
Maps on the following pages illustrate the distribution of Public Housing, Scattered Site Housing, and Section 8 Voucher use in the City. Most Scattered Site and Public Housing are located in low-to-moderate income areas which could be a fair housing concern due to the concentrations of poverty. The Section 8 vouchers are primarily clustered in the Southern and Eastern parts of the City with a fair mix of vouchers being used in both above income and low-to-moderate income areas.



Source: Scranton Public Housing Authority



Source: Scranton Public Housing Authority



Source: Scranton Public Housing Authority



**6. Low Income Housing Tax Credit –**

The Low-Income Housing Tax Credit (LIHTC) Program was created under the Tax Reform Act of 1986 and is intended to attract private investment to develop affordable rental housing for low- and moderate-income households. This program provides a dollar-for-dollar tax credit that may be used to reduce the developer's Federal Income Tax.

The City of Scranton promotes the use of Low Income Tax Credits. While no projects have been developed since the previous AI in 2011, there have been 417 units developed since 1994, of which all were for low-income City residents. The following table illustrates which LIHTC projects were developed in the City of Scranton since 1994. All projects have been applied for and/or have received LIHTC funding through the Pennsylvania Housing Finance Agency (PHFA).

**Table IV-15 - City of Scranton LIHTC Projects**

HUD ID Number:	Project Name:	Project Address:	Project City:	Project State:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:
PAA00000054	DELAWARE TOWER APTS	100 Smallacombe Dr	Scranton	PA	18508	107	
PAA00000088	GOODWILL AT NORTH	1539 N MAIN AVE	Scranton	PA	18508-1848	58	58
PAA00000127	KEYSTONE PLACE APTS		Scranton	PA	18505	80	
PAA19960140	HOTEL JERMYN APTS	326 Spruce St	Scranton	PA	18503	85	85
PAA19970082	GOODWILL NEIGHBORHOOD RESIDEN	600 Beech St	Scranton	PA	18505	36	36
PAA19980090	FLORENCE APTS	643 Adams Ave	Scranton	PA	18510	30	30
PAA20020030	DUNMORE SENIOR HOUSING	5 Knox Rd	Scranton	PA	18505	60	60
PAA20090045	HARRIET BEECHER STOWE	830 Crown Ave	Scranton	PA	18505	18	18
PAA20090090	SKYVIEW PARK APTS	43 Crown Cir Dr	Scranton	PA	18505	188	188
PAA20133131	LAUREL WOODS	3009 AZALEA WAY	Scranton	PA	18505-2921	59	59
PAA20140004	ST FRANCIS OF ASSISI COMMONS	504 PENN AVE	Scranton	PA	18509-3116	30	30
PAA20142003	CEDAR 500	SCATTERED SITES	Scranton	PA	18505-0000	30	30

Source: <http://lihtc.huduser.org/> and <http://www.phfa.org>

## 7. HUD Assisted Housing –

HUD has limited funds for the Section 202 and Section 811 Supportive Housing Programs to encourage and support the development of assisted housing in cities across the Country. The Section 202 Supportive Housing for the Elderly Program provides financial support for the construction, rehabilitation, or acquisition of supportive housing for the elderly. Similarly, the Section 811 Supportive Housing for the Disabled provides financial assistance for nonprofit organizations seeking to develop affordable, supportive housing for low-income adults with disabilities. The City of Scranton is supportive of the use of Section 202 and Section 811 Supportive Housing developments to increase the supply of affordable supportive housing in the City. Additionally, the City supports the use of Low Income Housing Tax Credits (LIHTC), and Federal Home Loan Bank funds.

## 8. Planning, Zoning, and Building Codes

### *City of Scranton*

The City of Scranton adopted its present Zoning Ordinance on December 15, 1993. The Zoning Board of Appeal meets on the second Wednesday of each month at 6:00 PM in the Council Chambers at City Hall. The City has adopted the latest revisions to the following model building and construction codes:

- 2009 International Property Maintenance Code
- 2009 International Residential Code
- 2009 International Building Code
- 2009 International Existing Building Code
- 2009 International Plumbing Code
- 2009 International Mechanical Code
- 2009 International Fire Code
- 2009 International Energy Code
- 2009 International Fuel Gas Code
- 2008 National Electric Code

Upon the completion of the previous Analysis of Impediments to Fair Housing Choice there were several suggestions and recommendations to modify sections to include various definitions and changes to zoning districts and special use requirements. During the time of the previous AI and Consolidated Plan the City of Scranton underwent significant administrative and leadership changes creating a delay in addressing these recommendations.

The following items were noted and it is recommended that the Ordinance be updated to bring it into compliance with the Fair Housing Act, as amended, along with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act.

- *Article I – Administration – Section 101 – Purpose & Objectives:*

The City should consider adding to this subsection, a statement that the City of Scranton will “affirmatively further fair housing.”

- *Article II – Definitions – Subsection 202 – Terms Defined:*

The definition of “family” states that it “*shall not include more than four (4) persons who are not related to each other.*”

*References made to Subsection 402, Item 21:*

- *Group Home Rule H (1) – Single-family detached dwelling with minimum lot size of 10,000 square feet and minimum building setbacks from all residential lot lines of ten (10) feet; eight (8) total persons and; (2) – Any other lawful dwelling unit: six (6) total persons.*

This needs to be clarified and it is suggested that the maximum number of unrelated persons be revised to six (6) persons.

- Under the definition of “family,” it is recommended that special provisions be listed for handicapped persons living together as a common household of total people.

- Under the definition of “dwelling,” there is an inconsistency between that and the special provisions of “group home” in Section 402. It should be clarified the number of unrelated handicapped individuals residing as a common household unit. In addition, the definition of a disability [handicapped] should be added to the list of definitions using the latest Federal definition:

Federal laws define a person with a disability as “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.”

- The City should remove the note on the bottom of the definition of “group home” that states that the term [“...such term does not include current, illegal use of, or addition to, a controlled substance as defined in Section 802 of Title 21.”] Persons who

are addicted to a controlled substance and are in a treatment program are considered 'disabled' and therefore are a protected class."

- The definition for "treatment center" is acceptable. However, under Section 402, the special provisions seem burdensome on the part of applicants and should be revised accordingly to protect the rights of individuals who are in treatment.

- *Article III – Districts:*

There are seven (7) residential districts included in the Zoning Ordinance: C-R, R-1, R-1C, R-1A, R-2, R-2/0, and R-3.

- Under *Subsection 306 – Table of Permitted Uses by District:* Group homes are permitted in all residential districts. They are also permitted in all commercial districts and in the two (2) institutional districts.
- Treatment centers are not permitted in any residential districts, even the multifamily R-3 residential district. The use is restricted to the I-G Business District as a special exception and as a conditional use in the INS-G Industrial District as a conditional use in the IND - District. Consideration should be given to permit treatment centers in other Zoning Districts.

- *Article IC – Additional Requirements for Special Uses:*

*Under Subsection 402 - #1 Abused Person Shelter* – This type of facility is not listed as a permitted use in any zoning district. The other restrictions for #21 – *Group Homes* appear to be adequate. However, the additional request for #50 – *Treatment Centers* are not in keeping with the Fair Housing Act and Section 5005 of the ADA.

### ***U.S. Department of Housing and Urban Development (HUD)***

HUD encourages its grantees to incorporate "visitability" principles into their designs. Housing that is "visitable" has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor. "Visitable" homes have at least one accessible means of egress/ingress for each unit, and all interior and bathroom doorways have 32-inch clear openings. At a minimum, HUD grantees are required to abide by all Federal laws governing

accessibility for disabled persons. The Scranton Housing Authority has stated that it is in full compliance with the HUD visitability standards.

### ***Federal Requirements***

Federal laws governing accessibility requirements include Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act.

Section 504 of the Rehabilitation Act (24 CFR Part 8), known as “*Section 504*” prohibits discrimination against persons with disabilities in any program receiving Federal funds. Specifically, Section 504 concerns the design and construction of housing to ensure that a portion of all housing developed with Federal funds is accessible to those with mobility, visual, and hearing impairments.

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments. Specifically, ADA gives HUD jurisdiction over housing discrimination against persons with disabilities.

The Fair Housing Act was amended in 1988 to include persons with disabilities as a protected class, as well as to include design and construction requirements for housing developed with private or public funds. Specifically, this law requires property owners to make reasonable modifications to units and/or public areas in order to allow the disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit. As it relates to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class. The City of Scranton established the Mayor’s Commission on Disabilities in 2003 and recently constructed a treehouse in its ‘Nay Aug Park’ that is accessible to people with disabilities.

## **9. Taxes**

Real estate property taxes also impact housing affordability. This may not be an impediment to fair housing choice, but it does impact the affordability of housing.

The City, Lackawanna County, and the City of Scranton School District set the real estate taxes for the City of Scranton. The millage rates in the City are outlined below.

Real Estate Millage Rates in the City of Scranton - 2019

- County
  - County Tax 0.00536 mills
  - Educational Tax 0.00001 mills
  - Library Tax 0.0002820 mills
  - **Total 0.0005742 mills**
- City
  - City Land Tax 0.0232521 mills
  - City Improvement Tax 0.0050564 mills
  - School Tax 0.01380949 mills
  - **Total .00416179 mills**

The following table illustrates the real estate taxes for properties assessed at \$100,000 and \$104,800 (the median 2017 assessed property value for all residential properties according to the 2013-2017 American Community Survey data).

**Table IV-16 - City of Scranton Property Taxes - 2019**

Taxes	Taxes for Property Assessed at \$104,800	Taxes for Property Assessed at \$100,000
City Taxes	\$ 2966.73	\$ 2,830.85
County Taxes	\$ 562.78	\$ 537.00
School Taxes	\$ 1394.83	\$ 1,330.95
Library Taxes	\$ 29.55	\$ 28.20
<b>Total Taxes</b>	<b>\$ 4,953.89</b>	<b>\$ 4,727.00</b>

<http://www.lackawannacounty.org/index.php/lackawanna-county-assessors-office>

There are several tax abatements and exemptions for taxpayers in the City of Scranton:

- **Act 32 (Local Service Tax):** The Municipality is required by law to exempt from the LST employees whose earned income from all sources in their municipality is less than \$12,000 per year from 2005 through 2014 and \$15,600 in 2015.
- **Act 1 (Property Tax Relief):** Property owners with primary residences in Lackawanna County are eligible to have the

property assessment value of their homes reduced for school tax purposes only. If they are already receiving the Act 50 Homestead Exclusion, property owners are automatically enrolled in the Act 1 program.

