

CITY OF SCRANTON, PENNSYLVANIA

Five Year Consolidated Plan

2015-2019

City of Scranton



Prepared By:

City of Scranton's Office of Economic and Community
Development

Municipal Building

340 North Washington Avenue

Scranton, Pennsylvania 18503

Phone: 570/348-4216

Fax: 570/348-4123

TDD: 570/348-4233

2015-2019



William L. Courtright
Mayor of Scranton

Linda B. Aebli
Executive Director
Office of Economic and Community Development



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

1. Introduction

The Five-Year Consolidated Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) and serves as the planning tool for jurisdictions funded, under the Community Planning and Development (CPD) formula to include grant programs. The formula grant programs guided by the Consolidated Plan for the City of Scranton consist of the following: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grant (ESG) program.

The Five-Year Consolidated Plan provides an assessment of the housing and community development needs in the City of Scranton, Pennsylvania; a strategic plan for addressing these needs; and a specific one-year Action Plan for the use of the U.S. Department of Housing and Urban Development (HUD) formula grants funds. The Five-Year Plan is a document submitted to HUD with the intention of serving as a forecast instrument utilized to identify the comprehensive housing affordability strategy and as a community development plan for jurisdictions funded under the Community Planning and Development (CPD) formula. Briefly stated, the 2015-2019 Consolidated Plan is a detailed illustration of community development needs in the City of Scranton and includes an analysis and inventory of community services; proposed funding to respond to community issues; and goals with objectives to address community priorities. To summarize, the Consolidated Plan serves the following functions:

- A planning document for the jurisdiction
- An application for federal funds under HUD's formula grant program.
- A strategy to be followed in carrying out HUD programs
- An action plan that provides a basis for assessing performance

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

The City of Scranton is being guided by HUD's Office of Community Planning Development (CPD) Outcome Performance Measurement System to address the high priority needs stated in its Consolidated Plan. When funding an activity, the City determines which of three HUD objectives best describes the purpose of the activity. The three objectives are:

- **Suitable Living Environment (SL)** - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- **Decent Housing (DH)** - The activities that typically would be found under this objective are designed to cover the wide range of housing programs possible under HOME, CDBG or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.
- **Creating Economic Opportunities (EO)** - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

All future activities funded in the next five years will support at least one objective and one outcome. The overall goals of the housing, and community development and planning programs covered by this Five Year Con Plan are to strengthen partnerships with other jurisdictions and to extend and strengthen partnerships among all levels of government and the private sector. This includes for-profit and nonprofit organizations to enable them to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every American.

Once the objective for the activity is identified, the City determines which of the three HUD outcome categories best reflects what the City seeks to achieve by funding the activity. The three outcome categories are:

- **Availability/Accessibility** - This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate income people, including persons with disabilities. In this category, accessibility

does not refer only to physical barriers, but also to making the affordable basis of daily living available and accessible to low and moderate income people in the area in which they live.

- **Affordability** - This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as day care.
- **Sustainability - Promoting Livable or Viable Communities.** This outcome applies to projects where the activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain our community or neighborhoods.

Objective 1: Improve living conditions for low to moderate-income owners or renters.

Objective 2: Support or improve Public Facilities that involve Park and Recreation Facilities, Senior Centers, Neighborhood Facilities, Fire Stations/Equipment, Non-Residential Historic Structures, Demolition/other removal of blight.

Objective 3: Improve, maintain and expand infrastructure: Water and sewer improvements, street, bridges and sidewalk improvements, ADA Compliance.

Objective 4: Support all eligible Public Services: Elderly, domestic violence, public safety, youth, homeless.

3. Evaluation of past performance

January 1, 2015 through December 31, 2015 is our first year of implementing the 2015-2019 Five Year Consolidated Plan. Accomplishments achieved during January 1, 2015 through December 31, 2015 will be evaluated in detail in the CAPER through the IDIS system for the first time. The 2015 CAPER will be completed and submitted to HUD by the required deadline of March 29, 2016.

4. Summary of citizen participation process and consultation process

The first public meeting was conducted at the Center for Independent Living (CIL) on Wednesday April 30, 2014. This location was selected in order to hear concerns from persons with disabilities as well as residents of the Pine Brook and Hill Section of the city.

The second public meeting was conducted at the Community Development Early Learning Center on Wednesday, August 6, 2014. This location was selected in order to hear concerns from the Hispanic community within the City of Scranton. This meeting was conducted in both Spanish and English. This meeting also targeted residents in the South Side Section of Scranton.

The Third public meeting was conducted at the West Side Senior Center on Tuesday, August 19, 2014. This location was selected in order to hear comments and concerns from the senior population as well as the residents in the area of West Scranton.

5. Summary of public comments

The City of Scranton conducted several public meetings in locations throughout Scranton and initiated a general Consolidated Plan survey. The results of both efforts provided the City of Scranton a wide range of needs and priorities that were major concerns of the residents.

In most situations where the public provided verbal feedback there were many examples of the need to improve the livability conditions within the city. Many comments centered on the area's inability to provide family sustaining jobs for the low income persons and the ability of the city to focus on the more physical elements that would attract businesses to locate in the city. Other comments centered on the youth of the area and the ability to continue to fund several summer youth programs as well as year round programs. In addition, there were many comments related to the lack of activities to address minority persons in the area. Social events that were sponsored by minority groups are not given a high enough of a concern by other members of the public. Several suggestions were to provide funding that educate residents on the Fair Housing Laws and assist in removing the social barriers from public offices when minority individuals use public facilities and services.

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

There were no comments or questions that went without being accepted.

7. Summary

Scranton's Consolidated Plan is a prerequisite for receiving funding through the U. S. Department of Housing and Urban Development (HUD) for three (3) federal entitlement programs. The City of Scranton is recipient of three of the four programs: Community Development Block Grant Program (CDBG), HOME Investment Partnership Program and the Emergency Solutions Program (ESG).

The purpose is to guide funding decisions regarding use of federal resources. Scranton has prepared this Consolidated Plan to strategically implement the CDBG, HOME and ESG Programs to utilize the funds for housing, public facility and infrastructure improvements, land bank public services, homeless, non-homeless, veterans, families, individuals over the next five years January 1, 2015 to December 31, 2019.

Scranton has also prepared an Annual Action Plan for 2015 (January 1, 2015 to December 31, 2015). This plan identifies the funding for projects that address Scranton's priorities as stated in the Consolidated Plan.

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	Scranton's Office of Economic and Community Development
HOME Administrator	SCRANTON	Scranton's Office of Economic and Community Development
ESG Administrator	SCRANTON	Scranton's Office of Economic and Community Development

Table 1 – Responsible Agencies

Narrative

Scranton's Office of Economic and Community Development (OECD) is the lead office within the City responsible for the administration of the CDBG, HOME and ESG programs and reporting. OECD is a department in the City of Scranton that is headed by an Executive Director which sits on the Cabinet of the Mayor of Scranton. The Executive Director meets with the Mayor and other Cabinet members concerning major activities that are being funded under the Consolidated Plan and would have an affect on other departments within the City of Scranton. The Mayor takes a hands-on approach to the needs of the City and has full decision-making power to decide how to best meet those needs prior to Scranton City Council approval. The Mayor has been involved in the process since the beginning stages and will continue to be involved through the performance evaluations. Scranton's OECD participates with other groups that include both profit and non-profit organization when appropriate.

Consolidated Plan Public Contact Information

Ms. Linda B. Aebli

Executive Director

Office of Economic and Community Development

Municipal Building

340 North Washington Avenue

Scranton, Pennsylvania 18503

Phone: 570/348-4216

FAX: 570/348-4123

TDD: 570/348-4233

Email: laebli@scrantonpa.gov

Website: www.scrantonpa.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Obtaining the input of citizens, professionals, and other governmental entities is of the utmost importance not only during the development of community plans, but also within the Consolidated and Action Plan planning process itself.

Effectively planning for a community would be difficult, if not impossible, without the support of its residents, especially low-income citizens directly affected by community development projects and programs. It is for these reasons that citizen participation is strongly encouraged throughout the processes of community revitalization planning, short and long range departmental planning, and plan implementation.

The primary goal of this Citizens Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the Consolidated Plan. The Plan details the proposed use of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grants (ESG), and other funding sources. The Plan also sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low-incomes, residents in target areas, and residents of areas where community development funds are utilized. Additionally, emphasis shall be placed on obtaining participation from public housing authorities, residents of subsidized housing, non-English speaking persons, minorities, and persons with disabilities. Citizen participation efforts will be encouraged in the future through similar avenues as Scranton has done in the Five Year from 2015-2019 Consolidated Planning process. The City of Scranton used methods such as surveys, and public notices, focus group meetings, workshops, businesses, and other more innovative approaches.

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)).

Based on HUD's requirements Scranton must develop and submit its Five (5) year Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD). To assist the City to develop this plan outside departments and organizations were contacted for consultation. These included but are not limited to nonprofits, business organizations, public institutions, and for-profit developers.

In the case of developing homeless strategies to address the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, and persons at risk of homeless, the City consulted with the Scranton-Lackawanna County Continuum of Care; public and private agencies that address housing, health, social services, victim services, employment, and or education needs for low income individuals and families. Publicly funded in institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and businesses.

Furthermore, Scranton is a jurisdiction that receives an Emergency Solutions Grant (ESG) from HUD, and must consult with the local Continuum of Care, in determining how to allocate its ESG grant for eligible activities, in developing the performance standards for and evaluating the outcomes of projects and activities assisted by ESG funds and in developing funding, policies, and procedures for the operation and administration of the HMIS.

For housing strategies, Scranton consulted with the local Public Housing Authority (PHA), non-profit housing providers, for-profit housing developers, particularly those who serve low-income households in Scranton's service area. The jurisdiction shall make an effort to provide information to the PHA about consolidated plan activities related to its developments so that the PHA can make this information available at the annual public hearing required for the PHA Plan.

For economic development strategies, Scranton partners with several economic and workforce development non-profits, transit providers, and universities to enhance coordination with local businesses and the Chamber of Commerce.

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

United Neighborhood Centers of NEPA (UNC) is the Lead Agency for the Scranton/Lackawanna County Continuum of Care and provides administrative support and technical assistance for the agencies and its functions. UNC is 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. In the case of developing homeless strategies to address the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, and persons at risk of homeless, the City consulted with Scranton-Lackawanna County Continuum of Care; public and private agencies that address housing, health, social services, victim services, employment, and or education needs for low income individuals and families. Publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and businesses.

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

When preparing the Annual Action Plan, the City of Scranton through the Office of Economic and Community (OECD) determines approximately, what the ESG allocation will be for the following year. OECD contacts the CoC and indicates to them the approximate amount the City of Scranton hopes to receive; the CoC meets and determines the amount each organization will request through our Annual Action Plan process. Scranton City Council must approve the allocations to each organization.

All homeless service providers participate in the HMIS system and client-level information is entered on a daily basis, giving the community good data quality. The strict Data Quality Standards set by the CoC help identify homeless families and individuals and their temporary locations. In addition, homeless persons were interviewed during the point-in-time count using customized surveys. Through the surveys, the CoC is able to gather additional information on causes of homelessness, their needs, and their ideas from providers, consumers and other stakeholders. Given the high level of participation and strong community commitment to HMIS, there is a high level of accuracy for the sheltered homeless count.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SCRANTON HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was held with the Scranton's OECD Executive Director and staff of Scranton Housing Authority to provide answers and direction for the Con Plan.
2	Agency/Group/Organization	CATHERINE MCAULEY CENTER
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catherine McAuley Center is a member of the Lackawanna County Continuum of Care that was consulted and provided expertise on public service portion of the Con Plan.

3	Agency/Group/Organization	CATHOLIC SOCIAL SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Social Services is a non-profit part of the Lackawanna County Continuum of Care that funds all populations in need of assistance such as homeless and veterans,
4	Agency/Group/Organization	COMMUNITY INTERVENTION CENTER
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency, Groups and Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Intervention Center is a non-profit and a member of the Scranton-Lackawanna County Continuum of Care that provides assistance to any low/moderate income person.
5	Agency/Group/Organization	ST. JOSEPH'S CENTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	St Joseph's Center operates a shelter for pregnant women providing shelter, counseling, life skills, case management, transportation to and from doctors appointments.
6	Agency/Group/Organization	UNITED NEIGHBORHOOD CENTERS OF NEPA
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Neighborhood Center provides housing for displaced individuals and families with and without children through homeless prevention and rapid rehousing.
7	Agency/Group/Organization	WOMEN'S RESOURCE CENTER, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Women's Resource Center provides a safe haven for victims of domestic violence. It provides homeless prevention, rapid rehousing, counseling, case management, financial assistance and legal assistance.

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

There is no known Agency that was not contacted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Scranton Lackawanna Continuum of Care	United Neighborhood Center of NEPA	Scranton/Lackawanna County Continuum of Care Ten Year Plan to End Homelessness

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(l))

Scranton’s Office of Economic and Community Development works and consults with housing, social service agencies and other entities on a variety of issues by attending and participating in meetings, regional meetings, and planning groups that deal with issue that affect the homeless, children, the elderly and those with disabilities including HIV/AIDS. Some of the agencies include the Lackawanna County Housing Coalition, Scranton/Lackawanna Continuum of Care, Center for Independent Living, Mayor's Commission on Disabilities, and Neighborhood and Economy.

Narrative (optional):

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 City of Scranton conducted several public meetings in locations throughout the city and initiated a general Con Plan survey. The results of both efforts were taken into account in order to set priorities for the next five years of the Con Plan. Data that was collected from the Con Plan survey provided a wide range of needs and priorities for the City of Scranton to install into its planning of the next five years. Additional comments from participants of the public meeting help the City to set some major priorities from increased job creation to neighborhood infrastructure improvements. One of the public input meeting were centered on person with disabilities. Much input was related to handicapped curb cuts on public streets, job creation and housing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response attendance	Summary of comments received	Summary of comments not accepted and reasons	URL If applicable
1	Public Meeting	Persons with disabilities Residents of Public and Assisted Housing	19 members of the public attended	Several suggestions from the public were received from youth programs to ADA Housing	No comments went un-answered	

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	Minorities Non-English Speaking - Specify other language: Spanish Residents of Public and Assisted Housing	15 members of the public attended	Several questions were addressed related to Minority job training to interaction with local government activities available to non-English speaking persons.	No comments went un-answered.	
3	Public Meeting	Residents of Public and Assisted Housing Senior Citizens	21 members of the public attended	Questions related to public parks, streets and community centers were asked and all questions were answered.	No comments went un-answered.	

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	Public Meeting	Residents of Public and Assisted Housing North Scranton Neighborhood Association	22 residents of the neighborhood in North Scranton attended this meeting	Comments and questions were related to the city parks system and re-construction of city streets, storm water runoff and waste systems. Priority needs were parks and street conditions	All comments and questions were answered	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response attendance	Summary of comments received	Summary of comments not accepted and reasons	URL If applicable
5	Public Meeting	Residents of Public and Assisted Housing Tripp Park Neighborhood Association	10 residents of the neighborhood attended this meeting	Comments and questions were related to current streets conditions and the need for reconstruct of city streets and job creation for Low to Moderate persons.	All comments and questions were answered	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

It is not possible to address all the housing and non-housing needs identified in the Consolidated Plan Strategy, with the resources available. However, Scranton hopes to more strategically invest our resources to have a more sustainable impact on neighborhoods.

One element of this change is to devise an equitable and consistent means of deciding when and where not to invest our scarce resources.

Scranton is now emphasizing on housing rehabilitation rather than new housing construction. Scranton has a very old housing stock. Rehabilitation creates more local jobs and serves to protect the character of existing neighborhoods. Scranton's overall housing objectives include lead hazard reduction (single and multifamily), home repair for low and moderate income persons and the HOME Homebuyer Program. Within the next 2-3 years Scranton would establish a Rental Rehabilitation Program through the HOME Program which include rehabilitation and new construction, however, priority will be for rehabilitation. These activities respond to housing priorities in Scranton's strategy. Affordable rental housing is of vital importance in the City of Scranton to address the tremendous housing cost burdens faced by very low/low income renters and owners. Everyone deserves decent, safe and affordable housing. However, many Scranton residents will not be able to achieve this goal. There are 30,080 households in the City of Scranton and there are 6,260 households at the low to moderate income level. The 80% median household income for a family of 4 in 2015 established by HUD is \$46,550 for Scranton, Pennsylvania. The City of Scranton poverty rate in 2015 is approximately 14.8% percent. While cost burdens are faced by almost every income group, very low and low income households are the most vulnerable group. Very low and low income renters are the most in need of affordable housing. Their cost burdens and housing problems tend to be the most severe. Renters are more likely to have housing cost burdens than homeowners. One thousand four hundred twenty five (1,425) elderly renters spend 30 percent or more of their income on housing. Six hundred eighty five (685) of elderly renters spend 50 percent or more of their income on housing.