- **Act 50 (Homestead/Farmstead Exclusion):** County property owners with primary residences in Scranton can have their assessed value of their homestead or farmstead reduce by the amount of the exclusion before the property tax is computed.
- **Act 77 (Senior Citizen – Property Tax Relief):** Residents who are at least 65 years old, widows and widowers who are age 50 and older, and people with disabilities age 18 and older are eligible for the Property Tax or Rent Rebate Program. These residents must have an annual income of \$35,000 a year or less (counting just half of Social Security or Railroad Tier One benefits) and have lived in and owned their current Lackawanna County residence for a reduction/rebate in their County tax bill.
- **LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA):** The City of Scranton, in conjunction with the Scranton School District and Lackawanna County, passed a LERTA abatement on all residential, commercial and industrial properties located within the city. LERTA approved projects will receive a 10-Year, 100% Tax Abatement on owner improvements to properties within the confines of the city. Tax exemption applies to the improvements to the land or building only and are subject to standard tax rates and terms.

The City has been in the Commonwealth's Act 47 program for over twenty-five years. The City adopted its original Act 47 Recovery Plan in 1992 and adopted subsequent Recovery Plan amendments in 1995, 2002, 2012 and 2015. The City is currently in the process of exiting Act 47 and filed an exit plan on June 30, 2017 which was completed by the Pennsylvania Economy League, Central PA Division, LLC. Successful implementation of the exit plan will necessitate changes in the way the City currently provides services and finances said services and to restore the community's confidence in the City's ability to effectively operate in the future.

One of the most significant road blocks is Lackawanna County's failure to complete a reassessment for properties. The last reassessment completed in occurred in the late 1960's. The failure to hold a reassessment raises the level of inequality in the distribution of property taxes across the City. The City also fails to collect true revenue. The Pennsylvania Economy League's 2012 Recovery Plan

estimated that the City of Scranton could be getting \$1.35 for every \$1.00 collected currently. Not only does an outdated assessment lower the revenue for the City, it disincentivizes new construction when the new building is assessed at a price more reflective of the market value. The previous Analysis of Impediments identified the failure to reassess as a limitation for fair housing choice and HJA Strategies, also made the recommendation, as well as encouraged the Mayor to make a formal request by letter of personal appearance.

## 10. Comprehensive Plan

The Scranton-Abingtons Planning Association (SAPA) Comprehensive Plan was created in 2009 to provide a framework for the strategic use of public resources to optimize quality of life with the SAPA area. With eleven (11) member municipalities, SAPA includes the City of Scranton, the Boroughs of Clarks Green, Clarks Summit, Dalton, and Dunmore, and the Townships of Glenburn, Newton, North Abington, South Abington, and West Abington, and Waverly (formerly Abington) of which all are located in Lackawanna County. The population of the eleven-municipality planning area represents about 53 percent of the total population of Lackawanna County, while the land area comprises only about 21 percent of the county. The SAPA was prepared by McCormick Taylor, Borton Lawson, and Community Planning and Management, with the Scranton-Abingtons Planning Association Committee. SAPA was established so that member municipalities could benefit from multi-municipal cooperation. The SAPA Comprehensive Plan was created to:

- Enable neighboring municipalities to develop a shared vision of the future;
- Provide additional financial resources for plans, studies, and projects from state agencies and other sources;
- Support cost-sharing and cost-saving arrangements for planning and plan implementation activities;
- Facilitate economic development based on a coordinated and comprehensive strategy rather than competing for tax revenues; and



- Provide a stronger defense from curative amendment challenges if there is a multi-municipal (rather than individual) comprehensive plan and cooperative zoning.

Commercial activity in the SAPA region is concentrated in the City of Scranton and Dunmore Borough, two of the more traditional centers of commerce for the area. The plan emphasizes strengthening the two municipalities, as healthy urban centers can benefit the entire area through less emigration, less development and loss of open land in the rural municipalities, and an improved quality of life for everyone in the area. There are economic development zones to help stimulate growth in these regions and the SAPA region as a whole: Keystone Opportunity Zones (KOZ) and Keystone Opportunity Enterprise Zones (KOEZ). These were created under Pennsylvania legislation and target parcel specific areas with tax free or tax-abated provisions for property owners, residents, and businesses.

The SAPA Comprehensive Plan was developed around the following framework:

- Existing Conditions – *Provides a snapshot of the SAPA area as it is today, examines recent trends and considers forecasts for growth and development.*
- Growth Management Plan – *Identifies goals and objectives for the future and establishes a policy framework for meeting those goals.*
- Implementation Plan – *Establishes an implementation framework of actions that SAPA municipalities will take cooperatively over time to translate the Plan into reality.*

In addition to providing local officials with effective planning tools to support day-to-day decisions about future development in the area, the Comprehensive Plan must balance local needs with regional requirements and contain both long-range and short-range goals. The Growth Management Plan aspect of the Comprehensive Plan is intended to be used as a guide for future growth; by providing a guide for day-to-day decision making, the Growth Management Plan was created to provide clear guidance to public and private organizations, businesses, and residents about the future direction of the SAPA area.

- **Growth Management Plan**

- **Land use plan** – to provide a future pattern of development and is responsive to existing and future economic, social, and cultural needs of the area.
- **Transportation plan** – to achieve a safe and efficient transportation system that is compatible with the natural, agricultural, and developed areas of the area.
- **Housing Plan** – to provide a diversity of housing opportunities, to coexist with the existing housing stock and built environment.
- **Environmental Protection Plan** – to protect and enhance environmentally-sensitive areas of the SAPA region.
- **Historic Preservation Plan** – to protect and enhance historically- and culturally-significant areas and features of SAPA municipalities.
- **Parks, Recreation, and Open Space Plan** – to provide an adequate supply of accessible parks and playgrounds, open spaces, and outdoor recreation opportunities.
- **Community Facilities and Utilities Plan** – to provide public services, facilities, and utilities in the most cost effective and environmentally sensitive manner.

Upon adoption of the SAPA Comprehensive Plan, implementation is crucial and thus the Plan provides a detailed implementation strategy. Many strategies involve around the Document's Land Use Plan and look at new development and redevelopment patterns, mixed-use and overlay zoning, natural and historic resources protection regulations, reduced off-street parking requirements, design guidelines, an official park and open space map, and targeted transportation projects.

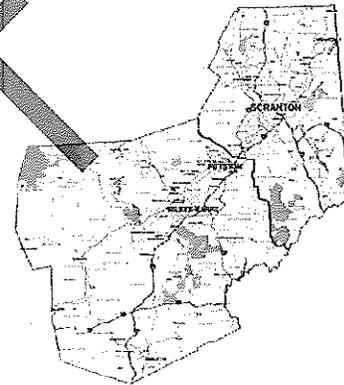
**Table IV-17 – SAPA Comprehensive Plan Schedule**

	<b>Action</b>	<b>Timing</b>	<b>Primary Responsible Parties</b>
1	Adopt the SAPA Comprehensive Plan	Immediate	- Elected Officials
2	Prepare and Adopt Stormwater Ordinance Amendments	1-2 years	- SAPA Committee/ Subcommittee - Elected Officials
3	Prepare and Adopt a SAPA Park, Recreation, & Open Space Plan	1-2 years	- SAPA Committee/ Subcommittee - Elected Officials
4	Prepare and Adopt High Priority Zoning Amendments	1-3 years	- SAPA Committee/ Subcommittee - Elected Officials
5	Prepare and Adopt High Priority Mixed-Use Centers, Village Centers, & Mixed-Use Corridors Master Plans	2-4 years	- Local Task Forces, SAPA Committee - Elected Officials

6	Complete Historic Sites Survey, Prepare and Adopt Historic Resources Protection Ordinance	4-5 years	<ul style="list-style-type: none"> <li>- Local Task Forces, SAPA Committee</li> <li>- Elected Officials</li> </ul>
7	Prepare and Adopt a Transportation Master Plan	5-6 years	<ul style="list-style-type: none"> <li>- SAPA Committee/ Subcommittee</li> <li>- Elected Officials</li> </ul>
8	Prepare and Adopt an Official Map	5-6 years	<ul style="list-style-type: none"> <li>- SAPA Committee/ Subcommittee</li> <li>- Elected Officials</li> </ul>
9	Implement a Trail System	6 years	<ul style="list-style-type: none"> <li>- SAPA Committee/ Subcommittee</li> </ul>
10	Review the Comprehensive Plan, Consider an Update	10 years	<ul style="list-style-type: none"> <li>- SAPA Committee/ Subcommittee</li> <li>- Elected Officials</li> </ul>

Source: SAPA Comprehensive Plan

In addition to the SAPA plan, Lackawanna and Luzerne counties adopted a Regional comprehensive and long-range transportation plan in 2011. This plan was also created by McCormick Taylor, Borton Lawson, and CECO Association Inc. Lackawanna and Luzerne County together contain 116 municipalities totaling over a half-million people. The Regional Plan addresses critical issues including land use, economic development, transportation, and sustainable environmental quality and aims to create a framework for future growth, conservation, and preservation to strengthen existing communities and provide adequate, safe, and environmentally sound transportation system.



Needs were identified based on input from the Advisory Committee, public meetings, and stakeholder sessions. It contains both long range and short-range programs, balances local needs and perceptions with regional requirements and perspectives, and has its own logic and strategy for implementation to serve as a road map for the study area. The transportation planning portion of the document serves as a long range (20+ years) planning strategy and capital improvement program. This portion of the plan is updated every four years as per Federal regulation. Together, the long-range transportation plan and comprehensive plan are integrated to create a twenty-year Regional Plan.

The Regional Plan has contributed to or supported other planning activities including the SAPA Plan (2009), Back Mountain Area Council of Governments Comprehensive Plan (2006), Lackawanna and Luzerne Counties Open Space, Greenways and Outdoor Recreation

Master Plan (2004), and Scranton-Wilkes-Barre Rail Feasibility Study (1999).

The Regional Plan identifies ten (10) goals:

- **Land Use** - The goal of the Land Use Plan is to achieve an overall future pattern of development that is responsive to existing and future economic, social, and cultural needs of Lackawanna and Luzerne Counties
- **Transportation Plan** - The Transportation Plan is intended to achieve a safe and efficient transportation system that is compatible with the natural, agricultural, and developed areas of Lackawanna and Luzerne Counties and that provides viable transportation alternatives, including driving, biking, walking, and public transportation.
- **Housing Plan** - The goal of the Housing Plan is to provide for a diversity of housing opportunities in harmony with existing development and the historical and natural environments.
- **Community Facilities Plan** - The goal of the Community Facilities Plan is to provide public services and facilities in the most cost-effective and environmentally-sensitive manner, taking into account the existing and future residential and non-residential needs of the two-county area.
- **Parks, Recreation, Open Space, and Greenways Plan** - The goal of the Parks, Recreation, Open Space, and Greenways Plan is to develop a system of linked recreation resources, providing a variety of outdoor recreation opportunities while protecting and preserving important natural features and environmentally-sensitive areas.
- **Historic and Cultural Resources Plan** - The goal of the Historic and Cultural Resources Plan is to protect and enhance historically and culturally-significant areas and features of Lackawanna and Luzerne Counties.
- **Agricultural Resources Plan** - The goal of the Agricultural Resources Plan is to maintain a strong agricultural industry and to protect farmland for agricultural use.
- **Environmental Protection Plan** - The goal of the Environmental Protection Plan is to protect environmentally-sensitive areas of Lackawanna and Luzerne Counties.
- **Utilities and Energy Conservation Plan** - The goal of the Utilities and Energy Conservation Plan is to ensure water, energy,

communications, sewage, and stormwater service systems are adequate, well maintained, affordable, and secure.

- **Resource Extraction Plan** - The Goal of the Resource Extraction Plan is to maximize the opportunity for reuse and redevelopment of environmental contaminated lands, abandoned industrial areas, strip mined areas and vacant or underutilized commercial areas of the region.

The Regional Plan supports day-to-day decisions about future development so that planning may be rational and consistent and at the same time move the communities together in a desirable direction in terms of revitalization, open space conservation, mobility, historic resource preservation, environmental protection, community facilities, and fiscal balance.

## 11. Transportation

Transportation is an important piece of Scranton's history. In 1886, the Scranton Transit Company created the first successful electric streetcar system in the country. It was this service that lead to Scranton's nickname, "The Electric City." The County of Lackawanna Transit System (COLTS) replaced the Scranton Transit Company as the central transportation provider for the City of Scranton in 1972 under the Municipal Authorities Act of 1945. COLTS provides bus transportation to the City of Scranton and Lackawanna County through 26 daily fixed routes from 5:30 a. m. to 12:55 a.m. Monday through Friday, and 23 routes from 7:45 a.m. to 12:55 a.m. on Saturday for a fare of \$1.75 and transfers for a \$0.75 fee. COLTS also provides an 'Evening City Circle Route' that provides transportation for second- and third-shift employees between 7 p.m. and 1 a.m. the fare is the same rate as the regular service.



For individuals who have a disability that prevents them from using the fixed route bus system, COLTS provides complimentary paratransit services. Student passes are available for high school students and younger for a reduced fee of \$28.00 for a 31-day pass or \$7.85 for a ten-ride pass. Adult students are also eligible for a reduced-price bus pass at \$28 for a 31-day pass. Seniors aged 65 and older can ride the bus for free if they obtain a transit ID at COLTS headquarters.

COLTS has a partnership with the University of Scranton that provides free transportation service for members of the University, including its students, staff, and faculty. This service, the COLTS Campus Connections, gives the entire campus community greater access to shopping dining, and other attractions in the area. The free bus service also offers transportation options for internships, and community service opportunities to help students remain engaged with the City neighborhoods.

The following page illustrates the comprehensive map for all COLTS routes in and around the City of Scranton.



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## 12. Education

Education is often an important factor influencing the opportunities for where people choose to live. Many families living in the City of Scranton send their children to the Scranton School District; the District consists of two (2) high schools, three (3) intermediate schools, and eleven (11) elementary schools. The two high schools in the area are Scranton High School and West Scranton High School. The Scranton School District as a whole covers 25.4 square miles and has an enrollment of 10,107 in public schools, with an additional 517 in local charter schools and 234 in partnering career and technical centers. Charter schools are public, nonsectarian schools that operate under an agreement between the charter school and the local school board; the home district for each student attending pays a fee set by the state.

The Scranton School District's student body is 51.5% male and 48.5% female, and is fairly racially diverse with 43.8% of the student body White, 31.4% Hispanic, 12.6% Black or African American, and 5.7% Asian. More than half (65.7%) of the student body is considered economically disadvantaged, while 9.3% do not speak English as a first language; "economically disadvantaged" is a term used by government institutions to allocate resources, such as free and reduced-price school meals, to individuals of lower-income families.

The Pennsylvania Department of Education provides assessments of all public schools through its Pennsylvania School Performance Profile. The following tables indicate the School Districts Pennsylvania Systems of School Assessment (PSSA) scores for grades 3-8 and Keystone Exam scores for grade 11 compared to Statewide test scores. The scores reported are of students who have tested at or above a proficient level.

**Table IV-18 – Trend Data of Student Performance Grades 3-8  
(Pennsylvania Systems of School Assessment percentage of  
student's scores at or above proficient level)**

	Year	Scranton School District	State of Pennsylvania	ESSA Goal
<b>Reading</b>	2015	38.3	60	-
	2016	41.9	50.9	-
	2017	50.3	61.2	-
	2018	42.4	52.7	63.1
	2019	46.9	60.9	64.6

<b>Math</b>	2015	31.2	39.7	-
	2016	43.4	33.4	-
	2017	40.8	42.6	-
	2018	35.2	33.6	45.4
	2019	24.5	42.4	47.6
<b>Science</b>	2015	48.7	67.8	-
	2016	44.8	58.7	-
	2017	53.5	63.7	-
	2018	45.0	56.9	85.3
	2019	57.9	68.0	85.9

Pennsylvania aims to reduce, by half, the Statewide percentage of non-proficient students on state assessments by the end of the 2029-30 school year. The State has established Measures of Interim Progress, Goals, and Targets for Pennsylvania’s public schools. Pennsylvania’s long-term goals apply to all public schools and to each student sub group.

The Pennsylvania System of School Assessment (PSSA) testing is a standards-based assessment which provides students, parents, educators, and citizens with an understanding of student and school performance. Grades 3 through 8 are assessed in English/Language Arts and Math. Every Pennsylvania student in grades 4 and 8 is assessed in science.

Based on the most recent test scores, the Scranton School District is at least 18 points lower compared to the State in Reading/Language Arts; 23 points lower in Mathematics; and 28 points lower in Science. In all but two years, the Scranton School District performed worse when compared to the rest of the state and did not meet the measures of interim progress.

**Table IV-19 – Trend Data of Student Performance Grade 11  
(Keystone Exams percentage of student's scores at or above  
proficient level)**

	Year	Scranton School District	State of Pennsylvania	ESSA Goal
<b>Algebra I</b>	2015	35.9	64.4	-
	2016	41.4	68.2	-
	2017	43.5	65.6	-
	2018	50.9	65.2	63.1
	2019	39.2	63.3	64.6
<b>Literature</b>	2015	40.9	72.8	-

	2016	45.9	76.8	-
	2017	36.9	83.5	-
	2018	51.0	72.7	45.4
	2019	43.1	71.5	47.6
Biology	2015	57.5	58.9	-
	2016	58.4	65.8	-
	2017	54.3	63.5	-
	2018	54.0	64.4	85.3
	2019	52.7	63.2	85.9

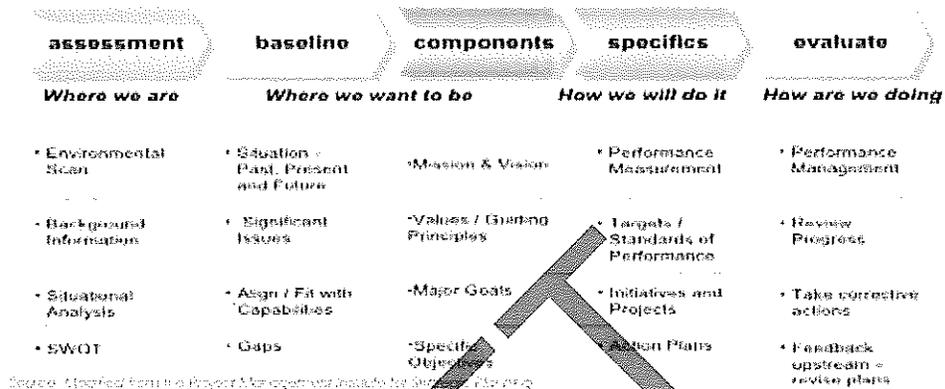
The Keystone Exams are end-of-course assessments designed to assess proficiency in the subject areas of Algebra I, Algebra II, Geometry, Literature, English Composition, Biology, Chemistry, U.S. History, World History, and Civics and Government.

Based on the most recent Keystone Exam test scores, the Scranton School District is at least 25 points lower compared to the State in Mathematics; 4 points lower in English/Language Arts; and 33 points lower in Science. In all but two years, the Scranton School District performed worse when compared to the rest of the state and did not meet the measures of interim progress.

The Future Ready PA Index reports on benchmarks for individual schools within the Lackawanna County Scranton school district. These measures include a range of assessment, on-track, and readiness indicators to report student learning, growth, and success in the classroom and beyond. All schools reported being below in at least Math or Language Arts scores and fourteen (14) of the sixteen (16) schools reported being below in on-track measurements for attendance whereas ten (10) of the District's schools reported exceeding or proficiency in College and Career measures.