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

Summary of Housing Needs

The overwhelming housing issue which has a real world connection to family instability and homelessness is the excessive cost of housing. As noted in the sections to follow, if it was possible to reduce housing cost, especially for extremely low income households (who have less flexibility in their household budgets), we could impact instability and homelessness, especially for rental households or families that can obtain the American Dream of Home ownership.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	76,415	76,065	-0%
Households	31,307	30,080	-4%
Median Income	\$28,805.00	\$35,606.00	24%

Table 5 - Housing Needs Assessment Demographics

Data 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)
Source:

Number of Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	4,395	4,700	6,260	3,455	11,265
Small Family Households *	1,570	1,015	1,950	1,405	6,050
Large Family Households *	60	240	445	260	1,030
Household contains at least one person 62-74 years of age	790	970	1,370	680	1,780
Household contains at least one person age 75 or older	780	1,545	1,225	405	1,130
Households with one or more children 6 years old or younger *	980	675	885	504	1,120
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2006-2010 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	130	110	10	295	0	15	45	0	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	25	0	0	35	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	65	55	25	195	4	0	0	20	24
Housing cost burden greater than 50% of income (and none of the above problems)	2,120	560	100	10	2,790	505	665	305	165	1,640
Housing cost burden greater than 30% of income (and none of the above problems)	395	1,190	930	115	2,630	245	660	1,145	470	2,520

	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)	120	0	0	0	120	55	0	0	0	55

Table 7 – Housing Problems Table

Data 2006-2010 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,225	775	265	45	3,310	510	680	350	185	1,725
Having none of four housing problems	1,165	2,090	2,830	1,505	7,590	315	1,155	2,815	1,720	6,005
Household has negative income, but none of the other housing problems	120	0	0	0	120	55	0	0	0	55

Table 8 – Housing Problems 2

Data 2006-2010 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,110	490	290	1,890	160	260	620	1,040
Large Related	50	165	85	300	14	39	145	198
Elderly	610	580	235	1,425	450	890	515	1,855
Other	835	675	435	1,945	135	160	200	495
Total need by income	2,605	1,910	1,045	5,560	759	1,349	1,480	3,588

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	960	105	20	1,085	130	185	115	430
Large Related	40	140	0	180	10	4	15	29
Elderly	435	220	30	685	280	390	130	800
Other	750	210	60	1,020	90	90	45	225
Total need by income	2,185	675	110	2,970	510	669	305	1,484

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	45	90	55	25	215	4	0	0	20	24
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	15	0	0	0	15	0	0	0	0	0
Total need by income	60	90	55	25	230	4	0	0	20	24

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS

Source:

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

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

Over 500 single person households have come to local agencies for housing assistance in the past year. These individuals find themselves in need of help for many reasons including, but not limited to, lack of employment or employment that pays enough to afford rent, budgeting issues which may or may not be related to physical or mental illness or substance abuse, landlord/tenant disputes, and having experienced domestic violence.

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.

As estimated 600 plus families have come to local social service agencies for housing assistance in 2014. An estimated 25% of families in need of housing assistance have a family member who is disabled. Research shows that families who are homeless or at risk of becoming homeless are not very different from those who are low income. They experience similar problems mentioned throughout this Plan such as the challenge of finding good paying employment, difficulty finding safe, decent, affordable housing, and challenges in paying medical and childcare bills in addition to other household expenses. The Women's Resource Center (WRC), for example, average service to 1200 survivors per year. An average of 200 women and children receive Safe Housing, Transitional Housing, Rapid Re-Housing or some form of financial assistance associated with housing stability per year from the Women's Resource Center. More than half of the survivor's contacting Women's Resource Center is seeking housing assistance.

What are the most common housing problems?

The most common housing problems are the availability of affordable, safe rental units for low-income individuals and families. The prevalence of non-local and/or non-responsive property managers and owners is also a contributing factor to homelessness and those at risk for homelessness. Low-income owners who are cost-burdened need assistance with maintenance and upkeep of their units so that they do not deteriorate. Low-income owners also need assistance with supportive services that reduce the competing demands on their limited incomes. Finally, low-income owners would benefit from improved economic opportunities.

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

Working families as well as individuals earning minimum wage experience the struggle of finding and maintaining affordable housing to a large degree. Those who are unemployed, but willing and able to work, experience these same challenges. In the most recent Point-in-Time (PIT) survey for Lackawanna County, over twenty percent of respondents cited employment as what they needed in order to gain permanent housing. The PIT also revealed

that for single adults, fifteen percent cited mental illness as their reason for homelessness and fifteen percent cited alcohol or drug usage as their reason. For the same question, among homeless families, forty-four percent cited money management issues, twenty-nine percent said that their family had asked them to leave and nineteen percent reported having been in a domestic violence or abusive situation. Another nineteen (19%) percent of families reported having been released from a substance abuse rehabilitation facility and fourteen percent had been evicted. The January 2013 PIT revealed that over forty percent of respondents reported having a mental health disability. This year's count indicated that fourteen percent of respondents have a physical disability, ten percent have a mental disability and twenty-two percent report having been abused at some point in their lives. Ten percent of the homeless population counted were veterans.

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

Low-income individuals and families with children who are currently housed but at imminent risk of either residing in shelters or becoming unsheltered are generally paying a large percentage of their income towards rent and housing costs. They are often one crisis or unexpected expense away from an inability to pay their rent. These populations are in need of employment, higher wages and affordable housing. Some are in need of budget counseling, assistance with landlord/tenant rights, legal advocacy, childcare, mental and physical health care, substance abuse counseling, education and job training and linkage to other mainstream resources. While services are voluntary, it is appropriate and essential that program staff monitor the progress of participants' housing stability and be available to assist in the resolution of any crisis that threaten that stability. This includes employment issues, barriers to benefits, transportation challenges, and family conflict.

A program's ability to intervene or assist a household after a family or individual has transitioned off financial assistance can be integral to ongoing housing stability and preventing a recurrence of homelessness. In addition, it is important that the individual or families know that although the formality of service is terminated, the professional relationship remains open to assist.

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:

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

Housing characteristics that have been linked with instability and an increased risk of homelessness include an aged and aging housing stock which is not properly maintained and upgraded as needed and a lack of landlord attention due to absentee landlords and housing managers.

Discussion

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

Our analysis shows that at 0-30 AMI Whites and Hispanic have one or more housing problems. At 30-50 percent Whites has one or more followed by Hispanic having one or more housing problems. At 50-80 percent White, Black/African Americans; followed by Hispanics have one or more housing problems. At 80-100 percent only Hispanics have one or more housing problems.

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	3,490	890	75
White	2,945	680	55
Black / African American	230	70	0
Asian	59	0	10
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	245	120	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2006-2010 CHAS

Source:

*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	3,315	1,420	0
White	3,030	1,275	0
Black / African American	60	30	0
Asian	10	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	175	75	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2006-2010 CHAS

Source:

*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	2,605	3,590	0
White	2,325	3,275	0
Black / African American	134	100	0
Asian	25	60	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	110	105	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2006-2010 CHAS

Source:

- *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	745	2,625	0
White	695	2,435	0
Black / African American	0	35	0
Asian	10	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	19	115	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2006-2010 CHAS

Source:

- *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

We assessed racial and ethnic groups with a disproportionately greater need. The assessment determined that cost burdens at 0%-30 percent (of housing costs) were the overwhelming problem among the four housing problems. Under 50 percent cost burdens were not only the most significant problem but among renters the problem was worse than for homeowners. Cost burdens are the most pressing housing problems especially at the lower income levels for renters and owners.

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

In this section, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole. A summary of these findings is at the end of each section.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,835	1,545	75
White	2,355	1,270	55
Black / African American	200	100	0
Asian	49	10	10
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	219	144	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2006-2010 CHAS

Source:

*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	1,275	3,460	0
White	1,120	3,185	0
Black / African American	25	65	0
Asian	10	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	170	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2006-2010 CHAS

Source:

*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	635	5,560	0
White	600	5,000	0
Black / African American	0	234	0
Asian	0	80	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	30	190	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2006-2010 CHAS

Source:

*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

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	215	3,160	0
White	200	2,930	0
Black / African American	0	35	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	120	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2006-2010 CHAS

Source:

*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

Review of the data shows that the lowest income households report the majority of severe housing problems – 1,275 report having one or more of the four housing problems recognized by HUD. Of that population, white households are predominately affected with 53% reporting severe housing problems. By comparison, Hispanic report 6% and Black/African American Households even lower having one or more housing problems, American Indian and Alaska native and Hispanics reporting less than 1%. When considering that disproportionate need exists when a percentage of people in need are at least ten percentage points higher than the percentage of people as a whole, both Black/African American and Hispanic households in the lowest income tier meet that threshold.

**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 group of below 30% of area median income (AMI), disproportionate need exists for Whites and Hispanic. For the group of 30% to 50% AMI, Whites are identified with a disproportionate need with Hispanic and Black/African American falling short. For the group of 50% and more AMI, Whites again have disproportionate need with Black/African American.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,800	5,915	4,700	75
White	17,575	5,390	4,075	55
Black / African American	275	220	205	0
Asian	225	65	64	10
American Indian, Alaska Native	15	0	4	0
Pacific Islander	10	0	0	0
Hispanic	575	210	310	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2006-2010 CHAS

Source:

Discussion:

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?

Our analysis shows that at 0-30% AMI Whites, Hispanic, Asian and Black/African Americans have one or more housing problems. At 30 to 50 AMI Whites, Hispanic and Black/African Americans, Asian, have one or more housing problems. At 50 to 80 AMI White and Hispanic have one or more housing problems. At 80 to 100 percent AMI only White and Hispanics one or more housing problems.

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

None: housing cost burdens have been previously identified, especially for renters.

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

The diversity in Scranton has greatly changed over the past several years. South Scranton along with North Scranton and Hill Section has become largely populated with Hispanic, African Americans, Asians and Butanese in the last 5 years.

NA-35 Public Housing – 91.205(b)

Introduction

City of Scranton consulted with the Scranton Housing Authority (SHA) to be included in Scranton's Five Year Consolidated Plan. The SHA receives \$4.7 million dollars a year for it Section 8 Housing Choice Voucher Program.

Totals in Use

	Program Type								
	Certifi- cate	Mod- Rehab	Public Hous- ing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Sup- portive Housing	Family Unificati on Program	D i s a b l e d *

Table 22 - Public Housing by Program Type

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

Data PIC (PIH Information Center)
Source:

Characteristics of Residents

	Program Type								
	Certificate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	
									Average Annual Income
Average length of stay	0	0	5	5	0	5	1	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	4	0	4	0	0
# of Elderly Program Participants (>62)	0	0	302	224	0	221	3	0
# of Disabled Families	0	0	363	308	0	302	6	0
# of Families requesting accessibility features	0	0	1,153	915	0	902	13	0
# 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 PIC (PIH Information Center)
Source:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	912	737	0	729	8	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
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 PIC (PIH Information Center)

Source:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							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 PIC (PIH Information Center)

Source:

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

As of January 2015, there are four (4) applicants on the waiting list in need of accessible units.

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

Currently all residents needs are being met.

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

There are no current needs.

Discussion

The Scranton Housing Authority has 39 VASH (Veterans Affairs Supportive Housing) vouchers. These vouchers are for homeless veterans that need rental assistance. Veterans that are receiving supportive services through the VA hospital in Wilkes Barre, PA and need housing are referred to a Housing Authority within the VA's jurisdiction that has VASH vouchers. Currently, all 39 vouchers are in use.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The success of the City's efforts to reduce homelessness over the longer term will require that all placements into permanent housing are sustainable over time, providing the kind of support services that aid clients in addressing the root problems that led to their homelessness. Without these services, some recently re-housed people will drift back toward homelessness, only to repeat the cycle. The City working with the local Continuum of Care also recognizes that these services must reflect the diversity of issues that lead to homelessness: some clients will require workforce skill development and job placement; others may need medically-based support services; and still others will need services to gain access to the right income support programs. The City's efforts to end homelessness will include ensuring that appropriate support services are attached to as many homeless placements as possible, either as mobile client-linked services, or as development-based services.

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)	0	158	325	130	166	330
Persons in Households with Only Children	0	1	0	0	0	0
Persons in Households with Only Adults	22	88	446	178	201	260
Chronically Homeless Individuals	7	15	71	14	15	2,078
Chronically Homeless Families	0	8	16	5	7	55

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				
Veterans	0	36	115	46	30	198
Unaccompanied Child	0	1	1	1	1	0
Persons with HIV	0	1	1	1	1	175

Table 26 - Homeless Needs Assessment

Data Source

Comments: Data was collected from the Point in Time / HMIS system.

Indicate if the homeless population is: Has No Rural Homeless

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):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	221	0
Black or African American	36	0
Asian	3	0
American Indian or Alaska Native	3	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	54	0
Not Hispanic	228	0

Data Source

Comments:

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

Within the past year, over 600 families with children have come to the seven Continuum of Care funded agencies alone to request housing assistance of some sort. Of these families, fifteen percent were Latino, twenty-four percent African American and sixty-six percent were Caucasian (Latinos are included in this category). It is estimated that seven out of every ten inquiries coming into our intake offices are requests for housing assistance. As stated earlier in this report, nineteen percent of the homeless population counted this past January reported having been in a domestic violence or abusive situation and nineteen percent reported having been released from a substance abuse rehabilitation facility.

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

In the most recent Point-in-Time count, seventy-eight percent of those counted were White, thirteen percent were African American, one percent were Asian, another one percent were American Indian and seven percent reported being multiple races. Nineteen percent of those surveyed were Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The PIT revealed that for single adults, fifteen percent cited mental illness as their reason for homelessness and fifteen percent cited alcohol or drug usage as their reason. For the same question, among homeless families, forty-four percent cited money management issues, twenty-nine percent said that their family had asked them to leave and nineteen percent reported having been in a domestic violence or abusive situation. Another nineteen percent of families reported having been released from a substance abuse rehabilitation facility and fourteen percent had been evicted.

The January 2013 PIT revealed that over forty percent of respondents having a mental health disability. This year's count indicated that fourteen percent of respondents have a physical disability, ten percent have a mental disability and twenty-two percent report having been abused at some point in their lives. Ten percent of the homeless population counted were veterans.

Discussion:

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

Introduction:

As has been the case in the past, it is increasingly difficult for Scranton and our partners to fund non-homeless special needs projects due to the limited amount of funding each city receives annually to support housing and community development initiatives and the increasing amount of basic community needs resulting from ongoing economic conditions. However, other resources are available at the federal, state and local levels that area organizations can solicit to help provide affordable housing opportunities and supportive services to the non-homeless special needs populations in Scranton.

There are several resources available to support non-homeless special needs housing initiatives, including HUD Section 202 housing funds (elderly projects), HUD Section 811 housing fund (housing for people with disabilities), Section 8 tenant and project based rental assistance, Low Income Housing Tax Credits (LIHTC), Federal Home Loan Bank funds, funds from private foundations and other private entities, public housing funds, and other state and federal resources.

Scranton relies on area non-profit organizations to provide many services to the non-homeless special needs population. Scranton will continue to support the efforts of these organizations that provide housing and supportive services to non-homeless special needs individuals.

Describe the characteristics of special needs populations in your community:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, persons with alcohol/other drug additions, public housing residents, and persons living with HIV/AIDS. The segments of these populations requiring special housing options have not been quantified. Many persons with such special needs also have very low incomes. Therefore, their needs may have already been taken into account in estimating the housing needs of person with very low incomes. However, for some people, supportive housing – housing with supportive services is needed as they are unable to undertake the activities of dialing living without assistance.

Supportive housing is defined as residential unions that provide a range of services needed for the resident to achieve personal goals. A variety of the population with special needs require supportive housing. The needs of these are described in detail below:

Elderly and Frail Elderly

Housing for the elderly in Scranton has been identified as an ongoing need due to the aging population of baby boomers. Demographic data for Scranton continues to show an increasingly large proportion of persons over the age of 62 residing in the area. The number of individuals with disabilities is expected to increase due to an increase in life expectancy and aging baby boomers. The overall rate of disabilities in a population increases with age as 40% of seniors 65 and over in Scranton report having at least one disability.

Persons with Mental, Physical, and/or other Developmental Disabilities

Severe mental illness includes the diagnoses of psychoses and the major affective disorders such as bipolar and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

Not all persons with disabilities require supportive housing; however, those that cannot live with supportive family or are in need of help in basic life activities do require supportive housing and/or services. Physically disabled individuals usually require modifications to their living space including the removal of physical barriers.

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

The Housing Coalition of Lackawanna County strives to be a significant catalyst for decent, safe, affordable housing. The Coalition members seek to provide housing opportunities and empowerment towards self-sufficiency for all persons in Scranton and Lackawanna County. 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.

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

Scranton has a very low population with HIV/AIDS.

Discussion:

The housing and supportive service needs of these populations include Tenant Based Rental Assistance, job training and placement assistance. The Scranton Lackawanna Housing Coalition and the CoC play key roles in determining the needs of these populations. Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They will also help to coordinate services that they do not provide, such as mental health or substance abuse programs and services. Modifications to housing units such as ramps or modified bathrooms are needed for elderly and disabled households.

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

Describe the jurisdiction’s need for Public Facilities:

The following non-housing Community Development Plan has been prepared based on needs, which were determined through an analysis of the following information.