### Scranton One Strategic Plan 2020

The Scranton School District began developing a strategic plan in April 2015. The Scranton One Strategic Plan for 2020 identifies the struggles and challenges within the district and strategies to meet the needs of schools that are not meeting State standards. The Strategic Process is shown below:



The Scranton School District has identified four focus areas to support students and teachers directly. These are:

- Teaching and learning – Improve student achievement by ensuring a high-quality instructional program that addresses the needs of our diverse student population and prepares every student for college and careers.
- Measures:
  - One hundred percent of students will achieve a year's worth of growth in a year's time. Teachers and leaders will narrow the achievement gap between the lowest-performing and highest-performing students.
  - One hundred percent of students will be proficient in reading by the end of third grade.
  - One hundred percent of students will be proficient in algebra by the end of eighth grade.
  - One hundred percent of students will graduate on time and be college or career ready.
- Leadership development and talent management – Recruit, develop, retain and reward high performing employees.
- Measures:
  - One hundred percent of schools will have highly effective teachers, leaders, and support staff.

- One hundred percent of employees will participate in professional learning.
- Systems, processes and resources – Improve system operations, policies and processes, and allocate resources to best serve students.
- Measures:
  - One hundred percent of facilities will be safe, secure, healthy and engaging.
  - The budget will reflect less than half of the current deficit.
  - One hundred percent improvement in district operational processes.
- Culture – Foster a school and district environment of trust, communication, collaboration, cooperation, accountability, ethics and partnership.
- Measures:
  - SSD will be rated above average in each area on the state's report card.
  - One hundred percent of parents will be engaged in a positive way in their student's education.
  - One hundred percent of the city, business and community members will impact the district's strategic plan.

The District has designed measures to track the successes and failures of the four focus areas. The district will utilize a score card to evaluate the district's performance and progress and complete scoring twice per year. In addition to this measure the district will conduct "pulse checks" several times throughout the year to track where the school and divisions are as compared to where they need to be in order to meet the score card achievement indicators.

### 13. Section 3

HUD's definition of Section 3 is:

*Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.*

The following is the City of Scranton's guidelines that it uses to accomplish Section 3 compliance:

- When a contract or project is put out for bid, as part of the bid-package, the advertisement contains the Section 3 information describing the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701U (Section 3). The first three pages of this five-page document are the actual wording of Section 3, including 25 CFR Part 135. These three pages are to be read by and signed by all contractors bidding on City projects and contracts, stating that the contractor "will abide by and include in all subcontracts the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended." Page four is the "Estimated Work Force Breakdown" sheet which requires the following: total estimated positions needed; number of positions occupied by permanent employees; number of positions not occupied; and number of positions to be filled with Section 3 residents. Page four also is a signature page. Page five is the "Section 3 Business Utilization" sheet. This form asks for general contract information and requests the following: name of subcontractor; Section 3 business; address; trade/service or supply; contract amount; award date; and competitive or negotiated bid. It then asks for the total dollar amount awarded to Section 3 businesses. This form is then checked by the City's Labor Compliance Officer (DCP) to ensure that it was indeed filled out and signed by those contractors submitting bids.
- Once the contract is awarded to a contractor, a Pre-Construction Conference is then scheduled. At this conference the Labor Compliance Officer spends time going over all of the U.S. Department of Labor, U.S. Department of Housing and Urban Development, and City of Scranton regulations and requirements with the contractor. The above stated Section 3 document is given to the contractor during the conference for a second time, and must be filled out, signed and sent to the Labor Compliance Officer with all the other documents/paperwork involved in the Pre-Construction Conference. When this form is approved the second time with the contractor, additional information (received from HUD in 2009) is covered regarding Section 3, amplifying and describing this effort in much more detail.
- Two other areas of concern are addressed during the Pre-Construction Conference: the requirement that contractors inform the Labor Compliance Officer (LCO) as to locations and times, once the work on a project begins, and a second piece that relates

specifically to Section 3. Contractors are given a form with two sections to complete. The first requires the contractor to submit in writing where Section 3 “new hires” will be located and the source they were recruited from for the contract. The second section requires the contractor to confirm in writing if the crew-size for all work done on a project is sufficient and no new-hires of any kind will be needed. This is the case for a number of City construction contracts, as contractors have crews as small as two to four long time employees. This form is signed and returned to the LCO with all other requested written information for Section 3. The contractor is made aware that failure to submit all of the above will be considered non-compliance.

- Finally, in reference to the submission in writing that a sufficient crew exists and no new hires will be necessary, it is requested that contingent plans regarding the recruiting and hiring of Section 3 residents be considered.

During the preparation of this Analysis of Impediments study, no impediments or complaints were mentioned or filed based on Section 3 Requirements.

## C. Private Sector

The private sector has traditionally been the greatest impediment to fair housing choice in regard to discrimination in the sale, rental or advertising of dwellings, the provision of brokerage services, or in the availability of financing for real estate purchases. The Fair Housing Act and local laws prohibits such practices as the failure to give the same terms, privileges, or information; charging different fees; steering prospective buyers or renters toward a certain area or neighborhood; or using advertising that discourages prospective buyers or renters because of race, color, religion, sex, handicap, familial status, national origin, and sexual orientation.



### 1. Real Estate Practices

The Greater Scranton Board of REALTORS serves the Greater Scranton real estate market particularly, the Counties of Lackawanna, Wyoming, and Susquehanna. As part of the Pennsylvania Association



of Realtors and National Association of Realtors (NAR), all members must

complete mandatory ethics training and abide by the National Association of Realtor's Code of Ethics.

Article 10 of the NAR Code of Ethics states that Realtors "*shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin sexual orientation or gender identity. REALTORS® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin or gender identity.*" Additionally, realtors should not discriminate in their real estate employment practices against any person on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

Members of the Association are obligated to conduct themselves and their businesses in accordance with the Association's rules and regulations, Constitution and Bylaws, as well as the MLS rules and the Bylaws and Constitutions of Greater Scranton Board of Realtors and NAR. This Code of Ethics obligates its members to maintain professional standards including efforts to affirmatively furthering fair housing.

The Pennsylvania Real Estate Commission requires brokers to complete 14 hours of continuing education every two year renewal cycle in order to maintain compliance with the Industry. Educational opportunities are offered through various entities including the National and State board of realtors.

## 2. Newspaper/Magazine Advertising

### **The Times-Tribune**

Under Federal Law, no advertisement with respect to the sale or rental of a dwelling unit may indicate any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin. Under the Fair Housing Act Amendments, descriptions are listed in regard to the use of words, photographs, symbols or other approaches that are considered discriminatory.

Real estate advertisements were reviewed from several real estate publications, including the weekend publication of the Scranton Times-Tribune, and realestate570.com

None of the advertisements contained language that prohibited occupancy by any protected class however, there were several advertisements indicating a “not pets” policy which could be problematic for individuals who require a Licensed Service Animal for day to day living. Advertisements for public housing and wait list openings included the Fair Housing Logo and Accessibility Logo.



### 3. Private Financing

The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (F.I.R.R.E.A.) requires any commercial institution that makes five (5) or more home mortgage loans to report all home loan activity to the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA). The annual HMDA data can be found online at [www.ffiec.gov/hmda/](http://www.ffiec.gov/hmda/). This analysis uses 2018 HMDA data. The available data indicates discriminatory lending patterns between minority and non-minority households. The following tables provide an analysis of the HMDA data in the Scranton-Wilkes-Barre-Hazleton, PA Metropolitan Statistical Area (MSA). Data for the City of Scranton and Lackawanna County is highlighted where possible. All other data is that of the entire Scranton-Wilkes-Barre-Hazleton, PA MSA, which includes Lackawanna, Luzerne, and Wyoming Counties.

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The following table compares lending in the City of Scranton to lending in Lackawanna County and the Scranton-Wilkes-Barre-Hazleton Metro Area, which includes Lackawanna, Luzerne, and Wyoming Counties. Lending in the City of Scranton has been extracted from the MSA data based on Census Tract.

Conventional loans in the City of Scranton comprised 22.5% of the conventional loans in Lackawanna County and 39.1% of the value of conventional loans made in Lackawanna County. Of all conventional loans made in the metropolitan Statistical area, less than nine percent (8.8%) by count and almost six percent (5.8%) by value were made in the City.

Table IV-20 – HMDA Analysis for 2018

	Home Purchase Loans							
	FHA, FSA / RHS & VA		Conventional		Refinancing		Home Improvement Loans	
	#	\$ Amount	#	\$ Amount	#	\$ Amount	#	\$ Amount
Scranton	152	17,370,000	280	27,990,000	240	20,700,000	111	5,200,000
Lackawanna County	557	77,675,000	1,241	200,825,000	1,159	134,425,000	566	28,760,000
MSA/MD	1,667	2,190,050,000	3,173	478,475,000	3,112	345,590,000	1,259	69,195,000
% of County lending in Scranton	27.3%	22.4%	22.5%	13.9%	20.7%	15.4%	19.6%	18.1%
% of metro area lending in Lackawanna County	33.4%	3.5%	39.1%	41.97%	37.2%	38.9%	44.9%	41.6%
% of metro area lending in Scranton	9.1%	.79%	8.8%	5.8%	7.7%	5.9%	8.8%	7.5%

The following table shows the conventional loan applications in the City of Scranton. Two-thirds (70.0%) of the loan applications in the City were originated, while slightly less than one-fifth (12.75%) were denied. County applicants had a slightly higher originations rate than the MSA as a whole, which comprised 12.0% of all loans originated and 2.2% of loans denied applications.

**Table IV-21 - Disposition of Conventional Loans**

	City of Scranton			
	Count	% of Scranton Applications	% of Lackawanna County Applications	% of Total MSA Applications
Loans Originated	280	70.0%	17.02%	12.0%
Approved, Not Accepted	13	3.25%	.79%	.56%
Applications Denied	51	12.75%	3.1%	2.2%
Applications Withdrawn	49	12.25%	2.9%	2.1%
File Closed for Incompleteness	7	1.75%	.42%	.30%

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The following tables outline the disposition of applications in the Scranton-Wilkes-Barre MSA by income level. Loan applications from low-income households have the highest denial rates by a large margin, while upper-income households have the lowest denial rates and highest origination rates. For households with incomes less than 50% of the National median income the number of white, non-Hispanic applicants significantly outnumbers the number of minority applicants. Despite this income group having more white applicants than minority (including Hispanic) applicant groups, in general, had an equal proportion of origination rates: Whites, 46.1%, Minority, not including Hispanic, 45.0% and Hispanic or Latino/a, 55.1%.

**Table IV-22 - Disposition of Applications by Minority Status  
less than 50% of National Median Income in the Scranton-Wilkes-Barre- Hazleton MSA – 2018**

	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness		Purchased Loans	
	Count	% of Total	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level
White, Non-Hispanic	2,152	93.90%	994	46.19%	44	2.04%	746	34.67%	254	11.80%	114	5.30%	47	2.18%
Minority, not including Hispanic or Latino/a	140	6.10%	63	45.00%	3	2.14%	53	37.86%	16	11.43%	5	3.57%	2	1.43%
<b>Total</b>	<b>2292</b>	<b>100%</b>	<b>1057</b>	<b>46.12%</b>	<b>47</b>	<b>2.05%</b>	<b>799</b>	<b>34.86%</b>	<b>270</b>	<b>11.78%</b>	<b>119</b>	<b>5.19%</b>	<b>49</b>	<b>2.14%</b>
Hispanic or Latino/a	423	17.90%	233	55.08%	7	1.65%	132	31.21%	38	8.98%	13	3.07%	19	4.49%
Not Hispanic or Latino/a	1,929	82.00%	851	44.12%	40	2.07%	692	35.87%	238	12.34%	108	5.60%	31	1.61%
<b>Total</b>	<b>2352</b>	<b>100%</b>	<b>1084</b>	<b>46.09%</b>	<b>47</b>	<b>2.00%</b>	<b>824</b>	<b>35.03%</b>	<b>276</b>	<b>11.73%</b>	<b>121</b>	<b>5.14%</b>	<b>50</b>	<b>2.13%</b>



Households earning 50-79% of the National median income show the same pattern as households earning less than 50% of the National median income. The number of white, non-Hispanic applicants significantly outnumbers the number of minority applicants; minority applicants account for a small portion of applications. The lending patterns for 50-79% of national median income households show discriminatory lending patterns against minorities, not including Hispanic or Latino/a. White household origination and denial rates are considered disproportionate because there is more than a 10-percentage point difference (14.8% and 10.5%, respectively) in loan origination.

**Table IV-23 - Disposition of Applications by Minority Status  
50-79% of National Median Income in the Scranton-Wilkes-Barre-Hazleton MSA – 2018**

	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness		Purchased Loans	
	Count	% of Total	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level
White, Non-Hispanic	3239	95.10%	1893	58.44%	84	2.59%	79	24.05%	365	11.27%	118	3.64%	81	2.50%
Minority, not including Hispanic or Latino/a	165	4.80%	72	43.64%	2	1.21%	57	34.55%	29	17.58%	5	3.03%	1	0.61%
<b>Total</b>	<b>3404</b>	<b>100%</b>	<b>1965</b>	<b>57.73%</b>	<b>86</b>	<b>2.53%</b>	<b>836</b>	<b>24.56%</b>	<b>394</b>	<b>11.57%</b>	<b>123</b>	<b>3.61%</b>	<b>82</b>	<b>2.41%</b>
Hispanic or Latino/a	385	11.20%	207	53.77%	12	3.12%	108	28.05%	48	12.47%	10	2.60%	11	2.86%
Not Hispanic or Latino/a	3045	88.70%	1769	58.10%	70	2.30%	742	24.37%	348	11.43%	116	3.81%	73	2.40%
<b>Total</b>	<b>3430</b>	<b>100%</b>	<b>1976</b>	<b>57.61%</b>	<b>82</b>	<b>2.39%</b>	<b>850</b>	<b>24.78%</b>	<b>396</b>	<b>11.55%</b>	<b>126</b>	<b>3.67%</b>	<b>84</b>	<b>2.45%</b>



For the 80-99% National median income group the lending patterns are similar. White household origination rates sit at 59.3% and minority households at 50.0%. Hispanic and Latino/a households have the highest origination rate at 63.0%. Minority, not including Hispanic or Latino/a households, lending show do not show similar discriminatory lending patterns than compared to other groups. However, there is a close to ten-point (9.33%) difference in origination rates among White-Non-Hispanic and Minority non-Hispanic groups. There were significantly more applications withdrawn in this income group among minorities, a difference of 15%, which may have occurred before or after a lending decision was made indicating there may still be lending discrimination occurring.

**Table IV-24 - Disposition of Applications by Minority Status  
80-99% of National Median Income in the Scranton-Wilkes-Barre-Hazleton MSA – 2018**

	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness		Purchased Loans	
	Count	% of Total	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level
White, Non-Hispanic	1126	96.60%	668	59.33%	23	2.04%	239	21.23%	141	12.52%	55	4.88%	40	3.55%
Minority, not including Hispanic or Latino/a	40	3.40%	20	50.00%	0	0.00%	9	22.50%	11	27.50%	0	0.00%	2	5.00%
<b>Total</b>	<b>1166</b>	<b>100%</b>	<b>688</b>	<b>59.01%</b>	<b>23</b>	<b>1.97%</b>	<b>248</b>	<b>21.27%</b>	<b>152</b>	<b>13.04%</b>	<b>55</b>	<b>4.72%</b>	<b>42</b>	<b>3.60%</b>
Hispanic or Latino/a	58	4.90%	37	63.79%	0	0.00%	11	18.97%	9	15.52%	1	1.72%	7	12.07%
Not Hispanic or Latino/a	1103	95.00%	648	58.75%	23	2.09%	234	21.21%	144	13.06%	54	4.90%	35	3.17%
<b>Total</b>	<b>1161</b>	<b>100%</b>	<b>685</b>	<b>59.00%</b>	<b>23</b>	<b>1.98%</b>	<b>245</b>	<b>21.10%</b>	<b>153</b>	<b>13.18%</b>	<b>55</b>	<b>4.74%</b>	<b>42</b>	<b>3.62%</b>



For households earning 100-119% of the National median income the number of white, non-Hispanic middle-income applicants significantly outnumbers the number of minority applicants. Lending patterns in this income category show discriminatory patterns against minority and Hispanic or Latino/a households. White, non-Hispanic households have an origination rate of 63.6%; minorities, not including Hispanic or Latino/a have more than a twenty-point difference (21.7%) in lending and Hispanic and Latino/a households have nearly a ten-point difference (9.9%) in lending.

**Table IV-25 - Disposition of Applications by Minority Status  
100-119% of National Median Income in the Scranton-Wilkes-Barre- Hazelton MSA – 2018**

	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness		Purchased Loans	
	Count	% of Total	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level
White, Non-Hispanic	2443	96.30%	1555	63.65%	44	1.80%	473	19.36%	273	11.17%	98	4.01%	78	3.19%
Minority, not including Hispanic or Latino/a	93	3.70%	39	41.94%	3	3.23%	31	33.33%	16	17.20%	4	4.30%	3	3.23%
<b>Total</b>	<b>2536</b>	<b>100%</b>	<b>1594</b>	<b>62.85%</b>	<b>47</b>	<b>1.83%</b>	<b>504</b>	<b>19.87%</b>	<b>289</b>	<b>11.40%</b>	<b>102</b>	<b>4.02%</b>	<b>81</b>	<b>3.19%</b>
Hispanic or Latino/a	93	3.70%	50	53.76%	2	2.15%	24	25.81%	14	15.05%	3	3.23%	4	4.30%
Not Hispanic or Latino/a	2426	96.30%	1525	62.86%	45	1.77%	474	19.54%	284	11.71%	100	4.12%	79	3.26%
<b>Total</b>	<b>2519</b>	<b>100%</b>	<b>1575</b>	<b>62.52%</b>	<b>45</b>	<b>1.79%</b>	<b>498</b>	<b>19.77%</b>	<b>298</b>	<b>11.83%</b>	<b>103</b>	<b>4.09%</b>	<b>83</b>	<b>3.29%</b>



For applicant households earning 120% or more of the National median income the number of white, non-Hispanic upper middle-income applicants significantly outnumbers the number of minority applicants. White households, and minority, not including Hispanic or Latino/a households, have similar lending patterns in this income category with whites having an origination rate of 68.5% and Minorities having an origination rate of 60.0%. Hispanic or Latino/a households are disproportionately disadvantaged in this income category with an origination rate of only 46.3%.

**Table IV-26 - Disposition of Applications by Minority Status  
120% or more of National Median Income in the Scranton-Wilkes-Barre- Hazleton MSA – 2018**

	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness		Purchased Loans	
	Count	% of Total	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level
White, Non-Hispanic	5121	97.10%	3512	68.58%	107	2.09%	799	15.60%	524	10.23%	179	3.50%	167	3.26%
Minority, not including Hispanic or Latino/a	153	2.90%	92	60.13%	2	1.31%	26	16.99%	26	16.99%	7	4.58%	7	4.58%
<b>Total</b>	<b>5274</b>	<b>100%</b>	<b>3604</b>	<b>68.34%</b>	<b>109</b>	<b>2.07%</b>	<b>825</b>	<b>15.64%</b>	<b>550</b>	<b>10.43%</b>	<b>186</b>	<b>3.53%</b>	<b>174</b>	<b>3.30%</b>
Hispanic or Latino/a	108	2.10%	50	46.30%	1	0.93%	29	26.85%	26	24.07%	2	1.85%	7	6.48%
Not Hispanic or Latino/a	5121	97.90%	3518	68.70%	105	2.05%	786	15.35%	529	10.33%	183	3.57%	163	3.18%
<b>Total</b>	<b>5229</b>	<b>100%</b>	<b>3568</b>	<b>68.23%</b>	<b>106</b>	<b>2.03%</b>	<b>815</b>	<b>15.59%</b>	<b>555</b>	<b>10.61%</b>	<b>185</b>	<b>3.54%</b>	<b>170</b>	<b>3.25%</b>



The Pennsylvania Human Relations Act makes it unlawful to discriminate because of any person's race, religion, ancestry, disability, age, color, sex, national origin, or family status. This includes refusing to finance, lend money to, or otherwise withhold financing for the purchase, construction, rehabilitation, repair or maintenance of any housing or commercial property.