- Public comment received relative to CDBG program activities and needs.
- Review of requests received from non-profit organizations and municipal participating jurisdictions.
- Responses from the municipalities regarding priority needs for use of CDBG funds distributed to the participating municipalities.

Park and Recreational Facilities - Successful parks and recreational facilities must serve as activity centers for neighborhood, meeting the recreational need to our citizens to provide an urban setting. Open space provides recreational areas for residents and helps to enhance the beauty and environmental quality

of neighborhoods. Scranton's parks system has the potential to be the City's most prized asset; the local government needs to continue to focus its efforts on systematically restoring the parks as needed and ensure that they continue to be properly maintained within the constraints of the limited fiscal resources. With this broad range of recreational sites comes an equally broad range of environmental issues. Just as in any other land uses, the City must manage their public parks in order to maintain a good environmental impact on the community.

Neighborhood Facilities - There remains on-going demand for space to hold activities and events and to conduct services in central visible locations. Existing neighborhood facilities continue to need improvement to meet the short-term and long-term needs of the community. The existing facilities also require ADA improvements to ensure ease of access by the elderly and disabled.

Non-residential Historic Preservation - Scranton's heritage is reflected in the historic character of its buildings, landscapes, neighborhoods, and archaeological resources. Continued funding is needed to reduce the neglect of resources that contribute to the diversity of the community.

Senior Centers - Scranton's elderly population, age 65 and over according to the 2010 U. S. Census represents **35%** of the total population of the City. As Scranton's population ages the need to provide facilities and resources for this group increases.

Other - Demolition/Removal of Blight - Scranton will continue to target buildings for demolition that are not suitable for rehabilitation and that pose a threat to the health and safety and welfare of residents. Elimination of blight through demolition will continue to be a strategy in support the community's revitalization throughout the City of Scranton.

How were these needs determined?

The City of Scranton conducted several public meetings in locations throughout the city and initiated a general Con Plan survey for citizen participation. The results of both efforts were taken into account in order to set priorities for the next five years of the Con Plan. Data that was collected from the Con Plan survey provided a wide range of needs and priorities for the city to install into its planning of the next five years. Additional comments from

participants of the public meeting help the City to set some major priorities from increased job creation to neighborhood infrastructure improvements.

Describe the jurisdiction's need for Public Improvements:

Public Improvements/Public Infrastructure - It is very clear to those who reside in or work in Scranton that our street infrastructure and bridges are in need of improvement. During our winter season, which can be harsh and prolonged, the streets and bridges sustain heavy damage. Scranton in conjunction with Pennsylvania Department of Transportation will continue to work together on several bridges; however, there are many bridges that Scranton must reconstruct using other funding resources.

Street and sidewalk improvements - Heavily traveled streets continue to need improvements to ensure safety and access. Improved sidewalks are important to ensuring pedestrian safety and support alternative means of transportation. Funding improvements to streets and sidewalks has been and will continue to be a high priority in Scranton.

Installation of handicap curb ramps - The installation of handicap curb ramps ensures safe movement of the elderly and disabled. With the high percentage of elderly and disabled; curb ramp installation in Scranton has been and will continue to be a high priority need for the City of Scranton. Scranton finds that the volume of need in addition to the high cost of the installation must be a multi-year project

Water and sewer improvements - Improvements are needed to eliminate leaks, to separate systems, to ensure fire safety through adequate flows and hydrants, and to provide water and sewer service to settled parts of the community that lack infrastructure. Water and sewer improvements will support improved health and safety and support economic revitalization.

How were these needs determined?

The City of Scranton conducted several public meetings in locations throughout the City and initiated a general Con Plan survey for citizen participation. The results of both efforts were taken into account in order to set priorities for the next five years of the Con Plan. Data that was collected from the Con Plan survey provided a wide range of needs and priorities for the city to install into its planning for the next five years. Additional comments from

participants of the public meeting help the City to set some major priorities from increased job creation to neighborhood infrastructure improvements.

Describe the jurisdiction’s need for Public Services:

The City of Scranton conducted several public meetings in locations throughout the city and initiated a general Con Plan survey for citizen participation. The result of both efforts were taken into account in order to set priorities for the next five years of the Con Plan. Data that was collected from the Con Plan survey provided a wide range of needs and priorities for the City to install into its planning of the next five years. Additional comments from participants of the public meeting help the City to set some major priorities from increased youth program to Neighborhood Police Services.

How were these needs determined?

The Citizen’s participation related to setting priorities for Public Services included, increased summer youth programs in the targeted areas of the city where Low income family live. Provide additional funding for Neighborhood Police Patrols in the Low to Moderate-income areas. Continue to provide funding as a high priority for Transitional Housing needs as well as Emergency Shelters throughout the city.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in City of Scranton. Many of the data tables were prepopulated by HUD and use the American Community Survey (ACS) (2006-2010) and Comprehensive Housing Affordability Strategy (CHAS) five year (2006-2010) dataset. ACS data shows that the City has 34,641 housing units with a homeownership rate of approximately 71%. Scranton's largest category consists of housing units built before 1950 at 11,652 units. The second largest category consists of housing units built between 1950-1979 at 3,139 units; between 1980 - 1999 - 1,229 and units built between 2000 or later is 416. With the majority of the housing units, being constructed prior to 1979 poses a great risk for lead based paint issues.

The City of Scranton has many abandoned and vacant properties listing. Approximately 109 residential structures have been identified as potentially meeting the criteria.

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

Introduction

According to ACS data, housing units in the City of Scranton are primarily 1-unit detached structures, with 16,436 units (47%). Three or more bedroom units comprise the majority of units, with 13,047 units (79%).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,436	47%
1-unit, attached structure	2,900	8%
2-4 units	10,539	30%
5-19 units	2,727	8%
20 or more units	1,908	6%
Mobile Home, boat, RV, van, etc	131	0%
Total	34,641	100%

Table 27 – Residential Properties by Unit Number

Data 2006-2010 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	19	0%	264	2%
1 bedroom	491	3%	4,090	30%
2 bedrooms	2,879	18%	4,607	34%
3 or more bedrooms	13,047	79%	4,683	34%
Total	16,436	100%	13,644	100%

Table 28 – Unit Size by Tenure

Data 2006-2010 ACS
Source:

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

The **Homebuyer Program** provides down payment and closing cost assistance to purchase a single family home (up to 4 units) for homebuyers at or below 80% Area Median Income (AMI) using HOME funds.

The City of Scranton's **Homeowner Occupied Housing Rehabilitation Program** rehabilitates housing within the City using both Community Development Block Grant (CDBG) funds and the HOME Program that the City of Scranton receives directly from HUD. Homeowners at or below 80% AMI 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, taxes, refuse fees, mortgage and utilities must be paid up to date or be in a payment plan program with the utility companies. Property owner must carry Homeowner Insurance and if found to be in a Flood zone carry Flood Insurance. City of Scranton is listed as a loss payee on the insurance policy. After a home inspection is completed the property owner selects contractors; City will compensate for the lowest most responsible bidder. All homes must be brought up to Code. If the City finds that the rehabilitation is too high the City may find it necessary for new construction.

The City will design a **Rental Rehabilitation Program** for single family or multi-unit rental units where HOME Program or CDBG funds will be leverage with other public or private funding.

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

Due to the old housing stock of Scranton, the exact number is unknown however; there are many homes that are condemned through Scranton's Department of Licensing, Inspections & Permits that will reduce the number of affordable housing. Scranton does not expect to lose any affordable housing inventory due to Section 8 contracts.

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

The availability of housing units do meet the needs of the population. However, due to the old housing stock within the City of Scranton a need for homeowner-occupied rehabilitation and Rental Rehabilitation Program is a high priority need in Scranton. The City is finding it very difficult, not so much qualify families for Scranton's Homebuyer Program, but to find a home that is eligible and meets the City Housing Code for the family to purchase.

Describe the need for specific types of housing:

The senior (65+ year old) population is a significant percentage of Scranton's population. This segment of the population is growing due to the advancing Baby Boomer generation. That generation will play a major role in shaping our housing future in terms of both supply and demand. It is widely believed that this generation will prefer to "age in place", however, based on the sheer number of people growing into this age group, demand for other housing choices will undoubtedly rise: smaller single family homes, townhomes, apartments, condos, downtown living, assisted living, and nursing home options may all witness increased demand pressures as the population ages out.

The population living in poverty continues to increase in both number and a long-term trend of an increased percentage of the population. There are no signs that low income and impoverished population demands on affordable housing will ease up in the near future. This will maintain a persistent demand on special services, special needs housing, subsidized low-income housing, and affordable housing. Affordable housing for people with special needs (i.e. disabled, transitional housing etc.) may be met in part by ensuring an adequate supply of housing units including a wider variety of housing beyond the typical single family detached home. Smaller houses, apartments, condos, duplexes, cohousing, and housing built to accommodate multiple generations could all play a role in the provision of affordable housing. The minority population continues to grow in number and in percentage of the total population. Historically speaking, higher percentages of minorities, especially immigrants, have been low income. This is not a set pattern, especially for immigrants. The impact on housing is a little less clear. Minorities and immigrants may have a higher percentage need for low-income housing. Some minorities and some immigrant families may be accustomed to different cultural norms where multiple generations live in one housing unit, or where a smaller space is tolerated. Housing policies that allow for multi-generation home designs, promote affordability, and promote variety in housing types may all assist the minority and immigrant populations find adequate and desirable living options.

If policies are enacted within the Plan period that release inmates currently incarcerated early into group homes, transitional housing or direct probation, the impact on the quantity of safe, sanitary, fair and affordable housing would be immediate.

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

Introduction

The median sales price for Scranton PA at the end of 2014 was \$58,100. This represents a decline of 16.4% or \$11,400 compared to the prior quarter and a decrease of 22.5% compared to the prior year. Sales prices have depreciated 16.7% over the last 5 years in Scranton. The average listing price for Scranton homes for sale on Trulia was \$116,089 for the week ending February 11, 2015, which represents a decline of 0.9% or \$1,027, compared to the prior week and a decline of 0.1% or \$102.00 compared to the week ending January 21, 2015. Compared to the surrounding municipalities, recent housing prices in Scranton are affordable.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	78,400	106,300	36%
Median Contract Rent	356	474	33%

Table 29 – Cost of Housing

Data 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)
Source:

Rent Paid	Number	%
Less than \$500	7,996	58.6%
\$500-999	5,206	38.2%
\$1,000-1,499	262	1.9%
\$1,500-1,999	94	0.7%
\$2,000 or more	86	0.6%
Total	13,644	100.0%

Table 30 - Rent Paid

Data 2006-2010 ACS
Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,495	No Data
50% HAMFI	4,800	1,590
80% HAMFI	9,775	4,915
100% HAMFI	No Data	7,245
Total	16,070	13,750

Table 31 – Housing Affordability

Data 2006-2010 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	501	597	743	943	1,059
High HOME Rent	501	597	743	943	1,059
Low HOME Rent	501	555	666	770	858

Table 32 – Monthly Rent

Data HUD FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

According to the 2005-2009 ACS the median contract rent in Scranton was \$474 monthly. That reflects an increase of \$118.00 or 33% increase since 2000 (\$356 median contract rent). Based on the HUD standards that a household should not pay more than 30% of its gross income for a housing unit to be considered affordable, a household would need to earn \$15,800 annually to afford the median contract rent.

The median value of an owner occupied housing unit in 2010 was \$106,300, an increase of 36% since 2000 (\$78,400). Using the industry standard of three (3) times income to afford a 2010 median priced home in City of Scranton, a household would need to earn \$35,433 annually to afford to own a home in Scranton.

Comparably, approximately 59% rent paid is less than \$500 per month and 38% rent paid was between \$500 to \$999. The fair market value for a two-bedroom unit is \$743 according to HUD data set. According to those figures, it appears that sufficient housing is available to all income levels.

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

With the increase in rental contracts and home values since 2000, the affordability of residential units may decrease. Currently 59% of all rent paid is less than \$500 with approximately 69% units being 2 or more bedrooms.

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

Scranton does receive HOME Program funding and the HOME rents compared to Area Median Rents are inline with each other.

Discussion

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost burdened. Cost burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction.

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

Introduction

The majority of homes in the City of Scranton area were built before 1950, thus needing repair to provide safe, decent, and affordable housing. Conditions of units may be associated with the following:

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

According to the Conditions of Units chart approximately 43% of renters and 31% owners experience (1) one of the previously mentioned conditions.

Definitions

The goal of the Standard Housing Conditions is set forth to provide “decent, safe and sanitary” housing. To accomplish this, the City of Scranton Office of Economic and Community Development follow the Uniform Construction Code (UCC). UCC defines “standard housing” and establishes the minimum criteria necessary for the health and safety of participants.

UCC regulations provide performance requirements and acceptability criteria to meet each performance requirement. UCC included requirements for all housing types including single and multi dwelling units, as well as specific requirements for special housing types such as manufactured homes, congregate housing, single room occupancy (SROs), shared housing and group residence (GRs).

The definitions that follow will become part of our 2015 – 2019 Consolidated Plan hereafter.

Standard Condition- A housing unit meets or exceeds applicable local or state building code and/or Uniform Construction Code (UCC).

Substandard Condition but Suitable for Rehabilitation- A housing unit that does not meet applicable local or state building code and/or Uniform Construction Code (UCC) but could be brought up to the applicable codes or standard for 75% of the unit's replacement cost.

Substandard Condition not Suitable for Rehabilitation: By local definition, dwelling units that are in such poor condition that they are neither structurally nor financially feasible for rehabilitation.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for a project in excess of \$25,000 per dwelling unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,082	31%	5,647	41%
With two selected Conditions	5	0%	269	2%
With three selected Conditions	39	0%	58	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,310	69%	7,670	56%
Total	16,436	100%	13,644	99%

Table 33 - Condition of Units

Data 2006-2010 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	416	3%	72	1%
1980-1999	1,229	7%	1,016	7%
1950-1979	3,139	19%	3,689	27%
Before 1950	11,652	71%	8,867	65%
Total	16,436	100%	13,644	100%

Table 34 - Year Unit Built

Data 2006-2010 CHAS
Source:

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	14,791	90%	12,556	92%
Housing Units build before 1980 with children present	225	1%	3,920	29%

Table 35 – Risk of Lead-Based Paint

Data 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data 2005-2009 CHAS

Source:

Need for Owner and Rental Rehabilitation

The need for owner and rental rehabilitation is greatly needed due to the aging housing stock. Housing units may need rehabilitation such as code deficiencies, ADA modifications, energy efficiency and general maintenance. Conditions of units may be associated with the following:

1. lacks complete kitchen facilities
2. lacks complete plumbing facilities
3. more than one person per room
4. cost burden greater than 30%.

According to the Conditions of Units chart approximately 43% of renters and 31% owners experience one of the previously mentioned conditions.

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

Lead based paint was banned in 1978. Approximately 90% of owner occupied and 92% renter-occupied housing units in Scranton were constructed before 1980. Therefore, a majority of the housing units available most likely will contain lead based paint hazard. Approximately 29% of renters and 1% owners with children reside in these units with potential lead based paint hazards.

Discussion

The existing housing stock in Scranton is aging. Over 90% of units were constructed prior to 1980. This represents multiple potential issues such as lead based paint hazards and construction that was not sensitive to ADA for the senior and disabled population.

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

Introduction

The City of Scranton is served by one housing authority; Scranton Housing Authority.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			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 PIC (PIH Information Center)
Source:

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 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, ability and potential ability of the residents to become self-sufficient homebuyers. 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. Scranton Housing Authority will encourage public housing residents to become more involved in the management of public housing through their Agency Plan and assist public housing residents to become owners of their public housing unit.

Public Housing Condition

Public Housing Development	Average Inspection Score
Scranton Housing Authority	36

Table 38 - Public Housing Condition

Source: Scranton Housing Authority

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

The comprehensive modernization of buildings 1 and 2 at Valley View Terrace has progressed smoothly over the past year. This modernization phase will be complete in the spring of 2015. Plans and specifications to complete the site work and upgrade the sidewalks and curbing around buildings 1 and 2 and Valley View's entrance area are being finalized. This work will begin in the spring of 2015. SHA received approval from HUD to demolish building 20 at Valley View Terrace. The application for this activity was sent to HUD in 2014. Building 20 is a 3-story elevator operated building with 24 apartments. With demolition set for late spring or early summer, the elimination of this building will provide addition green space for the residents to enjoy. As previously mentioned Honeywell International completed the installation of a geo-thermal heating and air conditioning system at Valley View Terrace. This green technology has produced substantial savings for SHA. As the SHA comprehensively renovate the existing buildings, additional energy conservation items are being installed. Once complete, our oldest development should be our most energy efficient.

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 in conjunction with local law enforcement agencies will maintain and/or establish anti-crime programs in public housing. Such programs will include the removal of all persons not listed on the dwelling lease agreement and the requirement of housing identification for all authorized residents. In doing so, Scranton will promote a safe atmosphere and provide greater incentive for residents of Scranton to support lawful behavior.