All income groups, excluding those earning less than 50% of the National Median Income have shown patterns of discriminatory lending in the Scranton-Willkes-Barre-Hazleton Metropolitan Statistical Area. Ultimately, this is a Fair Housing issue because minority groups are being denied the opportunity to rehabilitate their home or become home owners and are thus being forced to live in housing that is not decent, safe, and sound. This could also influence the concentration of racial groups throughout the City and potentially lead to redlining, or steering.

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The following table offers a closer look at the denial rates of conventional loans by denial reason and income level. For applicants earning up to 99% of median income, the most common reason for denial is debt-to-income ratio, followed by credit history and collateral. Overall, the most common reason for denial of conventional loans in the Scranton-Wilkes-Barre MSA is debt-to-income ratio, followed by collateral. Note that this data is from 2017 as data from 2018 was not available.

**Table IV-27 - Conventional Loan Denial Rates by Denial Reason and Income Level (2017)**

	Less than 60% Low		60-79% Middle		80-99% Upper-Middle		100-119% Upper		120% or More High		Income Not Available		Total Denials	
	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Total
Debt- to-Income Ratio	30	37.9%	26	28.6%	15	42.8%	5	17.2%	19	18.3%	4	28.6%	99	27.3%
Employment History	3	3.8%	2	2.2%	1	2.8%	1	3.4%	1	.96%	0	0.0%	8	2.2%
Credit History	12	15.2%	17	18.7%	5	14.3%	3	10.3%	13	12.5%	3	21.4%	53	14.6%
Collateral	14	17.7%	16	17.6%	10	28.6%	9	31.0%	37	35.5%	2	14.2%	88	24.3%
Insufficient Cash	9	11.4%	7	7.7%	2	5.7%	1	3.4%	6	5.8%	2	14.2%	27	7.4%
Unverifiable Information	0	0.0%	4	4.4%	5	14.3%	2	6.9%	8	7.8%	0	0.0%	19	5.2%
Credit Application Incomplete	4	5.1%	8	8.8%	7	20.0%	6	20.7%	11	10.6%	1	7.1%	37	10.2%
Mortgage Insurance Denied	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	7	8.9%	11	12.1%	0	0.0%	2	6.9%	9	8.6%	2	14.2%	31	8.6%
<b>Total Denials and % of Total</b>	<b>79</b>	<b>21.8%</b>	<b>91</b>	<b>25.1%</b>	<b>35</b>	<b>9.7%</b>	<b>29</b>	<b>8.0%</b>	<b>104</b>	<b>28.7%</b>	<b>14</b>	<b>3.9%</b>	<b>362</b>	<b>100%</b>



In summary, the HMDA Data indicates that low-income households have a higher rate of denial than higher income households do; the origination rate of conventional loans in the City of Scranton is 60.5%. In the MSA, the number of white applicants greatly exceeds the number of minority applicants; however, the origination rates are higher for 'White, non-Hispanic' applicants than for 'Minority, Including Hispanics.' The most common reasons for denial are debt-to-income ratio, credit history, and collateral.

The following table illustrates that disposition of Conventional Loans by census tract. In 2018, 381 households in the City of Scranton completed application for conventional loans. Of the 381 applications, 218 (57.1%) were approved and 44 (11.1%) were denied. A total of 43 (11.1%) of applications were withdrawn which may have happened before or after a lending decision was made.

**Table IV-28 Disposition of Conventional Loans by Census Tract (2018)**

Census Tract	Loans Originated		Applications Approved, Not Accepted		Applications Denied by Financial Institution		Applications Withdrawn by Applicant		Filed Closed for Incompleteness		Total Applications Received	
	Count	% of Total	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications
100200	8	2.1%	0	0.0%	2	0.26%	0	0.0%	0	0.0%	10	2.6%
100300	1	0.26%	1	.26%	3	0.79%	3	0.79%	0	0.0%	17	4.5%



100400	10	2.6%	0	0.0%	1	0.26%	5	1.3%	0	0.0%	16	4.2%
100500	8	2.1%	0	0.0%	2	0.26%	3	0.79%	0	0.0%	13	3.4%
100600	20	5.2%	2	0.52%	3	0.79%	4	1.0%	0	0.0%	29	7.6%
100800	10	2.6%	0	0.0%	0	0.0%	3	0.79%	0	0.0%	13	3.4%
100900	2	0.52%	1	0.26%	0	0.0%	1	0.26%	1	0.26%	5	1.3%
101100	8	2.1%	1	0.26%	0	0.0%	1	0.26%	0	0.0%	10	2.6%
101300	11	2.9%	0	0.0%	3	0.79%	1	0.26%	0	0.0%	15	3.9%
101400	4	1.0%	0	0.0%	0	0.0%	1	0.26%	0	0.0%	5	1.3%
101600	5	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	55	14.4%
101700	16	4.2%	0	0.0%	2	0.26%	3	0.79%	0	0.0%	21	5.5%
101900	6	1.6%	0	0.0%	1	0.26%	1	0.26%	0	0.0%	8	2.1%
102000	10	2.6%	1	0.26%	2	0.26%	2	0.52%	1	0.26%	16	4.2%
102100	5	1.3%	2	0.52%	0	0.0%	1	0.26%	1	0.26%	9	2.4%
102200	8	2.1%	0	0.0%	3	0.79%	0	0.0%	0	0.0%	11	2.9%
102300	8	2.1%	1	0.26%	5	1.3%	0	0.0%	1	0.26%	15	3.9%



102500	4	1.0%	0	0.0%	8	2.1%	1	0.26%	0	0.0%	13	3.4%
102600	8	2.1%	0	0.0%	0	0.0%	1	0.26%	1	0.26%	10	2.6%
102700	8	2.1%	0	0.0%	2	0.26%	2	0.52%	0	0.0%	12	3.1%
102800	22	5.8%	1	.26%	3	0.79%	4	1.0%	1	0.26%	31	8.1%
102900	11	2.9%	0	0.0%	3	0.79%	2	0.52%	1	0.26%	17	4.5%
103000	13	3.4%	0	0.0%	0	0.0%	3	0.79%	0	0.0%	16	4.2%
103100	12	3.1%	0	0.0%	1	0.26%	1	0.26%	0	0.0%	14	3.7%
<b>Total</b>	<b>218</b>	<b>57.2%</b>	<b>10</b>	<b>4.6%</b>	<b>44</b>	<b>11.5%</b>	<b>43</b>	<b>11.3%</b>	<b>7</b>	<b>1.8%</b>	<b>381</b>	<b>100%</b>

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The following table illustrates that disposition of FHA/RHS and VA Loans by census tract. FHA loans are designed for low-to-moderate income buyers and VA loans are for service members, veterans, and eligible surviving spouses. In the City of Scranton there were less than half as many FHA/FSA and VA applications completed than applications for conventional loans. There were a total 180 application completed for FHA/RHS and VA loans, of those 116 loans were originated, 33 (18.3%) were denied, and 25 (13.8%) were withdrawn.

Table IV-29 Disposition of FHA, FSA/RHS & VA Loans by Census Tract (2018)

Census Tract	Loans Originated		Applications Approved, Not Accepted		Applications Denied by Financial Institution		Applications Withdrawn by Applicant		Filed Closed for Incompleteness		Total Applications Received	
	Count	% of Total	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications
100200	0	0.0%	0	0.0%	0	0.0%	1	0.55%	0	0.0%	1	0.55%
100300	0	0.0%	0	0.0%	1	0.55%	0	0.0%	0	0.0%	1	0.55%
100400	6	3.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	3.3%
100500	8	4.4%	0	0.0%	4	2.2%	2	1.1%	0	0.0%	14	7.7%
100600	2	1.1%	0	0.0%	1	0.55%	0	0.0%	0	0.0%	3	1.6%



100800	1	0.55%	0	0.0%	0	0.0%	1	0.55%	0	0.0%	2	1.1%
100900	1	0.55%	0	0.0%	1	0.55%	1	0.55%	0	0.0%	3	1.6%
101100	5	2.7%	0	0.0%	2	1.1%	0	0.0%	0	0.0%	7	3.8%
101300	6	3.3%	0	0.0%	1	0.55%	2	1.1%	0	0.0%	9	5.0%
101400	8	4.4%	0	0.0%	2	1.1%	2	1.1%	1	0.55%	13	7.2%
101600	8	4.4%	0	0.0%	2	1.1%	2	1.1%	1	0.55%	13	7.2%
101700	7	3.8%	0	0.0%	3	1.6%	0	0.0%	1	0.55%	11	6.1%
101900	2	1.1%	0	0.0%	0	0.0%	3	1.6%	0	0.0%	5	2.7%
102000	3	1.6%	0	0.0%	3	1.6%	1	0.55%	1	0.55%	8	4.4%
102100	2	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	1.1%
102200	12	6.6%	0	0.0%	1	0.55%	1	0.55%	0	0.0%	14	7.7%
102300	4	2.2%	0	0.0%	1	0.55%	2	1.1%	0	0.0%	7	3.8%
102500	6	3.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	3.3%
102600	2	1.1%	0	0.0%	2	1.1%	1	0.55%	0	0.0%	5	2.7%
102700	6	3.3%	0	0.0%	1	0.55%	1	0.55%	0	0.0%	8	4.4%



102800	9	5.0%	0	0.0%	3	%	2	1.1%	0	0.0%	14	7.7%
102900	11	6.1%	0	0.0%	3	1.6%	2	1.1%	0	0.0%	16	8.8%
103000	3	1.6%	0	0.0%	2	1.1%	0	0.0%	0	0.0%	5	2.7%
103100	4	2.2%	0	0.0%	1	0.55%	1	0.55%	1	0.55%	7	3.8%
<b>Total</b>	<b>116</b>	<b>64.4%</b>	<b>0</b>	<b>0.0%</b>	<b>33</b>	<b>18.3%</b>	<b>25</b>	<b>13.8%</b>	<b>5</b>	<b>2.7%</b>	<b>180</b>	<b>100%</b>

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## D. Citizen Participation

Residents of the City of Scranton were offered opportunities to voice their opinion(s). The City held a community meeting on Tuesday, August 27, 2019 at 6:00 PM in order provide residents an opportunity to offer their thoughts. An additional eight (8) meetings were held with local social service providers, housing agencies, and community organizations. These meetings were held at the following location:

- **City of Scranton City Hall**

*City Council Chambers  
340 North Washington Avenue  
Scranton, PA 18503*

Flyers were passed out in the communities, postings were done on community message boards, and flyers were handed out to agencies at the social service, community development, faith based, and housing provider meetings.