Discussion:

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

Introduction

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)	16	5	69	55	32
Households with Only Adults	24	24	18	55	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	32	8	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

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

Homeless Service Providers work to maintain strong relationships with local representatives for mainstream resources such as Department of Public Welfare, Scranton Counseling Services, NHS Human Services, Equal Opportunity Training Center, the Social Security Administration and many more in order to provide the most comprehensive services to those who come for housing assistance. In fact, one of the Scranton-Lackawanna Continuum of Care (CoC) funded programs is through a local healthcare provider, Scranton Primary Healthcare Center, giving much-needed medical services to those who are homeless or threatened homeless.

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.

Adopt-A-Family: The Adopt-A-Family program matches local families with needy families and their children during the Christmas season. Annually about 2,000 needy individuals receive clothing, household items, toys, gift cards, food, and other gifts.

St. Francis of Assisi Soup Kitchen: St. Francis of Assisi Kitchen provides hope and compassion to our community. Located in downtown Scranton, the Kitchen serves over 225 hot nutritious meals each and every day of the week. Anyone who comes to our door is welcome--without question or qualification. Since the Kitchen first began in August 1978, we have served over 2.1 million meals.

Housing and Shelter:

The Community Correction Program also houses individuals who are referred to the program by the Federal and State Probation and Parole Offices. These offenders are on parole and are in jeopardy of being re-incarcerated. The program is used to prevent them from going back to prison. The program also provides services to the Federal District Court and accepts direct court commitment cases. This program has achieved accreditation from the American Correctional Association.

Homeless Case Management: The Homeless Case Management Program offers a variety of services. Homeless individuals/families are residing on the streets or in a homeless shelter program in Lackawanna County. The program assists homeless individuals and families with finding adequate housing, furniture, employment and gaining financial stability needed to maintain self-sufficiency. Referrals to appropriate social service agencies are made for rent and food assistance, welfare benefits, job training, etc.

Homeless Permanent Housing: Catholic Social Services of Lackawanna County developed and implemented a permanent housing program in Lackawanna County for eight (8) homeless individuals. This program is sponsored by HUD's Homeless Continuum of Care. The program is designed to provide supportive housing as a permanent resource for chronic homeless individuals.

Mental Health Homeless: One of a few programs of its type in Pennsylvania, it provides quality residential services to homeless mentally ill individuals. The residents receive counseling, life skills activities and other services in a structured 24 hour residential setting. The program is aimed at helping the client become self-sufficient and able to live in an independent living situation. This is a six (6) bed program licensed by the Department of Mental Health.

Nativity Place: 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.

St. Anthony's Haven: 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. The Shelter provides a place to sleep and share companionship. Snacks, shower facilities and laundry services are also available.

St. James Manor: This program for homeless individuals and families provides sixteen (16) one and two bedroom apartments within a Transitional Housing Service. Case Management and Employment Vocational Services are

provided to assist homeless individuals and families gain independence and self-sufficiency.

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

Introduction

The City of Scranton along with Lackawanna County has a wide range of supported housing options and services for special needs populations. These providers coordinate amongst themselves to ensure they are meeting community needs efficiently. Recently the Wilkes Barre Veterans Affairs Medical Center in Plains Twp. that serves Veterans from Lackawanna County that includes Scranton residents ranked second out the the 150 VA hospitals in the United States based on the percentage of veterans who had to wait more than 31 days to get care. This information was compiled by the Associated Post.

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

Local organization in Scranton receives an enormous amount of calls a day requesting assistance with permanent supportive housing, with temporary financial assistance and case management being the areas of most need. There is also a need for funding to support temporary housing, and supportive services for veterans in Scranton. Seniors need more care and assistance regarding their housing concerns, and needs to be better informed as to how they can get in touch with providers of senior services.

Supportive housing needs for people with disabilities tend to be specific to their need. With the aging population, we anticipate seeing an increase in the need for specialized housing for elderly persons. Any such efforts to expand this resource may involve the Area on Aging or Center for Independent Living.

Persons with drug and alcohol addictions need supportive housing that encourages sobriety. Scranton residents have been instrumental in establishing housing to provide that support. Scranton also has mental health aides that check in on people with severe and persistent mental illness to provide support and medication compliance.

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

Scranton Lackawanna County Human Services work with people while they are in mental health institutions to arrange supportive housing upon discharge. Physical health institutions have social workers who help plan for patients discharge to insure supportive services are in place.

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)

Both Scranton and Lackawanna County service providers continue to explore a wider array of community substance abuse services in the coming year that may include housing.

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))

Scranton will continue to support the efforts of the CoC which provides programs in the community to include emergency shelters, counseling program, supportive services, mental health and other disabilities to obtain safe and affordable housing, safe haven, permanent supportive housing, and support services programs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The public sector affects the housing market through policies such as zoning, building codes, provision of infrastructure, development regulations, and development fees and exactions. Other issues that affect the affordability of housing include costs 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.

Local Government Zoning and Land Use Policy - City of Scranton regulates the use of land in the City of Scranton. Scranton has individual zoning policies and practices that can have an effect on the availability and development of affordable housing including lot sizes and setbacks.

Local Code Enforcement - Unified building codes or local codes are a significant factor in the quality and quantity of housing stock available. Scranton has adopted the International Building Codes.

Local land development and site planning costs - Since there is no state-wide subdivision and site plan standard, policies are the responsibility of the local government including standards for streets, sidewalks, drainage, parking, water and sewer requirements and fees, landscape and other costs.

Administration and processing -Timing is an important issue in the development of affordable housing. Securing permits (building, environmental, etc.), multiple layers of reviews, and lengthy approval processes all can increase housing costs.

Infrastructure - Before housing can be constructed, basic infrastructure must be in place. The land must have road access, sanitary water supply, and wastewater treatment. Infrastructure costs can be significant and may prohibit some production of affordable housing units.

Transportation - For residents who are either unable to drive or who don't have a vehicle or other form of transportation, housing options are limited to areas within walking distance of grocery stores, health care providers, and other services and amenities. The issue of the lack of transportation for low

income persons and the impact it has on housing choice, employment and health care is apparent.

Funding with the decrease of adequate federal, state, local or private resources to address all housing needs greater resources are required to assist low and very low-income households and to address housing in Scranton. Local governments are facing funding cuts from federal and state sources and are not in a position to provide funding to assist in the development of affordable housing with cash matches. Various other means to assist developers of housing should be examined such as the waiver of fees and permits; the installation of water and sewer connections; site clearing and clean up help reduce the overall development costs and allow affordable housing projects to be constructed.

Historic Preservation - Restrictions associated with historic preservation make construction or rehabilitation more difficult within a historic district. There is a designated historic district in Scranton that tends to have a high rate of low-income residents.

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

Introduction

Developers frequently cite the problems of working through zoning issues in most local municipalities as a cost factor that impedes development.

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	87	67	0	0	0
Arts, Entertainment, Accommodations	2,739	2,729	11	8	-3
Construction	763	493	3	2	-1
Education and Health Care Services	6,513	14,036	27	43	16
Finance, Insurance, and Real Estate	1,504	1,736	6	5	-1
Information	626	1,355	3	4	1
Manufacturing	2,780	2,439	12	7	-5
Other Services	1,028	1,245	4	4	0
Professional, Scientific, Management Services	1,750	2,273	7	7	0
Public Administration	53	61	0	0	0
Retail Trade	3,595	3,783	15	12	-3
Transportation and Warehousing	1,330	655	6	2	-4
Wholesale Trade	1,338	1,912	6	6	0
Total	24,106	32,784	--	--	--

Table 40 - Business Activity

Data 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	36,924
Civilian Employed Population 16 years and over	34,423
Unemployment Rate	6.77
Unemployment Rate for Ages 16-24	14.88
Unemployment Rate for Ages 25-65	4.68

Table 41 - Labor Force

Data 2006-2010 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	5,161
Farming, fisheries and forestry occupations	1,527
Service	4,632
Sales and office	6,722
Construction, extraction, maintenance and repair	2,723
Production, transportation and material moving	2,296

Table 42 - Occupations by Sector

Data 2006-2010 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,703	84%
30-59 Minutes	4,133	13%
60 or More Minutes	1,183	4%
Total	33,019	100%

Table 43 - Travel Time

Data 2006-2010 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,462	280	2,144
High school graduate (includes equivalency)	9,853	730	3,441
Some college or Associate's degree	7,447	476	1,856
Bachelor's degree or higher	6,659	223	891

Table 44 - Educational Attainment by Employment Status

Data 2006-2010 ACS

Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	188	213	437	740	1,091
9th to 12th grade, no diploma	951	1,011	710	1,775	2,394
High school graduate, GED, or alternative	2,953	2,951	3,059	8,030	6,172
Some college, no degree	5,570	1,894	1,538	3,074	1,627
Associate's degree	258	793	973	1,531	388
Bachelor's degree	1,014	1,892	1,117	2,265	714
Graduate or professional degree	105	600	509	1,408	745

Table 45 - Educational Attainment by Age

Data 2006-2010 ACS

Source:

Educational Attainment

Educational Attainment – Median Earnings in the Past 12 Months	Median Earnings in the Past 12 Months
Less than high school graduate	18,880
High school graduate (includes equivalency)	23,893
Some college or Associate's degree	27,563
Bachelor's degree	37,045
Graduate or professional degree	50,092

Table 46 – Median Earnings in the Past 12 Months

Data: 2006-2010 ACS

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

Educational Institutions are a major employer in Scranton. There are several colleges and universities in Scranton, and several additional schools are located within a five-mile radius. Marywood University - this private Catholic university's 115-acre campus is located in a residential area in the city of Scranton. Marywood's degree offerings include undergraduate, graduate and doctoral degrees as well as pre-college programs and online adult education options. University of Scranton - The University of Scranton is a private Catholic school that adheres to the Jesuit tradition. With roughly 6,000 students, the school has the largest enrollment of all the Scranton colleges. Lackawanna College is a private not-for-profit school, located in Scranton, has a student enrollment of roughly 1,600 students. The 2-year school offers approximately 30 programs at the associate degree level; continuing education certificates are also available. Johnson College, a private college with a student population of less than 500, is located in Scranton.

Health Care Facilities are a major employer in Scranton. Over the past two years, the regional health care delivery system has changed dramatically. Community Health Systems (CHS), based in Nashville, Tennessee acquired several of the areas non-profit hospitals, including Mid-Valley Hospital, Moses Taylor Hospital, Regional Hospital of Scranton (formerly Mercy Hospital), Wilkes-Barre General Hospital, Special Care Hospital of Nanticoke and First Hospital of Wyoming Valley. CHS also owns facilities in adjacent Wyoming and Columbia Counties, and is now the regional's largest employer. Geisinger Health System (GHS) also expanded and now owns Geisinger - Community Medical Center (in Scranton), Geisinger Wyoming Valley and Geisinger South Wilkes-Barre (both in Luzerne County). Geisinger Health System is also a formidable employer in the region. These new health care delivery systems and the resources they bring will continue to advance the quality of health care in the region, offering more specialties, innovation and research.

Others mentioned were retail, manufacturing, insurance, real estate, management services.

Describe the workforce and infrastructure needs of the business community:

Workforce: Based on the surveys from the Business community increase knowledge in mathematics, science, oral/written communication skills is needed. Also needed is Career Counseling, more Job Fairs and tracking of what type of positions are currently available, funding for workforce training/skills gap training for higher vacancy positions. Surveys also indicated funding programs within the high school and middle school level for career educations and improved public/private partnerships.

Infrastructure: Snow ice removal, pothole filling, additional police patrol on the streets will alleviate crime perception, better road improvement was a high priority, City bus transportation (free or reduced pricing) for those working in the City.

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 most major economic impact facing downtown Scranton at this time is the survival and future use of the Mall at Steamtown and the closing of other businesses within the City. The growth of the natural gas industry presents opportunities for improved economic impact; however, Marcellus Shale activities do not have a direct benefit to Scranton at this time. Health care such as Geisinger and CHS Health Care consolidation; The Commonwealth Medical College /NEPA RBI Initiative has been a benefit to the Scranton area. Universities of Higher Education and the Incubator collaborations have had a positive impact on the economic growth for Scranton.

Wage taxes and business privilege taxes are detriments to the growth of the City of Scranton.

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

Lack of skilled workers is a critical need to growing the economic prosperity of the Greater Scranton community. The community including the local school systems continues to work together to partner with local career and technology centers; area community colleges all which offer customizable training and retraining programs for companies or individuals on state of the art equipment to develop a marketing campaign geared to middle school and high school students and their parents to generate awareness about the opportunities and jobs available to persons who have technical skills.

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.

Great collaboration in these areas (math, science, oral/written communication skills) with the Workforce Investment Board, the CareerLink, Skills in Scranton and the Greater Scranton Chamber of Commerce. The workforce in many areas lacks skilled people to fill current positions. There are many programs that are in place however they are under utilized, under funded, under advertised that persons with experience and are willing to learn are not aware programs are available.

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 influence economic growth.

Eleven local municipalities in Lackawanna County have decided to develop a multi-municipal comprehensive plan that will let them work together to accomplish common goals while also meeting individual needs. The Scranton-Abington's Planning Association encompasses land uses ranging from rural agriculture and forestry, to boroughs and suburbs, to city. While very diverse in landscape, the planning area municipalities, face issues including a shifting

population, development pressure on rural lands, highway and transportation needs, and demands for community facilities and services.

The Scranton-Abington's Planning Association (SAPA) includes the City of Scranton, the boroughs of Clarks Green, Clarks Summit, Dalton, and Dunmore, and the townships of Abington, Glenburn, Newton, North Abington, South Abington, and West Abington. All eleven municipalities are in Lackawanna County in northeastern Pennsylvania.

As a result, the municipalities must work together to manage growth and change in order to provide for a future that maintains and improves their community's quality of life.

Discussion

The Scranton-Abington's Planning Association was established so that the member municipalities could achieve the benefits of multi-municipal cooperation. Initiating multi-municipal planning required much serious thought and a commitment to work together, but the member municipalities saw much to be gained, including the following benefits:

- Enables neighboring municipalities to develop a shared vision of the future;
- Provides additional financial resources for plans, studies, and projects from state agencies and other sources;
- Supports cost-sharing and cost-saving arrangements for planning and plan implementation activities;
- Can facilitate economic development based on a coordinated and comprehensive strategy rather than competing for tax revenues;
- Provides a stronger defense from curative amendment challenges if there is a multi-municipal (rather than individual) comprehensive plan and cooperative zoning.

MA-50 Needs and Market Analysis Discussion

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

There are signs of decline in many areas of Scranton due to the older stock of housing. Many of the neighborhoods currently have very high percentages of single-family renters; up to four (4) units, including many of the owners are classified as “absentee landlords”. High rental percentages in single-family residential neighborhoods can lead to a domino effect to neighborhood decline. This causes problems for the surrounding homeowners that take care of their property along with city governmental offices to enforce code violations.

Geography is considered to have a high "concentration" of minority persons if:

- The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market area, i.e., the Metropolitan Statistical Area (MSA) or in Scranton in which the proposed housing is to be located;
- The neighborhood’s total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA or located in Scranton as a whole; or
- In the case of a Scranton neighborhood area, the neighborhood’s total percentage of minority persons exceeds 50 percent of its population. HUD does not define a “neighborhood” as it applies here.

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

South Scranton is one of the oldest sections of the City of Scranton. Its vibrant history and character are rooted in the industry, immigration, and urbanization of the mid-19th century. Once a thriving, working class community, South Scranton neighborhood has struggled with problems associated with blight and disinvestment. Residents, old and new, are proud to refer to themselves as “South Siders” and joined with the revitalization team to bring positive change to their community. In recent years, South Scranton

neighborhoods have found an influx of African-Americans, Hispanic and Bhutanese immigrants.

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

Hispanic restaurants, grocery stores, hair salons, retails are settling into this part of the community. South Scranton was designated an Elm Street Community by the PA Department of Community and Economic Development (DCED) in 2009 with the awarding of the Elm Street contract to United Neighborhood Centers. Political and community leaders discussed the revitalization of South Side for many years, but in 2008, UNC assumed responsibility for steering the resident-based planning process necessary for applying for Elm Street status. With DCED's awarding of the Elm Street contract, UNC took on the administration of the project.

The goal of the Cedar Avenue Neighborhood Revitalization Initiative (NHRI) was to develop new homeownership and rental housing for community residents in conjunction with providing opportunities for new small business start-ups along the Cedar Avenue commercial corridor. The key to the initiative was to remove and restore blighted properties that pose serious health and safety issues and provide affordable housing to lower income residents. United Neighborhood Community Development Corporation transformed nearly two entire blocks of Cedar Avenue in South Scranton. The Cedar Point Apartments targets the East side of the 600 block of Cedar Avenue, along with Alder Street, Willow Street, and Rosen Court that Cedar Avenue is bounded by. Construction began in the fall of 2010 and the first completed units, the Willow Apartments, were completed in January 2012. Followed by an additional ten (10) apartment units completed in September of 2014 and the remaining twenty (20) apartment units were completed in 2015.

All the neighborhoods in Scranton have their own unique characteristics that include retails, parks, churches, restaurants, senior centers and mostly all the neighborhoods are in need of revitalization that as a community we are working together to obtain financing to bring back the neighborhoods as they once were.

Are there any community assets in these areas/neighborhoods?

There are a number of assets available throughout Scranton neighborhoods that currently are used by many residents of Scranton and local communities. Below is a descriptive list of both physical and social assets of the many neighborhoods located within Scranton:

- Neighborhood Pools
- Dog Parks
- Many bus stop locations (COLTS Intermobile Unit Under Construction)
- Lackawanna Valley Heritage walking/jogging trails
- Historical sites and museums
- Several parks for recreation
- Rivers for recreation and fishing
- 11 Elementary, 3 Intermediate and 2 High Schools
- 13 neighborhood associations
- Neighborhood Watch
- 1 historic districts
- 3 Major medical facilities
- Fire stations
- 1 Main library with neighborhood branches
- 3 major colleges
- 7 Low-Income Public Housing Projects

Are there other strategic opportunities in any of these areas?

Scranton is broken into six major sections: Minooka, West Side, South Side, the Hill Section (a.k.a. East Scranton), North Scranton, and Downtown. As with most cities and neighborhoods, boundaries can be ambiguous and are not always uniformly defined.

West Scranton (West Side) is made up of a group of smaller neighborhoods including Hyde Park, West Mountain (everything north of Keyser Ave.), the Keyser Valley, Bellevue, and Tripp Park. In the past few years, there has been an influx of the Latinos population. Main Street has an array of restaurants, retail, parks, grocery stores, churches and as any other part of Scranton needs revitalization to the area.

South Side has the Nativity Section, St. Johns, the Flats, East Mountain (everything east of Route 81) and Minooka, which is a neighborhood in the southwestern part of the city. It is bordered by two commercial streets, Cedar Avenue and Moosic Street. The East Mountain borders on Lake Scranton, a popular location for joggers or for taking a nature walk.

The Hill Section is a mainly residential section bordering the east side of downtown Scranton, consisting of the area roughly between Jefferson Avenue and Nay Aug Park. It is home to three of Scranton's universities, including the University of Scranton, Lackawanna College and the Commonwealth Medical College, as well as the Albright Memorial Library. Additionally, Nay Aug Park is in the Hill Section, which contains the Everhart Museum, several nature trails, and a summer water park.

North Scranton contains the neighborhood of Providence and the Weston Field area and is almost equal to the South Scranton population for Hispanic.

The Upper Green Ridge area is the wealthiest of the neighborhoods, which extends into the neighboring borough of Dunmore. It was here and in parts of the Hill Section that the mansions built by former coal barons still stand.

Downtown Scranton is the commercial center of Scranton. Notable sights in downtown include Steamtown National Historic Site, the Electric Trolley Museum, Lackawanna County Courthouse Square, the historic Iron Furnaces, the Radisson Station Hotel (which is a converted train station), the Masonic Temple and Cultural Center, and the convention center. Additionally, the Lackawanna River Heritage Trail runs along the Lackawanna River between downtown and West Scranton.

The coordination between all stakeholders in and around Scranton are being addressed through the Scranton-Abington Planning Association (SAPA). Eleven local municipalities in Lackawanna County have decided to develop a multi-municipal comprehensive plan that will let them work together to accomplish common goals while also meeting individual needs. Increased communication will lead to improved efficiencies and collaboration.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Scranton's Strategic Plan is due every five years and has completed a five year plan for 2015 to 2019 and begins its program year every January 1. This section contains the Strategic Plan for Housing and Community Development that will guide the City of Scranton's allocation of Community Development Block Grant, HOME Program and Emergency Solutions Grant Program funding during the 2015-2019 planning period.

The Five Year Strategic Plan is a unified, comprehensive vision for community development in Scranton, Pennsylvania. It serves as a tool to coordinate economic, physical, environmental, community, and human development activities for five years, starting January 1, 2015 and ending December 31, 2019. The process for development of the Plan included identifying priority needs, establishing goals to address the needs, and then identifying projects to achieve the goals. Priority needs were determined through analysis of data and an extensive public involvement process. City of Scranton priorities and plans were also reviewed and considered in identifying priority needs. These needs include housing assistance for low-income persons, the elderly, homeless and special needs persons, infrastructure, public improvements and facilities for low and moderate income persons. These goals primarily focus on helping residents maintain and improve their quality of life in the City of Scranton. To this end, the City of Scranton will continue to build on successful projects and programs that meet the needs of low and moderate-income residents. Projects selected for funding in the five (5) year period will be managed as efficiently as possible in order to address a wide range of issues that exist in the City of Scranton.

The statutes for these programs set three primary goals for the benefit of low, very low and extremely low-income persons:

Provide Decent Housing, which includes but not limited to:

- Assisting homeless persons to obtain affordable housing;
- Assisting persons at risk of becoming homeless;
- Retaining the affordable housing stock;

- Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;

Provide a Suitable Living Environment, which includes but not limited to:

- Improving the safety and livability of neighborhoods;
- Eliminating blighting influences and the deterioration of property and facilities;
- Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;

Expanded Economic Opportunities, which includes but not limited to:

- Job creation and retention;
- Establishment, stabilization and expansion of small businesses (including micro businesses);
- The provision of public services concerned with employment;

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City of Scranton.Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Scranton Local Business District
	Area Type:	Local Target Area
	Other Target Area Description:	Local Target Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Lackawanna Avenue to Vine Street and Franklin Avenue to Jefferson Avenue

	Include specific housing and commercial characteristics of this target area.	Central Business District is made up of retail, restaurants, commercial, housing and universities.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The survey recommended economic development in our downtown that would promote job creation. The future of the Mall at Steamtown is a vital tool in the economic stability of our downtown. There is the University of Scranton, Lackawanna College is located in our downtown.
	Identify the needs in this target area.	Part of the Historic District of Scranton. Maintain and enhance the Central Business District
	What are the opportunities for improvement in this target area?	Facade, rehabilitation, growth, job creation, downtown living
	Are there barriers to improvement in this target area?	Lack of funding is a major obstacle to improve the downtown business area along with zoning, planning and permit requirements.
3	Area Name:	City of Scranton. West Scranton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Commercial and Housing
	Identify the neighborhood boundaries for this target area.	The neighborhood boundary for West Scranton includes the 18504 Zip code is from the North Scranton Expressway to the Taylor, PA line; West of the Lackawanna River to Newton Road
	Include specific housing and commercial characteristics of this target area.	West Scranton is made up of both commercial Main Street that includes restaurants, retail, funeral homes, parks, grocery stores and also includes housing developments, single and multi family dwellings.

	<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City of Scranton has taken advantage of the process it uses to develop the Consolidated Plan to develop the Strategic Plan. At all stages of the process, focus groups and other administrative meetings, participants were provided with the conceptual framework for the affirmed the general direction taken in its development.</p>
	<p>Identify the needs in this target area.</p>	<p>West Scranton is a target area for both housing rehabilitation that includes owner occupied and rental properties and facade of commercial building and creation of jobs through economic development.</p>
	<p>What are the opportunities for improvement in this target area?</p>	<p>Rehabilitation for both single family and multi-family housing. Economic Development that would include job creation. Vacant land in areas never before developed and a desire to increase affordable housing options. Lower housing costs for both rental and owner households.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>Lack of funding is a major obstacle to improve this area. Vacant properties are too small to rebuild a structure. The only benefit of many of the vacant properties is a neighbor to expand their property.</p>
<p>4</p>	<p>Area Name:</p>	<p>City Wide Paving Project</p>
<p>Area Type:</p>	<p>CDFI area</p>	
<p>Other Target Area Description:</p>	<p></p>	
<p>HUD Approval Date:</p>	<p></p>	
<p>% of Low/ Mod:</p>	<p>60</p>	
<p>Revital Type:</p>	<p>Other</p>	
<p>Other Revital Description:</p>	<p>Paving</p>	

	Identify the neighborhood boundaries for this target area.	Citywide low to moderate income area will be any area listed in the U. S. Census that indicates a census and block percent is 51% or greater.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	Citywide/Low Mod Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	47.64%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Citywide low to moderate income area will be any area listed in the U. S. Census that indicates a census and block percent is 51% or greater.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.		

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	Scranton.East Scranton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Interstate 81 to Scranton Road Spring Brook City Line and Palm Street to Ash Street
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	Scranton.North Scranton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing and Commercial
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	Lackawanna River to Pike Street and North Scranton Expressway to the Dickson City Line
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
8	Area Name:	South Scranton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	South Scranton neighborhood boundary is from the Lackawanna River next to S. Washington Avenue to Lake Scranton Road and Front Street to Jones Street off of Davis Street in the Minooka Section of South Scranton.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
9	Area Name:	<u>Urban Renewal Area</u>
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

CDBG, HOME Program and ESG funding will be used to address the needs on a city-wide basis with the beneficiary being an individual of low-to moderate income (limited-clientele benefit). However, activities that provide a benefit on an area basis do so in areas that are determined to have a low-to moderate income population of at least 51%. The table and map below presents data on the low-to moderate income areas of the City of Scranton. The low

to moderate-income areas as defined by the census criteria for Scranton, PA as a whole is 47.64%.

The federal goal for CDBG is developing viable urban communities, by providing decent housing and a suitable living environment and expanded economic opportunities for low to moderate-income persons. HOME funds are focused on housing for low and moderate-income households.

The majority of CDBG and HOME funds are used for public facilities and infrastructure and housing programs administered by the Office of Economic and Community Development (OECD). CDBG funding are used for projects in low to moderate-income neighborhoods such as reconstruction of roads to include handicap curb cuts. In addition, the OECD staff further defines priority areas by the plans and research that other plans have researched or initiatives that are possible.

The City of Scranton facilitates and supports Scranton Lackawanna Continuum of Care, a coalition of organizations that serve both Scranton and Lackawanna County's homeless and near homeless families and individuals. The coalition applies annually for funding directly from the U.S. Housing and Urban Development Department. The bounds of their work are targeted to areas where clients are located.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Increase Access to affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Victims of Domestic Violence
	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Rehabilitate Owner-Occupied Housing Units Housing Development Homebuyer Program Support efforts for homeless, special needs Rental Rehabilitation Program Administration Support Non-Homeless Special Needs Demolition of Hazardous Structures

	<p>Description</p>	<p>Fund activities that improve the condition of existing housing and make it affordable to low to moderate income households.</p> <p>Fund activities that leverage other public and private resources such as Low Income Tax Credit Projects, Elm Street Project, Main Street, Neighborhood Revitalization, Downtown Living</p> <p>Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.</p> <p>Extend housing programs to include but not limited to Rental Rehabilitation, Housing Rehabilitation Program and Homebuyers Program.</p>
	<p>Basis for Relative Priority</p>	<p>Efforts to create additional quality affordable homeownership units in Scranton and increase the number of first-time homebuyers through the provision of down payment assistance, closing cost assistance and housing counseling services, will help to stabilize the housing market and serve the housing needs of Scranton’s citizens.</p>
<p>2</p>	<p>Priority Need Name</p>	<p>Public Facilities/Infrastructure Improvements</p>
	<p>Priority Level</p>	<p>High</p>
	<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence</p>
	<p>Geographic Areas Affected</p>	<p>City of Scranton.Citywide</p>

	Associated Goals	Administration Public Facilities/Infrastructure
	Description	Neighborhood Facilities, Parks, Recreational Facilities, Handicapped Centers, Senior Centers, Youth/Childcare Centers, Homeless Facilities, Street Improvements to include ADA compliance, Sidewalks, Solid Waste Disposal Improvements, Flood Drain Improvements, Water/Sewer Improvements, Fire House and Equipment
	Basis for Relative Priority	The rationale for the construction, and/or rehabilitation and/or development/redevelopment of public facilities, recreation centers or parks is to meet the necessary infrastructure and amenity needs of low to moderate income areas, persons, families, and senior citizens within Scranton, Pennsylvania.
3	Priority Need Name	Homelessness Prevention / Continuim of Care
	Priority Level	High

	Population	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 Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Support efforts for homeless, special needs Administration Support Non-Homeless Special Needs Chronic Homelessness ESG - HMIS ESG - Rapid Rehousing Assistance ESG - Homelessness Prevention ESG - Emergency shelter ESG - Street Outreach

	Description	Provide funds to support shelter operations and transitional housing. Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.
	Basis for Relative Priority	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.
4	Priority Need Name	Economic Development / Job Creation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Administration Public Facilities/Infrastructure Employment - Job Training Economic Development - Job Creation
	Description	Scranton's federal funded gap grant/loan program was developed to enhance job creation by providing assistance to existing businesses looking to expand, for starting up a new business, or for businesses looking to relocate to Scranton.

	Basis for Relative Priority	Reached out to the Business Community and Economic Development providers (Chamber of Commerce, for example) and job creation and bringing new businesses into the City of Scranton was a high priority. High paying jobs, well qualified employees are needed and a decrease in the percent of mercantile tax is needed to begin attracting new businesses into the City of Scranton. An increase in knowledge in math, science, oral/written communication skills.
5	Priority Need Name	Affirmatively Further Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle 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 Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Affirmatively Further Fair Housing

	Description	Scranton will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice with our City. Scranton will take the appropriate actions to overcome the effects of any impediments identified through that analysis and maintain records reflecting that analysis and actions in this regard.
	Basis for Relative Priority	Scranton will continue to operate in compliance with protected class definitions found in federal regulations.
6	Priority Need Name	Public Services
	Priority Level	High
	Population	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 Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Scranton.Citywide

	Associated Goals	Support efforts for homeless, special needs Administration Support Non-Homeless Special Needs Permanent Supportive Housing ESG - Rapid Rehousing Assistance Increase Food Security Employment - Job Training Public Services.Crime Prevention Public Service.Youth Public Service.Child Care
	Description	Fund projects that provide supportive services to low and moderate income households as well as persons with special needs Support efforts established by Lackawanna County Housing Coalition who has strived to be a significant catalyst for decent, safe, and affordable housing, The Coalition that is made up of 20 different local organizations and agencies seek to provide housing opportunities to
	Basis for Relative Priority	Public Services cover a wide range of activities to help low to moderate income persons; Job Training, Crime Prevention, Child Care, Health Services, Substance abuse; Fair Housing Counseling, education programs, energy conservation, services to our elderly, services to our homeless, welfare services, down payment assistance, recreational services.
7	Priority Need Name	Housing Rehabilitation/Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families 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 Victims of Domestic Violence

	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Rehabilitate Owner-Occupied Housing Units Housing Development Homebuyer Program Rental Rehabilitation Program Administration Public Facilities/Infrastructure Increase Housing Stock Lead Based Paint Abatement Program
	Description	A need exists in the City of Scranton to provide decent, safe affordable housing to low to moderate income families. This also includes the lead based paint abatement of many homes built prior to 1978. Scranton administers Homebuyer Program, Owner Occupied Rehabilitation Program, Rental Rehabilitation Program, new construction and partners with local non profits to purchase, rehab, lead based paint abatement, energy efficiency and resale and neighborhood revitalization of neighborhoods.
	Basis for Relative Priority	The majority of the homes in Scranton were built prior to 1978 and the health risk of lead based paint in the home and making the home decent, safe and sanitary is a high priority need. This high priority need is to rehabilitate our housing stock.
8	Priority Need Name	Lead Based Paint and Lead Hazard Control Program
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Scranton.Citywide

	Associated Goals	Rehabilitate Owner-Occupied Housing Units Housing Development Homebuyer Program Rental Rehabilitation Program Lead Based Paint Abatement Program
	Description	The housing stock in Scranton was built in Scranton before 1979 many homes have lead based paint.
	Basis for Relative Priority	Lead Based Paint can be a vital set back for any child under the age of 7.
9	Priority Need Name	Urgent Need
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle 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 Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Scranton.Citywide

	Associated Goals	Rehabilitate Owner-Occupied Housing Units Housing Development Homebuyer Program Demolition of Hazardous Structures ESG - Rapid Rehousing Assistance Public Facilities/Infrastructure Lead Based Paint Abatement Program
	Description	Urgent need is a low priority for Scranton, however, it may become a necessity if a Catastrophic event takes place within the City of Scranton. The federal government would classify Scranton as a Federal Disaster Area.
	Basis for Relative Priority	Urgent Need will be a low priority until a catroptic event takes place.
10	Priority Need Name	Demolition of Hazardous Structures
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Demolition of Hazardous Structures
	Description	Demolition of vacant, condemned dilapidated homes/buildings. The end result will be to reuse the vacant properties for green space, land bank or sell to nearby property owners.
	Basis for Relative Priority	Maintaining the physical environment and quality of life for nearby residents.
11	Priority Need Name	Facade Improvements
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Local Target Area
	Associated Goals	Economic Development - Job Creation

	Description	To provide matching funds and engage in a public/private partnerships with business owners who want to rehabilitate or restore commercial structures in the Central Business District.
	Basis for Relative Priority	Facade grants to maintain and enhance businesses in the Central Business District.
12	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Administration
	Description	Staff support for the CDBG, HOME and ESG Programs for the City of Scranton.
	Basis for Relative Priority	The Administration costs is needed for running the CDBG, HOME and ESG Programs
13	Priority Need Name	Land Bank
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Land Bank

	Description	<p>Land Bank will be a high priority in the next five years. Land Bank activity is eligible under both HOME and CDBG. However, there are several different eligibility for both programs.</p> <ul style="list-style-type: none"> • Land banking, i.e., just holding property, is NOT eligible. CDBG funds will not be awarded simply to maintain property in a Land Bank’s inventory. • Maintaining and managing a specific property with an eligible end use in the planning stages IS eligible. • If the Land Bank has identified a property or properties to develop for affordable housing but has not yet identified the developer, CDBG money may be used to maintain those properties. • Demolition IS eligible but only if the end use is also eligible. • Eligible use includes benefit to a low/mod census tract.
	Basis for Relative Priority	Due to the hazardous structures that result in demolition. Land Bank is a high priority to get these vacant properties back on the tax roles.
14	Priority Need Name	Public Safety
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Demolition of Hazardous Structures
	Description	Public Safety is a high priority need for our neighborhoods. Scranton has many abandoned and condemned properties that results in at times emergency demolition of a building for public safety.
	Basis for Relative Priority	Demolition of a Hazardous Structure for many reason must be a high priority for public safety of our citizens.
15	Priority Need Name	Anti-Displacement and Relocation Plan
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly 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 Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	City of Scranton.Citywide
	Associated Goals	Anti-displacement and Relocation Plan
	Description	Scranton will comply with the acquisition and relation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 1049d) of the Housing and Community Development Act of 1974, as amended in connection with any activity assisted with funding under the CDBG, HOME or ESG Programs.
	Basis for Relative Priority	If a relocation situation arises, Scranton has Certified that they will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and follow all regulations in 49 CFR 24.
16	Priority Need Name	Section 108 Repayment
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Local Target Area
	Associated Goals	Section 108 Repayment
	Description	Currently there are two Section 108 Repayments that the City of Scranton is responsible.
	Basis for Relative Priority	The City of Scranton is responsible for the repayment of Section 108 payments.