The City distributed a resident survey, where respondents asked to contribute their opinions on the state of fair housing in Scranton. The survey was available on the City of Scranton's website, at the public meetings, and at the City of Scranton's Office of Economic and Community Development.

The City of Scranton received a total of 585 completed Surveys.

### **Notable Characteristics**

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- Of those who completed the survey, 46.82% identified themselves as male and 53.18% identified themselves as female, and 92.03% of respondents were White.
- The majority of respondents (31.79%) were comprised of two member households.
- Of those that answered the question, 25.8% are low-to-moderate income for their family size.
- 43.39% of respondents were over the age of 50.
- 69.96% indicated they were homeowners.

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

### **Housing:**

Residents were asked to indicate housing needs in the City of Scranton. Residents indicated that the greatest need for housing is Major Rehabilitation (71.89%). In fact, each option for this category received over 50% of responses: Minor rehab (60.51%), Decent, Safe, and Affordable Rental Units (53.69%), and Affordable Housing (51.14%).

Residents were also given the option to describe any other housing needs in the City. Some comments mention the following:

- Blight and abandoned property removal
- Lower property taxes
- Code Enforcement
- Neighborhood upkeep (litter, sidewalk repair etc.)
- Problems with absentee landlords
- Overcrowding and unsafe housing conditions
- Lack of housing options for people with criminal backgrounds

### **Recreational Facilities**

Residents were asked to identify any recreational needs within the City of Scranton.

- 56.68% identified the need for playground equipment
- 54.81% identified the need for benches and picnic tables
- 51.87% identified the need for pools

The following received less than 50% of responses:

- Splash Pads - 40.11%
- Open Grass Fields -39.57%
- Basketball Courts - 35.56%
- Baseball fields – 26.20%
- ADA Surfacing – 21.66%
- Tennis Courts – 21.39%
- ADA equipment – 20.86%

A total of 27.81% of respondents indicated “Other” and were given the option to describe the needs. Some comments mention the following:

- Beautification of parks

- More activities for children/youth
- Amenities such as accessible walking trails and bike lanes
- Dog parks
- Skateboarding
- Improved green spaces

### **Neighborhood Problems:**

Residents were asked to identify any problems in the neighborhood.

- 47.73% mentioned problems with curbs and sidewalks
- 46.78% mentioned problems with streets
- 45.82% mentioned problems with property maintenance

The following received less than 40% of responses:

- Storm sewers - 39.14%
- Public Safety - 31.03%
- Parking - 30.55%
- Litter - 35.32%
- Traffic - 21.48%
- Sanitary Sewers - 14.32%
- Handicap Access - 11.69%

A total of 22.7% of respondents indicated "Other" and were given the option to describe the needs. Some comments mention the following:

- Potholes
- Flooding and water runoff issues
- Accessibility issues with sidewalks in disrepair
- Speeding in residential areas
- Clogged gutters and catch basins
- Abandoned vehicles
- Improved street lighting

### **Social Services:**

Residents were asked if they utilized any social service programs in the City.

- Medical – 30.0%
- Employment – 25.38%
- Childhood Development – 9.23%
- Mental Health – 6.92%
- Legal – 6.92%
- Aging – 6.15%

- Disability – 7.69%
- Addictions – 1.54%

A total of 44.62% of respondents indicated “Other” and were given the option to describe the needs. Some comments mention the following:

- SNAP
- Homeless services
- WIC
- United Neighborhood Centers
- Senior Services

Residents were also given the option to identify any programs that were missing or underfunded in the City. Residents indicated the following:

- Boys and Girls Club
- Meals on Wheels
- A lack of youth programming
- Dental and medical facilities that will accept public benefits or low income pricing
- Mental health services
- Programs for homeless youth
- Recycling programs
- Public services: police and fire
- Immigrant services
- Women's health

#### **Employment:**

Residents were asked to identify employment issues in the City of Scranton.

- 75.79% mentioned a lack of job opportunities
- 27.36% mentioned Transportation as an issue
- 26.42% mentioned a lack of job training as an issue

The following received less than 25% of responses:

- childcare - 23.90%
- discriminatory practices -16.98%
- disability issues - 6.92%
- legal issues – 4.09%

A total of 20.13% of respondents indicated “Other” and were given the option to describe the needs. Some comments mention the following:

- Low wages
- Lack of opportunities for individuals with criminal records
- Nepotism and a “pay to play” system

**Transportation:**

Residents were asked to identify transportation issues in the City.

- 49.55% mentioned there are not enough service hours for public transit
- 48.64% mentioned the lack of parking

The following received less than 25% of responses:

- No reliable public transit – 21.82%
- Cost of service – 14.09%
- Unsafe public transit – 5.45%

A total of 20.0% of respondents indicated “Other” and were given the option to describe the needs. Some comments mention the following:

- High cost to park
- Need for additional bus stops closer to services
- Limited busing on weekends
- Poor signage at bus stops
- Public transit does not travel to employment hubs

**Crime:**

Residents were asked to identify crime issues in the City.

- 90.73% mentioned drugs
- 72.47% mentioned Theft
- 48.03% mentioned gangs
- 35.96% mentioned violent crime
- 22.19% mentioned a lack of interaction between police and residents

A total of 11.80% of respondents indicated “Other” and were given the option to describe the needs. Some comments mention the following:

- Loitering
- Youth crimes
- Corruption
- Noise ordinance violations
- Vandalism

**Blight:**

Residents were asked to identify blight issues in the City.

- 88.39% mentioned vacant residential structures
- 68.34% mentioned vacant commercial structures
- 61.21% mentioned uncut lawns
- 57.52% mentioned vacant lots
- 38.52% mentioned open dumping grounds
- 23.22% mentioned squatting

A total of 10.82% of respondents indicated “Other” and were given the option to describe the needs. Some comments mention the following:

- Shoveling snow/deicing sidewalks in winter
- Homeless camps
- Unsafe structures
- Inability to maintain properties due to fixed income/senior status
- Absentee landlords

Residents were asked: “in your opinion, are residents of the City of Scranton aware of how to report fair housing violations or concerns?”

- 9.09% - Yes
- 54.32% - No
- 37.25% - Unsure

Residents were asked to indicate what they thought was the primary reason fair housing complaints are not reported. Some comments mention the following:

- Fear (retaliation, eviction etc.)
- Lack of education on how to report
- Unsure of fair housing laws
- People think nothing will be done
- Language barriers

**Table IV-30 Reasons Fair Housing Complaints Are Not Reported**

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree	Total
Concentration of subsidized housing in certain neighborhoods	20.49%	28.54%	41.46%	5.37%	4.15%	410
Lack of affordable housing in certain areas	21.58%	34.05%	28.30%	11.99%	4.08%	417



Lack of accessible housing for persons with disabilities	14.25%	29.23%	46.14%	8.45%	1.93%	414
Lack of accessibility in neighborhoods (i.e. curb cuts)	14.87%	25.18%	40.53%	16.07%	3.36%	417
Lack of fair housing education	17.85%	35.21%	34.96%	9.78%	2.20%	409
Lack of fair housing organizations in the City	10.98%	25.61%	46.10%	13.90%	3.41%	410
State or Local laws and policies that limit housing choice	11.14%	17.57%	57.18%	10.40%	3.71%	404
Lack of knowledge among residents regarding fair housing	19.17%	37.38%	33.50%	8.01%	1.94%	412
Lack of knowledge among landlords and property managers regarding fair housing	20.44%	32.36%	36.74%	8.27%	2.19%	411
Lack of knowledge among real estate agents regarding fair housing	12.92%	18.82%	51.97%	13.76%	2.53%	356
Lack of knowledge among bankers/lenders regarding fair housing	10.78%	16.54%	53.88%	15.54%	3.26%	399
Other barriers	7.07%	13.13%	72.73%	5.39%	1.68%	297

**Additional Comments or Concerns:**

Residents were asked to provide any additional comments or concerns they wished to share. Some comments include:

- More programming to educate tenants, landlords, real estate agents; financial literacy, home buying programs etc.
- Need for a reassessment on properties and a reduction in property taxes.
- More collaboration among residents, City officials, non-profits etc. to make neighborhood improvements.
- A committee to address and inventory the blighted and vacant properties.

**Public Meeting on the Draft AI Public Comments**

The City of Scranton's 2020-2024 Analysis of Impediments to Fair Housing Choice was made available for public comment on the City of Scranton's website (<http://www.scrantonpa.gov/>), at the public meetings, and at the



City of Scranton's Office of Economic and Community Development, located at 340 North Washington Avenue, Scranton, PA 18503.

The document was available beginning on Thursday, March 13, 2020. Citizens were encouraged to submit written or oral feedback on the Analysis of Impediments by April 12, 2020. The City of Scranton also held a Public Hearing on the "draft" 2020-2024 Analysis of Impediments on April 7, 2020

DRAFT

## V. Actions and Recommendations

The following impediments to fair housing choice and recommendations are presented to assist the City of Scranton to affirmatively further fair housing in the community. The previously identified impediments to fair housing choice were discussed in Section III and progress was reported for each impediment. New and carried over impediments to Fair Housing Choice are presented in chart format on the pages that follow. Several of the previously identified impediments are still present in the City of Scranton, despite the City's best efforts, and based on economic conditions, will continue to be addressed by the City of Scranton. Below is a list of impediments that were developed as part of Scranton's 2020 Analysis of Impediments to Fair Housing Choice.