Narrative (Optional)

Priority needs were identified through a Public Input Session, an online survey, and the needs assessment. A public input session was held on April 30th, 2014 at Center for Independent Living to involve the Special Need population; August 6, 2014 at Freckles & Frills Early Learning Center and was also conducted in Spanish for the Hispanic Community and August 19, 2014 during the day at the West Side Senior Center for the elderly population. Eight-eight (88) participants were from agencies, groups, citizens and organizations. The online survey was conducted from April 1, 2014 to September 17, 2014 with 140 respondents. The survey questions covered housing, homeless, special needs, infrastructure, public facilities, public service, and economic development. During the development of the Consolidated Plan, a number of priority needs were identified. The funding priorities and guidelines for addressing these priority needs are summarized below:

Funding Priorities and Guidelines

- High priorities are those activities that will be considered for funding with CDBG funding during the five-year consolidated plan period of 2015 through 2019 prior to low priority projects.
- Low priorities are those activities that will be considered for funding with CDBG funding during the five-year consolidated plan period of 2015 through 2019 following the consideration of high priorities.
- Scranton will consider providing certification 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 2015 through 2019.

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 high level of cost burden among low income households will be addressed through the current Section 8 vouchers through the Public Housing Authorities.
TBRA for Non-Homeless Special Needs	No HOME Program funding will be allocated for TBRA due to the Administrative issues. Non-homeless individuals or family having members can obtain security deposit assistance and rental assistance by contacting one of the social services through the Scranton Lackawanna Housing Coalition or the Scranton Housing Authority.
New Unit Production	New Unit production has been high priority in the past several years in the Central Business District ranging from young professionals, medical students and seniors. Due to the number of housing units in use and in demand for affordable housing in the Scranton area, new unit production is a low priority.
Rehabilitation	The age of Scranton's housing stock, cost burden of repairs and abatement of lead based paint and energy costs are high, however, Owner Occupied and rental rehabilitation are often economical ways of saving the housing stock for existing and future occupants.
Acquisition, including preservation	The need to preserve existing housing stock and build on vacant parcels is of importance. However, due to the size of many of the properties that previously occupied homes this is not feasible. Neighbors may want to purchase an adjacent vacant lot if they have a clear title. Scranton is examining Land Bank within this Con Plan period.

Table 49 – Influence of Market Conditions

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

Introduction

All federal funding allocations will be used in a manner that support the three (3) major goals of our Consolidated Plan, which are to provide decent affordable housing, a suitable living environment and expanded economic opportunities to principally benefit low to moderate income persons in Scranton, Pennsylvania. City of Scranton also applies to the Commonwealth of PA for funding through the Department of Community and Economic Development (DCED) or any other State or Federal Agency or Authority.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvement Public Services	2,517,139	258,000	0	2,775,139	9,000,000	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner Rehab Multifamily rental & new construction Multifamily rental rehab New construction for ownership TBRA	374,743	25,000	0	399,743	1,500,000	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 and Scranton began receiving HOME funding in 1992.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid rehousing (rental assistance) Rental Assistance Services Transitional housing	230,044	0	0	230,044	920,000	ESG Program will carry out street outreach, emergency shelter, homeless prevention, rapid rehousing, HMIS and Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resource s\$	Total: \$		
Continuum of Care C of C	Public - federal	Admin and Planning Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing Other	2,583,634	0	0	0	10,400,000	The Housing Coalition for Lackawanna County will serve as lead organization for the Scranton Lackawanna Continuum of Care.
General Fund	public - state	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements Public Services	0	0	0	0	0	Scranton will continue to apply through the Commonwealth of Pennsylvania funding through State agencies; DECD, Commonwealth Finance Authority, Office of the Budget and any other Commonwealth department. Scranton will submit a Certificate of Consistency if it is a viable project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$		
LIHTC	private	Acquisition Admin and Planning Economic Development Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	Unknown at this time				Expected use of LIHTC will be used as developers come forward with a viable project. The City of Scranton if zoning and planning department approve such project will provide support for the project through this Consolidated Plan. A Certificate of Consistency would be provided.	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources\$	Total: \$		
Section 108	public - federal	Acquisition Admin and Planning Economic Development	0	0	0	0	0	At this time there are no activities being designed for economic development for Section 108 funding. However, Scranton will support a project if approved by zoning, planning and the Administration and is a viable project for the use of these funds.
Section 8	public - federal	Housing Rental Assistance TBRA	\$4,868,000	0	0	\$4,868,000	19,472,000	Scranton Housing Authority implements the Section 8 and Voucher system.
Tax Credits	public - state	Acquisition Economic Development Housing	0	0	0	0	0	If a viable project is approved by zoning and planning departments and has the approval of Scranton City Council City of Scranton will execute a Certificate of Consistency.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Financial Assistance Home-owner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	0	0	0	0	0	All federal grants or loans that creates economic development, creates a safe environment for our community and residents, affordable housing, green environment, lead based paint, energy efficiency will be supported by a Certificate of Consistency in this Con Plan.

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

Scranton expects to receive ongoing Section 8 Rental Assistance Funding from HUD to continue to provide vouchers to low income renters in Scranton, Pennsylvania through the Scranton Housing Authority (SHA). Lackawanna County Continuum of Care administers the Continuum of Care (COC) Program serving all homeless persons in both Scranton and Lackawanna County. The COC expects to apply for funding under the COC program later in the year.

Currently there is a Low-Income Housing Tax Credit project underway at North Scranton-Goodwill Industries that will be completed early 2016. If the occasion arises, Scranton would support such application with a Certification of Consistency. Scranton partners with Developers to obtain funding through the Commonwealth of Pennsylvania through PA Dept. of Economic and Community Development through the 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) along with any other eligible programs that Scranton qualifies. Under RACP, there is a dollar for dollar match from the private developer.

If appropriate, describe publically 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 publically owned land for needs identified in the plan other than to improve existing public infrastructure and facilities.

Discussion

Emergency Solutions Grant Program match requirement will be followed under 24 CFR 85.24.

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 Ownership 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	Ownership Rental neighborhood improvements	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SCRANTON	Government	Economic Development Homelessness Non-homeless special needs Ownership 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 Ownership 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 Ownership 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 Ownership Rental neighborhood improvements public facilities public services	Region
SCRANTON HOUSING AUTHORITY	PHA	Homelessness Non-homeless special needs Ownership 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 Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
NHS-NEIGHBORWORKS NEPA	Non-profit organizations	Homelessness Non-homeless special needs Ownership 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

The Institutional Delivery System for Scranton includes a wide variety of organizations working together to address the needs of the most vulnerable populations of the jurisdiction and region. Scranton is fortunate that its jurisdiction is served by such a large variety of service providers. This is a clear strength of the institutional delivery system. A weakness of this system, however, is that even though there are many service providers helping vulnerable populations, the availability to adequate funding to help the underserved. Some gaps that we are addressing through the Coordinated Assessment process are the need for a more unified approach to assessment and referrals throughout the homeless and housing services delivery system. We could also benefit by having more representatives at the table to discuss options for our clients and work together to meet their needs.

The mission of The Wright Center for Graduate Medical Education (WCGME) is to provide excellent graduate medical education in an innovative and collaborative spirit in order to deliver high quality, evidence-based and patient-centered care to the people of Northeastern Pennsylvania.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
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			

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 has begun the process of developing and implementing a Coordinated Assessment, through which an individual entering any of our facilities will receive the same assessment and once assessed, referred for the appropriate service, be that prevention, diversion, one of our housing program listed in SP-40 or any of the areas mainstream resources. In the past several years, the CoC has increased the number of chronic homeless

beds significantly. Catholic Social Services has several programs targeted specifically to veterans and we are strengthening our relationships with providers of Veteran housing through SSVF funding in our region. Families with children have several options, depending on their area of need, within the continuum and we continue to add more and adjust our focus to best meet their needs.

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

One of the major strengths of our local service delivery system is our willingness to work together to assist those in need with the most appropriate intervention for that individual or family. The CoC meets monthly to discuss HUD directives, new housing opportunities in the area, program developments and progress on ongoing CoC efforts. The CoC many subcommittees also meet regularly to work on efforts to collect data effectively and efficiently, prevent occurrences of homelessness upon exiting from hospitals, prisons, jails and rehabilitation facilities, to ensure that homeless children have proper access to educational opportunities and to develop a strong process and toolkit for our coordinated assessment system.

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

Some gaps that we are addressing through the Coordinated Assessment process are the need for a more unified approach to assessment and referrals throughout the homeless and housing services delivery system. We could also benefit by having more representatives at the table to discuss options for our clients and work together to meet their needs. Representatives outside of those agencies that receive funding through the Continuum of Care play a key role in reducing homelessness in our community and supporting individuals on the road to permanent housing. The region can use more affordable, safe, decent rental housing. More and better employment opportunities would also benefit the regions homeless population and those at risk of becoming homeless.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Owner-Occupied Housing Units	2015	2019	Affordable Housing	City of Scranton Citywide City of Scranton. West Scranton Scranton. North Scranton Scranton. East Scranton	Increase Access to affordable Housing Housing Rehabilitation/Neighborhood Revitalization Lead Based Paint and Lead Hazard Control Program Urgent Need	CDBG: \$390,000 HOME: \$1,000,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Housing Development	2015	2019	Affordable Housing Public Housing	City of Scranton Citywide	Increase Access to affordable Housing Housing Rehabilitation/Neighborhood Revitalization Lead Based Paint and Lead Hazard Control Program Urgent Need	CDBG: \$0 HOME: \$200,000	Homeowner Housing Added: 4 Household Housing Unit
3	Homebuyer Program	2015	2019	Affordable Housing	City of Scranton Citywide	Increase Access to affordable Housing Housing Rehabilitation/Neighborhood Revitalization Lead Based Paint and Lead Hazard Control Program Urgent Need	HOME: \$150,000	Direct Financial Assistance to Homebuyers: 12 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support efforts for homeless, special needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City of Scranton Citywide	Increase Access to affordable Housing Homelessness Prevention / Continuuum of Care Public Services	CDBG: \$0 ESG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Homelessness Prevention: 20 Persons Assisted HIV/AIDS Housing Operations: 3 Household Housing Unit
5	Rental Rehabilitation Program	2015	2019	Affordable Housing	City of Scranton Citywide	Increase Access to affordable Housing Housing Rehabilitation/Neighborhood Revitalization Lead Based Paint and Lead Hazard Control Program	HOME: \$114,743	Rental units rehabilitated: 4 Household Housing Unit
6	Administration	2015	2019	Admini- stration	City of Scranton Citywide	Increase Access to affordable Housing Public Facilities/Infrastructure Improvements Homelessness Prevention / Continuuum of Care Economic Development / Job Creation Public Services Housing Rehabilitation/Neighborhood Revitalization Administration	CDBG: \$2,700,000 HOME: \$200,000 ESG: \$86,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support Non-Homeless Special Needs	2015	2019	Affordable Housing Non-Homeless Special Needs	City of Scranton Citywide	Increase Access to affordable Housing Homelessness Prevention / Continuum of Care Public Services	CDBG: \$100,000 ESG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
8	Demolition of Hazardous Structures	2015	2019	Demolition of Hazardous Structures	City of Scranton Citywide	Increase Access to affordable Housing Urgent Need Demolition of Hazardous Structures Public Safety	CDBG: \$800,000	Buildings Demolished: 80 Buildings
9	Chronic Homelessness	2015	2019	Homeless	City of Scranton Citywide	Homelessness Prevention / Continuum of Care	ESG: \$50,000	Tenant-based rental assistance Rapid Rehousing: 25 Households Assisted Overnight Emergency Shelter/Transitional Housing Beds added: 50 Beds
10	Permanent Supportive Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Scranton Citywide	Public Services	CDBG: \$10,000	Housing for Homeless added: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Affirmatively Further Fair Housing	2015	2019	Affordable Housing Public Housing Homeless Further Fair Housing	City of Scranton Citywide	Affirmatively Further Fair Housing	HOME: \$10,000	Other: 76000 Other
12	Anti-displacement and Relocation Plan	2015	2019	Affordable Housing Public Housing Homeless	City of Scranton Citywide	Anti-Displacement and Relocation Plan	CDBG: \$25,000	Other: 5 Other
13	Public Facilities/Infrastructure	2015	2019	Affordable Housing Non-Housing Community Development	City Wide Paving Project Citywide/Low Mod Area	Public Facilities/Infrastructure Improvements Economic Development / Job Creation Housing Rehabilitation/Neighborhood Revitalization Urgent Need	CDBG: \$5,080,139	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 55000 Households Assisted
14	Increase Food Security	2015	2019	Non-Housing Community Development	City of Scranton Citywide	Public Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
15	Employment - Job Training	2015	2019	Non-Housing Community Development	City of Scranton Citywide	Economic Development / Job Creation Public Services	CDBG: \$150,000	Jobs created/retained: 10 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Increase Housing Stock	2015	2019	Affordable Housing Non-Housing Community Development	City of Scranton Citywide	Housing Rehabilitation/Neighborhood Revitalization	HOME: \$100,000	Homeowner Housing Added: 1 Household Housing Unit
17	Lead Based Paint Abatement Program	2015	2019	Affordable Housing	City of Scranton Citywide	Housing Rehabilitation/Neighborhood Revitalization Lead Based Paint and Lead Hazard Control Program Urgent Need	HOME: \$125,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
18	Economic Development - Job Creation	2015	2019	Non-Housing Community Development	South Scranton Urban Renewal Area City of Scranton Citywide City of Scranton West Scranton Scranton.East Scranton Scranton Local Business District	Economic Development / Job Creation Facade Improvements	CDBG: \$185,000	Jobs created/retained: 6 Jobs
19	Section 108 Repayment	2015	2019	Non-Housing Community Development	City of Scranton Citywide	Section 108 Repayment	CDBG: \$1,000,000	Other: 1 Other
20	Public Services.Crime Prevention	2015	2019		City of Scranton Citywide	Public Services	CDBG: \$1,000,000	Public service activities for Low/Moderate Income Housing Benefit: 9000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Public Service.Youth	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Scranton Citywide	Public Services	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
22	Public Service.Child Care	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Scranton Citywide	Public Services	CDBG: \$125,000	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
23	Land Bank	2015	2019	Land Banking	Urban Renewal Area City of Scranton Citywide	Land Bank	CDBG: \$100,000	Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit
24	ESG - Rapid Rehousing Assistance	2015	2019	Affordable Housing Non-Homeless Special Needs	City of Scranton Citywide	Homelessness Prevention / Continuuum of Care Public Services Urgent Need	ESG: \$150,044	Homelessness Prevention: 100 Persons Assisted
25	ESG - HMIS	2015	2019	ESG HMIS	City of Scranton Citywide	Homelessness Prevention / Continuuum of Care	ESG: \$20,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
26	ESG - Homelessness Prevention	2015	2019	Homeless Non-Homeless Special Needs	City of Scranton Citywide	Homelessness Prevention / Continuum of Care	ESG: \$500,000	Homelessness Prevention: 100 Persons Assisted
27	ESG - Emergency shelter	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City of Scranton Citywide	Homelessness Prevention / Continuum of Care	ESG: \$259,000	Homeless Person Overnight Shelter: 150 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 100 Beds
28	ESG - Street Outreach	2015	2019	Homeless Non-Homeless Special Needs	City of Scranton Citywide	Homelessness Prevention / Continuum of Care	ESG: \$10,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Housing for Homeless added: 10 Household Housing Unit Housing for People with HIV/AIDS added: 1 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitate Owner-Occupied Housing Units
	Goal Description	Scranton has a very old housing stock and implementing Scranton's Housing Rehabilitation Program will preserve owner occupied housing and assist low to moderate income families to remain in their home that with federal assistance will be brought up to code, energy efficient and lead based paint free.
2	Goal Name	Housing Development
	Goal Description	HOME Program funding will assist our Community Housing Development Organizations (CHDO) along with developers to develop through purchase, rehab, energy efficiency, lead based paint and resale to a low to moderate income person. This person or family has the opportunity to participated in Scranton's Homebuyers Program. This can also include new construction of homes, developments, condos, and rental developments that may include all income levels, senior housing.
3	Goal Name	Homebuyer Program
	Goal Description	This program funded under the HOME Program will assist low to moderate income person under the 80% median income to purchase a home in the City of Scranton. The program will provide up to \$5,000.00 in eligible closing costs and match the downpayment assistance up to \$7,000.00 or half downpayment which ever is less. The deferred payment loan cannot exceed \$7,000.00; however, due to housing condition may be increased to \$10,000.00 before the end of the Strategic Plan in 2019.
4	Goal Name	Support efforts for homeless, special needs
	Goal Description	Support housing efforts and support programs for homeless, specials needs and elderly persons.

5	Goal Name	Rental Rehabilitation Program
	Goal Description	Scranton has old housing stock and an abundance of single-family rental units (up to 4 units). Multi-Unit (5 or more) is a low priority. Scranton is redesigning their Rental Rehabilitation Program and in this Strategic Plan period hope to have a new Rental Rehabilitation Program ready for implementation in 2016. Rental Rehabilitation Program will assist property owners in rehabilitating their rental units. Federal assistance will match owner's funds to bring the rental units up to Code in order to rent to low to moderate-income persons.
6	Goal Name	Administration
	Goal Description	Administer Scranton's CDBG, HOME and ESG funds in accordance with Federal regulations through program development, fund allocation, Human Relations Commission and implementation of activities. Provide staff support and program administration to coordinate resources and manage daily activities.
7	Goal Name	Support Non-Homeless Special Needs
	Goal Description	Support program for Non-Homeless, elderly, disabled Special Needs. Scranton will support low income tax credit opportunities through in kind support. Furthermore, Scranton may leverage existing "tools" and policy support, at a variety of levels, to address this priority need.
8	Goal Name	Demolition of Hazardous Structures
	Goal Description	Scranton's Demolition of Hazardous Structures will demolish structures that are unsafe, deteriorated and a threat to the health and welfare of the public.
9	Goal Name	Chronic Homelessness
	Goal Description	Funds will be used to assist chronically homeless individuals move from living on the street to stabilized, permanent housing situations. Planned activities include street outreach, case management, emergency shelter, rental assistance and supportive services.
10	Goal Name	Permanent Supportive Housing
	Goal Description	Increase the percentage of participants remaining in CoC funded permanent housing projects.

11	Goal Name	Affirmatively Further Fair Housing
	Goal Description	Scranton will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice with our City. Scranton will take the appropriate actions to overcome the effects of any impediments identified through that analysis and maintain records reflecting that analysis and actions in this regard.
12	Goal Name	Anti-displacement and Relocation Plan
	Goal Description	Scranton will comply with the acquisition and relocation requirements of the Uniform Relocation assistance and Real Property Acquisition Policies Act of 1970 and all amended updated in regulation 49 CFR 24.
13	Goal Name	Public Facilities/Infrastructure
	Goal Description	Begin and complete public facilities, infrastructure, parks, roads, sidewalks, bridges, water and sewer, revitalization improvement projects in our low to moderate income areas in North, South, East and West Scranton
14	Goal Name	Increase Food Security
	Goal Description	The lack of food and accompany issues is a need in Scranton
15	Goal Name	Employment - Job Training
	Goal Description	Provide job training for low to moderate-income persons to address the needs of unemployment.
16	Goal Name	Increase Housing Stock
	Goal Description	Add new construction to housing: owner occupied; rental units; condominiums; shelters; senior living; low-income housing; middle class housing to include new infrastructure.

17	Goal Name	Lead Based Paint Abatement Program
	Goal Description	Provide financial assistance to families that have children under the age of 7 living the home to abate lead based paint from their principal residence. In Scranton according to PA-NEDSS Scranton has 133 blood lead levels greater than 5; number of children tested was 789; percentage of children test with high lead blood levels greater than 5 is 16.86
18	Goal Name	Economic Development - Job Creation
	Goal Description	The National Objective for Scranton's Economic Development loan/grant program is established the one (1) full time equilevant job is created for every \$35,000 that is loaned/granted.
19	Goal Name	Section 108 Repayment
	Goal Description	Repayment of Section 108 Loans for both Scranton Hotel and Steamtown Mall Partners

20	Goal Name	Public Services.Crime Prevention
	Goal Description	<p>The Community Development Block Grant funding (CDBG) funds provided to the Neighborhood Police Patrol can only be funded if the regular police patrol is over and above the 140 regular police force beginning 2013 and beyond. If the regular police patrol goes below the 140 base number the Neighborhood Police Patrol will not be eligible to receive funds from the Community Development Block Grant.</p> <p>The Neighborhood Police Patrol will be designated as Community Development Police Officers and will work in low to moderate-income neighborhoods throughout the City of Scranton. The sole purpose of these officers will be to make improvements to the quality of life in these neighborhoods by working with crime watch organizations, resident associations, business associations, schools, and public housing within the City of Scranton. The design of these positions will be geared towards long-term problem solving methods of community policing as opposed to short-term response to calls. The Officers will not be dispatched to police calls for service and will not work in place of, rather in addition to the regular force compliment.</p> <p>The Scranton Police Department has initiated a crime prevention campaign known as “Be Part of the Solution” which encourages neighborhoods to get involved and “Be Part of the Solution” in reducing crime within the City of Scranton. This campaign has generated a surge in residents and business owner involvement with the Police Department and with the neighborhood, they have a vested interest in. With the growing community involvement, the Supervisors in each area have become the liaison with these many groups. Funding these two positions would allow more action and follow up with these groups, as well as monitoring the success of projects and crime reduction within the low to moderate-income neighborhoods. These two positions will cover low to moderate-income neighborhoods to the east and west of the Lackawanna River that divides the City of Scranton. The number of officers may fluctuate over time.</p>

21	Goal Name	Public Service.Youth
	Goal Description	Fund public service activities to benefit the youth of Scranton.
22	Goal Name	Public Service.Child Care
	Goal Description	<p>St. Josephs Center - 05L Mother Infant Program - transitional housing program providing supervised apt. living, intensive case management and support services.</p> <p>UNC Project HOPE - Summer camp program for children 5-12</p> <p>Boys and Girls Club Park It Program - Park It utilizes the Scranton School Districts sites in low to moderate-income neighborhoods to provide summer programming.</p>
23	Goal Name	Land Bank
	Goal Description	<p>Land Bank will be a high priority in the next five years. Land Bank activity is eligible under both HOME and CDBG. However, there is several different eligibility for both programs.</p> <ul style="list-style-type: none"> • Land banking, i.e., just holding property, is NOT eligible. CDBG funds will not be awarded simply to maintain property in a Land Bank's inventory. • Maintaining and managing a specific property with an eligible end use in the planning stages IS eligible. • If the Land Bank has identified a property or properties to develop for affordable housing but has not yet identified the developer, CDBG money may be used to maintain those properties. • Demolition IS eligible but only if the end use is also eligible. • Eligible use includes benefit to a low/moderate census tract.

24	Goal Name	ESG - Rapid Rehousing Assistance
	Goal Description	Rapid Rehousing funds may be used to provide housing relocation and stabilization service and short and medium term rental assistance to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. This assistance may be provided to participants who meet the criteria of homeless definition in 576.2 or who meet the criteria under paragraph 4 of the homeless definition and live in an emergency shelter or other place described in paragraph 1 of the definition of homeless. Eligible activities are financial assistance, rental applications, security deposits, rent, utility payments, moving costs, case management, housing search, legal services, credit repair, tenant based rental assistance.
25	Goal Name	ESG - HMIS
	Goal Description	ESG funds may be used for the cost of contributing data to the HMIS designated by the Continuum of Care to purchase items listed under 576.107.
26	Goal Name	ESG - Homelessness Prevention
	Goal Description	Funds may be used to provide housing relocation and stabilization services and short or medium term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place. This assistance referred to as homeless prevention may be provided to individuals and families who meet the criteria under the "at risk of homelessness" definition and the homeless definition under 576.2.
27	Goal Name	ESG - Emergency shelter
	Goal Description	Emergency shelter component funding will be used to provide essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters. Essential services are case management, use of the centralized assessment system, counseling, coordinating services, monitoring and evaluating program participation, referrals, ongoing risk assessment, child care, education services, job training, legal services, outpatient health services, life skill training, mental health services, substance abuse treatment, transportation, services to the special population, renovation, shelter operations and assistance required in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

28	Goal Name	ESG - Street Outreach
	Goal Description	Funds will be made available for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing or critical services and provide urgent, non-facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing or an appropriate health facility. Essential services consist of engagement, case management, emergency health services, emergency mental health services, transportation, services for special populations that would include homeless youths, victim services, and services for people living with HIV/AIDS.

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)

Scranton estimates that 25 owner occupied homes will be rehabilitated over the course of the five year plan. These 25 homes will be occupied by families under the 80% median income that have income/expense ratios higher than 30% of their income. Development of a new Rental Rehabilitation Program that will provide 2 rental properties having up to 4 units each will be rehabilitated.

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)

According to the Scranton Housing Authority, the need to increase the number of accessible units is not needed at this time.

Activities to Increase Resident Involvements

The residents of the Scranton Housing Authority are involved through 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

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

Barriers to Affordable Housing

The public sector affects the housing market through policies such as zoning, building codes, provision of infrastructure, development regulations, and development fees and exactions. Other issues that affect the affordability of housing include costs 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.

Local Government Zoning and Land Use Policy - City of Scranton regulate the use of land in the City of Scranton. Scranton has individual zoning policies and practices that can have an effect on the availability and development of affordable housing including lot sizes and setbacks.

Local Code Enforcement - Unified building codes or local codes are a significant factor in the quality and quantity of housing stock available. Scranton has adopted the International Building Codes.

Local land development and site planning costs - Since there is no state-wide subdivision and site plan standard, policies are the responsibility of the local government including standards for streets, sidewalks, drainage, parking, water and sewer requirements and fees, landscape and other costs.

Administration and processing -Timing is an important issue in the development of affordable housing. Securing permits (building, environmental, etc.), multiple layers of reviews, and lengthy approval processes all can increase housing costs.

Infrastructure - Before housing can be constructed, basic infrastructure must be in place. The land must have road access, sanitary water supply, and wastewater treatment. Infrastructure costs can be significant and may prohibit some production of affordable housing units.

Transportation - For residents who are either unable to drive or who don't have a vehicle or other form of transportation, housing options are limited to areas within walking distance of grocery stores, health care providers, and other services and amenities. The issue of the lack of transportation for low-

income persons and the impact it has on housing choice, employment and health care is apparent.

With the decrease of adequate federal, state, local or private resources to address all housing needs greater attention to resources is required to assist low and very low-income households in Scranton. Local governments are facing funding cuts from federal and state sources and are not in a position to provide funding to assist in the development of affordable housing with cash matches. Various other means to assist developers of housing should be examined such as the waiver of fees and permits; the installation of water and sewer connections; site clearing and clean up help reduce the overall development costs and allow affordable housing projects to be constructed.

Historic Preservation - Restrictions associated with historic preservation make construction or rehabilitation more difficult within a historic district. There is a designated historic district in Scranton which tend to have a high rate of low-income residents.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The cost of housing or the incentives to develop, maintain, or improve affordable housing in Scranton are affected by the policies, including tax policies, affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, and policies that affect the return on residential investment. Scranton does encourage developers to be aware of local conditions that may pose a barrier to affordable housing and address any situation that could prevent the development of affordable housing. Scranton will continue to support qualified CHDO developers who apply for HOME funding to construct affordable housing in Scranton. Scranton will also support the efforts of other partners such as the local chapter of Habitat for Humanity, local housing organizations, non-profits in their efforts to construct affordable housing and on education and awareness of issues surrounding affordable housing. Scranton also intends to provide fair housing education to its members to address concerns and impact attitudes about housing. Technical assistance to non-profits will continue regarding the Fair Housing Act requirements and local actions to enact Fair Housing efforts.

SP-60 Homelessness Strategy – 91.215(d)

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

The most efficient strategy for ending homelessness is prevention. This can be accomplished through a vigorous outreach effort that provides key support for homeless individuals and families and allows those at risk of homelessness to stay housed. There are over ninety (90) public and private organizations along with homeless and formerly homeless person advocates and those with an interest in ending homelessness are involved in the Continuum of Care. Several agencies for example currently provide outreach services including United Neighborhood Center of NEPA, Catholic Social Services, Community Intervention Center, Catherine McAuley Center, Women’s Resource Center, Inc. St. Joseph’s Center. In addition, Lackawanna-Scranton Continuum of Care (CoC) has developed a form, and is working on the implementation of a coordinated assessment system that will allow any agency in the CoC to serve as the “Close the Front Door” to services in the CoC. *The Ten Year Plan to End Chronic and Other Homelessness Plan* includes the following basic prevention strategies related to outreach:

1. Prevention Close the Front Door. Prevent Evictions. Develop an Eviction Prevention Program with District Magistrates.
2. Increase wage and income stability.
3. Develop a strategy to address the root causes of homelessness; continue to develop community intake process and coordinated assessment system; link to the universal wait list process embedded in HMIS.
4. Reduce the number of women who become chronically homeless as a result of domestic violence. Increase the availability to legal services for chronically homeless victims of domestic violence.
5. Ensure the full range of homeless prevention and assistance interventions (including shelter, rapid re-housing, housing stabilization, and permanent supportive housing) are available and there are minimal barriers to assistance for anyone in emergency need.

Addressing the emergency and transitional housing needs of homeless persons

The Scranton-Lackawanna CoC has begun the process of developing and implementing a Coordinated Assessment, through which an individual entering any of our facilities will receive the same assessment and once assessed, referred for the appropriate service, be that prevention, diversion, one of our housing program listed in SP-40 or any of the areas mainstream resources. In the past several years, the CoC has increased the number of chronic homeless beds significantly. Catholic Social Services has several programs targeted specifically to veterans and we are strengthening our relationships with providers of Veteran housing through SSVF funding in our region. Families with children have several options, depending on their area of need, within the continuum and we continue to add more and adjust our focus to best meet their needs.

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 CofC's Strategic Plan incorporates the goals of Opening Doors in that it addresses prevention of homelessness for all individuals by preventing eviction and increasing the availability of more affordable housing for all populations. It also prioritizes the reduction of barriers to entrance into housing programs, and emphasizes the provision of services needed by the chronic homeless to obtain and maintain housing stability.

The CofC is on target to meet these goals by applying the Housing First Approach in 77% of its housing programs. The CoC has increased its PSH beds recently and plans on continuing to do so in the next two years. Member agencies of the CoC are also actively developing more affordable housing to the larger community. Agencies provide excellent support services in the form of case management to its program participants, achieving a high level of success as seen in participant retention. The CoC will continue to prioritize knowing

its chronic homeless and all homeless individuals and families in the area in efforts to anticipate and meet their needs.

Identifying and engaging homeless persons are priorities in the CoC's Strategic Plan. The Community Intervention Center (CIC) works in collaboration with Scranton Primary and CSS's emergency shelter to identify and engage individuals living in environs unfit for human habitation. During the course of weekly outreach, caseworkers build trust by distributing food, clothing, medical supplies, and assistance regarding general requests. They conduct 'triage,' basic needs assessments and act as liaisons between the hardest to reach homeless individuals, other CoC homeless providers and appropriate mainstream services. At any point during the engagement process, outreach caseworkers may offer housing. Using the Housing First approach, chronically homeless are moved directly into a housing placement.

The CoC's current efforts to end homelessness among families with children is a top priority. The agencies within the CoC operate several transitional housing programs that have been helping families over the past decade. The CoC has a partnership with Lackawanna Office of Youth and Family Services in helping us identify homeless families. This collaboration has allowed us to take many families off the street into housing. The current outreach plan is to identify families through partnerships and to provide in-depth assessment to determine the best approach for the family to be housed immediately. United Neighborhood Centers' One Stop Shop for housing is coordinating the outreach efforts and continues case management for these families in order to prevent a re-occurrence of homelessness.

The CoC has continued to partner with Lackawanna Office of Youth and Family Services in order to identify homeless youth under the age of 25 and homeless youth aging out of foster care. The youth population has access to all of the housing projects within the community, however, there are some projects specifically for that subpopulation including, United Neighborhood Centers' housing program funded through Lackawanna County for youth aging out of foster care. This collaboration has been extremely successful in keeping the community's youth off the streets and into housing. St. Joseph's Center's Mother Infant transitional housing program is mainly occupied by women under the age of 25 with newborn children. In the CoC's most recent point-in-time, 17% make up the sheltered, accompanied homeless population, but there were no unsheltered homeless youth in the count.