### A. Impediments to Fair Housing Choice

#### Impediment 1: Fair Housing Education and Outreach

There is a continuing need to educate tenants and landlords about their Fair Housing Rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low- to moderate- income residents, families, minorities, seniors, and persons with disabilities.

**Goal:** Improve tenants' and landlords' knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **1-A:** Promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act and the Americans With Disabilities Act (ADA).
- **1-B:** Continue to make available and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and landlord's responsibilities to affirmatively further fair housing, in both English and Spanish.
- **1-C:** Coordinate through communication and sharing of information between the Scranton Housing Authority and social service agencies.
- **1-D:** Work with the local Board of Realtors to provide information and education on fair housing choice and additional ways to promote fair housing in the City.

- **1-E:** Educate landlords on their responsibilities to make reasonable accommodations to their properties for persons with disabilities in accordance with the Americans with Disabilities Act (ADA) and Fair Housing Act.
- **1-F:** Support and assist the local Human Relations Commission to continue to promote fair housing in the City of Scranton.

### **Impediment 2: Continuing Need for Affordable Housing**

The median value and cost to purchase and maintain a single-family home in Scranton that is decent, safe, and sound is \$108,300, which limits the choice of housing for lower income households. About 32.1% of homeowners and 51.7% of renters in the City are cost overburdened by more than 30% of their household income.

**Goal:** Promote the development of additional housing units for low-to moderate-income households through new construction, in-fill housing, and rehabilitation of vacant housing units.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **2-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new and affordable housing for both rent and sale.
- **2-B:** Continue to support and encourage the acquisition, rehabilitation, and resale of existing housing units to become decent, safe, and sound housing that is affordable to low-to moderate- income households.
- **2-D:** Partner with non-profits, private developers, the public housing authority, and local banks to provide financial assistance in the form of downpayment assistance and low-interest loans for low- to moderate- income households to become home owners.
- **2-E:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for low- to moderate- income households to become homeowners.

### **Impediment 3: Need for Senior and Accessible Housing Options**

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Scranton. Homes built prior to 1939 make up over one-third (39.7%) of the City's housing stock, and only 7.7% of the housing stock has been built since 1990. Which illustrates that there is a large portion of homes that do not have accessibility features. With a disabled population of 16.4%

and a senior population of 16.3%, there are not enough accessible housing units available for those who are in need.

**Goal:** Increase the number of accessible housing units through new construction and rehabilitation of existing owner and renter occupied units for the physically disabled and developmentally delayed.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **3-A:** Promote programs and services to increase the amount of accessible housing through the rehabilitation and improvement to the existing housing stock by homeowners and landlords by making accessibility improvements.
- **3-B:** Increase the amount of accessible housing through new construction of accessible and visitable units through financial assistance or development incentives on available vacant and developable land in the City.
- **3-C:** Continue to inform and educate landlords through the enforcement of the Americans with Disabilities Act and Fair Housing Act, which requires landlords to make “reasonable accommodations” to their rental properties so they will become accessible to tenants with disabilities.
- **3-D:** Promote programs to assist elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to age in place by remaining in their homes.
- **3-E:** Increase the amount of senior housing units through new construction and rehabilitation of existing owner and renter occupied units.

#### **Impediments 4: Continuing Need for Code Enforcement and Blight Mitigation**

Blight has become both a City and County wide issue with 2,283 (5.2%) of the structures in City marked as ‘vacant’. Of these 1,204 (52.7%) has been vacant for 36 months or longer.

**Goal:** Rehabilitate through conservation, existing owner and renter housing units by addressing code violations, emergency repairs, and energy efficiency improvements.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **4-A:** Continue to advertise the availability of the Lackawanna County Landbank program to deter blight and return vacant property to productive use.
- **4-B:** Support the efforts of the Lackawanna County Blight Task Force to address problem properties and properties at risk of becoming blighted.

- **4-C:** Enforce the City's zoning and code standards to prevent the illegal subdividing of residential structures.
- **5-D:** Support and promote the Beautiful Blocks Program in identified target areas to mitigate and prevent the spread of blight.

### **Impediment 5: Economic Issues Affect Housing Choice**

There is a lack of economic opportunities in the City which prevents low- and moderate income households from improving their income and their ability to live outside areas with concentrations of poverty, which makes this a fair housing concern.

**Goal:** The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **5-A:** Continue to promote the City's Business and Industry Loan/Grant Program to facilitate the creation of new employment opportunities for low-to-moderate income persons.
- **5-B:** Support and promote the efforts of the Scranton Tomorrow Economic Development Task Force and Economic Revitalization Committee
- **5-C:** Support existing programs that enhance entrepreneurship and small business development, expansion, and retention for low- and moderate- income persons and women/minority enterprises.
- **5-D:** Promote and encourage private investment and leverage public funds to strengthen and expedite development in identified target areas.
- **5-E:** Promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities that pay a living wage.
- **5-F:** Encourage the expansion of bus service hours by COLT and other public or private transportation carriers to support individuals working different shifts than the existing bus service hours.
- **5-G:** Promote and encourage economic development for employment opportunities that require college degrees to prevent a 'brain drain' and loss of younger populations.

### **Impediment 6: Private Lending Practices**

The HMDA data suggests that there is some disparity between the approval rates of home mortgage loans originated from minority applicants and those originated from non-minority applicants.

**Goal:** Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race, familial status, and location.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **6-A:** The City should undertake or contract with outside independent agencies, private firms, foundations, colleges, and universities to conduct an in-depth review of the mortgage lending practices of the local banks and financial institutions.
- **6-B:** Testing should be performed by outside independent agencies, firms, and non-profit organizations to determine if any patterns of discrimination are present in home mortgage lending practices for minorities and for properties located in impacted areas of the City.
- **6-C:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.

#### **Impediment 7: Public Policies**

A review of the existing City's Public Policies indicates the need to update the 1993 Zoning Ordinance to reflect current policies and procedures and to bring it into conformance with the Fair Housing Act, the Americans with Disabilities Act, and Section 504 of the Disabilities Act.

**Goal:** Public policies will be in compliance with all Federal and State regulations and laws.

**Strategies:** In order to meet this goal, the following activities and strategies should be considered:

- **7-A:** The City is in the process of reviewing and revising its existing 1993 Zoning Ordinance to bring it into compliance with the Fair Housing Act, American with Disabilities Act, and Section 504 of the Disabilities Act.
- **7-B:** The City will evaluate its policies and procedures in regard to zoning variances (etc.).
- **7-C:** The City will cooperate with Lackawanna County on the reassessment of real estate values in the City and reevaluate the City's tax rates to make it comparable to the surrounding region.

RESOLUTION NO. \_\_\_\_\_

2020

**APPOINTMENT OF ALLEN LUCAS, 2722 BIRNEY AVENUE, SCRANTON, PENNSYLVANIA, 18505 TO THE POSITION OF FIRE CHIEF AS WELL AS EMERGENCY MANAGEMENT COORDINATOR EFFECTIVE MARCH 23, 2020.**

WHEREAS, Paige G. Cagnetti was elected Mayor of the City of Scranton; and

WHEREAS, Mayor Cagnetti took office on January 6, 2020; and

WHEREAS, Allen Lucas has the experience, education and training necessary to act as Fire Chief as well as Emergency Management Coordinator for the City of Scranton.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SCRANTON** that Allen Lucas, 2722 Birney Avenue, Scranton, Pennsylvania 18505, is hereby appointed as Fire Chief and Emergency Management Coordinator to serve at the will of the Mayor.

SECTION 1. If any section, clause, provision or portion of this Resolution shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Resolution so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Resolution or any portion thereof from time to time as it shall deem advisable in the best interests of the promotion of the purposes and intent of this Resolution and the effective administration thereof.

SECTION 2. This Resolution shall become effective immediately upon approval.

SECTION 3. This Resolution is enacted by the Council of the City of Scranton under the authority of the Act of Legislature, April 13, 1972, Act No. 62, known as the "Home Rule Charter and Optional Plans Law", and any other applicable law arising under the laws of the State of Pennsylvania.



OFFICE OF THE MAYOR

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4101 • FAX: 570-348-4251

March 25, 2020

Elizabeth Leo, Esq.  
Acting Director of Human Resources  
340 North Washington Avenue  
Scranton, PA 18503

Dear Ms. Leo:

Please be advised that I have appointed **Allen Lucas**, 2722 Birney Ave. Scranton, PA 18505 to the position of Fire Chief, as well as Emergency Management Coordinator effective, March 23, 2020.

Mr. Lucas's salary will be \$95,808.75 yearly with benefits.

Please adjust your records accordingly.

Sincerely,

**Paige G. Cagnetti**  
Mayor, City of Scranton

CC: John Murray, City Controller  
Patrick Sheridan, Business Administrator  
Lindsey Manley, Payroll  
Debbie Torba, Insurance  
Jessica Eskra, Esq., City Solicitor



DEPARTMENT OF LAW

P E N N S Y L V A N I A CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4105 • FAX: 570-348-4263

March 31, 2020

To the Honorable Council  
Of the City of Scranton  
Municipal Building  
Scranton, PA 18503

RECEIVED  
MAR 31 2020  
OFFICE OF CITY  
COUNCIL/CITY CLERK

Dear Honorable Council Members:

ATTACHED IS A RESOLUTION AUTHORIZING APPOINTMENT OF ALLEN LUCAS, 2722 BIRNEY AVENUE, SCRANTON, PENNSYLVANIA, 18505 TO THE POSITION OF FIRE CHIEF AS WELL AS EMERGENCY MANAGEMENT COORDINATOR EFFECTIVE MARCH 23, 2020.

Respectfully,

*Jessica Eskra (A)*  
Jessica L. Eskra, Esquire  
City Solicitor

JLE/sl