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

One of the major strengths of our local service delivery system is our willingness to work together to assist those in need with the most appropriate intervention for that individual or family. The CoC meets monthly to discuss HUD directives, new housing opportunities in the area, program developments and progress on ongoing CoC efforts. The CoC many subcommittees also meet regularly to work on efforts to collect data effectively and efficiently, prevent occurrences of homelessness upon exiting from hospitals, prisons, jails and rehabilitation facilities, to ensure that homeless children have proper access to educational opportunities and to develop a strong process and toolkit for our coordinated assessment system.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City of Scranton operates various in-house rehabilitation programs and works with several nonprofit organizations to provide a full range of housing options. At the discretion of an Independent housing inspection company all homes included in our rehabilitation program receive a lead paint inspection based on the requirements set forth in 24 CFR Part 35 by a Certified Lead Risk Assessors. Scranton's Homebuyer Program is administered through Scranton's Office of Economic and Community Development through the HOME Program. The funds are used to provide down payment and closing costs assistance. The Independent housing inspection company under contract with the City conducts the housing inspections for Scranton's Homebuyer Program and will request a Lead Assessment when needed.

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

Scranton is the sixth largest city in the Commonwealth of Pennsylvania. Scranton also has a very old housing stock. Approximately 81.7% of the homes in Scranton were built prior to 1960. Housing constructed after 1978 should not have lead based paint because the manufacture of this type of paint was banned. If anyone applies for federal assistance in Scranton's housing program and have children under the age of seven (7) a lead assessment is performed.

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

The City of Scranton has integrated lead based paint hazard reduction activities into their HUD assisted housing policies and programs. Every rehabilitation project file contains an additional checklist that is a review of the requirements in 24CFR Part 35.

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

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

Scranton's Anti-Poverty Strategy will reduce the number of poverty level families by promoting programs that will move families from welfare dependency to economic-sufficiency. The strategy will prevent low and moderate incomes persons from becoming welfare dependent by promoting public awareness of predatory lending, financial literacy and home ownership counseling before and after the purchase of a house.

Many of the Consolidated Plan objectives directly support the Anti-Poverty Strategy through partnerships, referrals and linkages to other agencies and service providers, Scranton will make an ongoing effort to help serve specific populations and meet their needs.

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

Reducing the number of families living at the poverty level can only be accomplished with a communitywide effort: HUD programs cannot do it all. The work of social service providers in efforts to achieve this goal include programs offered by the members of both the Continuum of Care and the Lackawanna County Housing Coalition that has often been a leader in reducing poverty by working with families in moving them towards self sufficiency. Using a self-sufficiency assessment tool, family strengths are assessed and using case management, families are helped in getting what they need to achieve self-sufficiency. Several agencies provide case management targeted at special populations such as people with developmental disabilities or illness or people with substance abuse problems.

Scranton's mission is to work with area non-profits to provide comprehensive services and opportunities to support low-income, high needs families and individuals as they strive to lift themselves out of poverty and achieve economic self-sufficiency. In support of this mission, local human service agencies that are providing social and economic needs of low-income, high needs families and individuals; provide for the emergency, basic needs of families through delivery of direct services; actively advocate for systemic changes through federal, state and local policy makers; and develop and

support educational programs, increase job training, and improve computer skills for low-income workers.

Providing affordable housing is a primary goal for reducing poverty. In keeping with the goals, programs, and policies outlined in this Strategic Plan, Scranton works and coordinates with local agencies listed below and others in producing and preserving affordable housing stock:

- Lackawanna Neighbors, Inc.
- NeighborWorks of NEPA
- Habitat for Humanity
- Scranton Housing Authority
- United Neighborhood Centers of NEPA
- Members of the Scranton-Lackawanna Continuum of Care
- Members of the Lackawanna Housing Coalition

United Neighborhood Centers of NEPA is the lead organizer responsible to include the development of Lackawanna County's annual Continuum of Care (CoC) Grant, an agency peer review process, administering the "Point in Time" count, and strengthening collaboration and efficiency in services provided to the homeless.

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

Emphasis is placed on programmatic on-site monitoring visits for all major projects. Conducting annual on-site fiscal monitoring visits for minor projects is not as necessary as desk monitoring and risk analysis is ongoing. Each agency or community initially funded through the CPD program has an on-site monitoring visit to test the adequacy of their accounting system for CDBG, HOME, and ESG programs. The City of Scranton will carry out the statutorily mandated responsibility to review Subrecipient performance as cited in the CDBG, HOME and ESG regulations. The recipient 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 §570.910 Subpart J of 24 CFR Part 85 “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments” is more explicit about monitoring Subrecipients: Grantees are responsible for managing the day-to-day operations of grant and subgrant supported activities. Grantees must monitor subgrant supported activities to assure compliance with applicable Federal requirements and performance goals are being achieved. Grantee monitoring must cover each program, function, or activity.

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

All federal funding allocations will be used in a manner that support the three (3) major goals of our Consolidated Plan, which are to provide decent affordable housing, a suitable living environment and expanded economic opportunities to principally benefit low to moderate income persons in Scranton, Pennsylvania. City of Scranton also applies to the Commonwealth of PA for funding through the Department of Community and Economic Development (DCED) or any other State or Federal Agency or Authority.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,517,139	258,000	0	2,775,139	9,000,000	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	374,743	25,000	0	399,743	1,500,000	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 and Scranton began receiving HOME funding in 1992.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	230,044	0	0	230,044	920,000	ESG Program will carry out street outreach, emergency shelter, homeless prevention, rapid rehousing, HMIS and Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing Other	2,583.634	0	0	2,583,634	10,400,000	The Housing Coalition for Lackawanna County will serve as lead organization for the Scranton Lackawanna Continuum of Care.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - state	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements Public Services	To be Determined Unknown at this time	0	0	0	0	Scranton will continue to apply through the Commonwealth of Pennsylvania funding through State agencies; DECD, Commonwealth Finance Authority, Office of the Budget and any other Commonwealth department. Scranton will submit a Certificate of Consistency if it is a viable project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
LIHTC	Private	Acquisition Admin and Planning Economic Development Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	Unknown at this time	0	0	0	0	Expected use of LIHTC will be used as developers come forward with a viable project. The City of Scranton if zoning and planning department approve such project will provide support for the project through this Consolidated Plan. A Certificate of Consistency would be provided.
Section 108	public - federal	Acquisition Admin and Planning Economic Development	0	0	0	0	0	At this time there are no activities being designed for economic development for Section 108 funding. However, Scranton will support a project if approved by zoning, planning and the Administration and is a viable project for the use of these funds.
Section 8	public - federal	Housing Rental Assistance TBRA	\$4,868,000	0	0	\$4,868,000	19,472,000	Scranton Housing Authority implements the Section 8 and Voucher system.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Credits	public - state	Acquisition Economic Development Housing	Unknown at this time.	0	0	0	0	If a viable project is approved by zoning and planning departments and has the approval of Scranton City Council City of Scranton will execute a Certificate of Consistency.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Financial Assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	0	0	0	0	0	All federal grants or loans that creates economic development, creates a safe environment for our community and residents, affordable housing, green environment, lead based paint, energy efficiency will be supported by a Certificate of Consistency in this Con Plan.

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 expects to receive ongoing Section 8 Rental Assistance Funding from HUD to continue to provide vouchers to low income renters in Scranton, Pennsylvania through the Scranton Housing Authority (SHA). Lackawanna County Continuum of Care administers the Continuum of Care (COC) program serving all homeless persons in both Scranton and Lackawanna County. The COC expects to apply for funding under the COC program later in the year. Currently there is a Low-Income Housing Tax Credit project underway at North Scranton-Goodwill Industries that will be completed early 2016. If the occasion arises, Scranton would support such application with a Certification of Consistency. Scranton partners with Developers to obtain funding through the Commonwealth of Pennsylvania through PA Dept. of Economic and Community Development through the Housing & Redevelopment Assistance, Local Share Account, Grower Greener II, DCNR, Dept. of Energy, Lead Based Paint Hazard Control Grant Program, EPA Brownfield, Office of the Budget Redevelopment Assistance Capital Program (RACP) along with any other eligible programs that Scranton qualifies. Under RACP, there is a dollar for dollar match from the private developer.

If appropriate, describe publically 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 publically owned land for needs identified in the plan other than to improve existing public infrastructure and facilities.

Discussion

Emergency Solutions Grant Program match requirement will be followed under 24.CFR 85.24.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Owner-Occupied Housing Units	2015	2019	Affordable Housing	City of Scranton.Citywide	Increase Access to affordable Housing Rehabilitation/Neighborhood Revitalization	HOME: \$155,270	Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Homebuyer Program	2015	2019	Affordable Housing	City of Scranton.Citywide	Increase Access to affordable Housing Rehabilitation/Neighborhood Revitalization	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4	Administration	2015	2019	Administration	City of Scranton.Citywide	Affirmatively Further Fair Housing	CDBG: \$503,427 HOME: \$37,473 ESG: \$17,253	Other: 1 Other
5	Demolition of Hazardous Structures	2015	2019	Demolition of Hazardous Structures	City of Scranton.Citywide	Demolition of Hazardous Structures	CDBG: \$200,000	Buildings Demolished: 20 Buildings
6	Economic Development - Job Creation	2015	2019	Non-Housing Community Development	City of Scranton.Citywide	Economic Development / Job Creation	CDBG: \$50,000	Jobs created/retained: 2 Jobs
7	Section 108 Repayment	2015	2019	Non-Housing Community Development	Scranton Local Business District	Section 108 Repayment	CDBG: \$424,500	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public Facilities/Infrastructure	2015	2019	Affordable Housing Non-Housing Community Development	City of Scranton.Citywide	Public Facilities/Infrastructure Improvements	CDBG: \$1,300,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5500 Households Assisted
9	Public Services.Crime Prevention	2015	2019		City of Scranton.Citywide	Public Services	CDBG: \$300,000	Public service activities for Low/Moderate Income Housing Benefit: 5500 Households Assisted
10	Support efforts for homeless, special needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City of Scranton.Citywide	Public Services	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
11	Public Service.Child Care	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Scranton.Citywide	Public Services	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 3000000 Households Assisted
12	Permanent Supportive Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Scranton.Citywide	Homelessness Prevention / Continuuum of Care	ESG: \$500,000	Homelessness Prevention: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	ESG - Emergency shelter	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City of Scranton.Citywide	Homelessness Prevention / Continuuum of Care	ESG: \$230,044	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Homeless Person Overnight Shelter: 5 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 15 Beds Homelessness Prevention: 25 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitate Owner-Occupied Housing Units
	Goal Description	Rehabilitation of home in Scranton to comply with City, State and Uniform Construction Code. Eligibility is based on owners having an income below the 80% median income established by HUD for the City of Scranton.
3	Goal Name	Homebuyer Program
	Goal Description	Assist income qualified homebuyers to purchase a home in the City of Scranton by providing downpayment assistance and closing costs.
4	Goal Name	Administration
	Goal Description	Staff support for the CDBG Program, Emergency Solutions Grant Program and the HOME Program to include updating the Fair Housing Analysis in 2015

5	Goal Name	Demolition of Hazardous Structures
	Goal Description	Demolition of Hazardous Structures is a city wide program that eliminates slum and blight from our neighborhoods. An environmental assessment is made on each structure; a title search is completed; one for one replacement is exempt from this activity.
6	Goal Name	Economic Development - Job Creation
	Goal Description	Scranton's Business Loan/Grant program achieves the National Objective by providing jobs and economic opportunities for persons from LMI families. The program provides funds to eligible clients to assist qualifying businesses undertake activities that result in the creation of job opportunities for persons from LMI families. The primary role is to stimulate and support private investment in our community. Funding decisions are based, in part, on the following: severity of need; public benefit; program feasibility; sustainability of activity outcomes; reasonableness of costs; extent to which the activity compliments other local, state, or federal programs; and public support for community driven program. The program is not the sole source of funding and rarely the largest investor. The program is designed to provide "gap" financing for activities and initiatives that meet our investment requirements.
7	Goal Name	Section 108 Repayment
	Goal Description	Repayment of Section 108 Loans for both the Scranton Hotel and Steamtown Mall Partners
8	Goal Name	Public Facilities/Infrastructure
	Goal Description	Reconstruction of streets to include handicap curb cuts, sewer reconstruction
9	Goal Name	Public Services.Crime Prevention
	Goal Description	Neighborhood Police Patrol

10	Goal Name	Support efforts for homeless, special needs
	Goal Description	This will include Public Service / Condemnation.
11	Goal Name	Public Service.Child Care
	Goal Description	Public Service for childcare that includes UNC Project HOPE, Boys and Girls Club Park It Program, St. Joseph's Mother and Infant Program. Child Care will benefit generally children under 13 years of age.
12	Goal Name	Permanent Supportive Housing
	Goal Description	Increase the percentage of participants remaining in CoC funded permanent housing projects.
13	Goal Name	ESG - Emergency shelter
	Goal Description	Activities that will be included in the emergency Solutions Grant Program in Scranton in this Consolidated Plan will be Street Outreach, Shelter, Homeless Prevention, Rapid Re-Housing, HMIS and Administration.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Strategic Plan outlined five (5) priorities identified during the extensive planning process and the strategies for addressing these priorities. The following is a summary of the priorities identified in the Strategic Plan:

1) Public Facility and Infrastructure Improvements

- Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, demolition of hazardous structures, sidewalks, and street improvements.
- Fund public facility improvements that benefit low to moderate-income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.
- Economic Development activities that will create low to moderate income jobs

2) Increase Access to Affordable Housing

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households.
- Fund activities that leverage other public and private resources such as Low Income Tax Credit Projects or Historic Tax Credit Projects.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

3) Decrease Homelessness

- Provide funds to support shelter operations and transitional housing.
- Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

4) Public Services

- Fund projects that provide supportive services to low and moderate income household as well as persons with special needs.
- Support efforts to develop a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort.

5) Affirmatively Further Fair Housing

- Support improved access to community resources.
- Continue to operate in compliance with protected class definitions found in federal regulations

6) Administration

- General management, oversight and coordination of the federal funding programs received by the City of Scranton.

Projects

#	Project Name
1	CDBG Administration
2	Economic Development Activities
3	Demolition of Hazardous Structures
4	Section 108 Loan Planned Payment - Scranton Hotel
5	Fire Station / Equipment / Public Facility
6	Novemberino Swim Complex - Public Facility
7	Neighborhood Police Patrol
8	Public Service / Condemnation
9	UNC Project HOPE - Public Service
10	Catherine McAuley Center - Public Service
11	HOME Program - Administration
12	Reconstruction of Streets with ADA Compliance
13	HOME Program Homebuyer Program
14	HOME Program. Owner Occupied Rehabilitation Program
15	Emergency Solutions Program.HESG
16	Section 108 Repayment - Steamtown Mall Partners
17	Public Service - Boys & Girls Club Park It Program
18	UNC Bellvue Center - Public Service
19	St. Joseph's Center - Public Service
20	Lackawanna Neighbors, Inc.
21	HOME - Community Housing Based Organization Project

Table 56 – Project Information

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

Allocation priorities were based upon the Needs Assessment undertaken as part of the planning process and demand for projects and services in the past. For example, the need for infrastructure projects such as reconstruction of roads and install handicap curb cuts, far exceeds the amount of CDBG funding available and it will continue receive a majority of funding. The primary obstacle to addressing underserved needs is the limited resources available to address such needs throughout Scranton. Scranton will continue to encourage CDBG applicants to seek other resources from other public and private entities in an effort to leverage the limited amount of CDBG funds available.

Information

1	Project Name	CDBG Administration
	Target Area	City of Scranton.Citywide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$503,927
	Description	Administration and Planning for the CDBG Program for Scranton, Pennsylvania
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The location for this activity will take place at 340 North Washington Avenue, Municipal Building, Scranton, Pennsylvania 18503
Planned Activities		
2	Project Name	Economic Development Activities
	Target Area	City of Scranton.Citywide
	Goals Supported	Economic Development - Job Creation

	Needs Addressed	Economic Development / Job Creation
	Funding	CDBG: \$50,000
	Description	The 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.
	Target Date	2/29/2016
	Estimate the number and type of families that will benefit from the proposed activities	Under the Business and Industry Loan/Grant Program one full time equivalent job based on 40 hours must be created for every \$35,000 provided.
	Location Description	Business must be located within Scranton Pennsylvania
	Planned Activities	
3	Project Name	Demolition of Hazardous Structures
	Target Area	City of Scranton.Citywide
	Goals Supported	Demolition of Hazardous Structures
	Needs Addressed	Demolition of Hazardous Structures
	Funding	CDBG: \$200,000
	Description	Demolition and disposal of blighted and abandoned properties throughout the City of Scranton. Environmental testing, title searches are performed prior to demolition.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number and types of families that will benefit from the proposed activities will depend on the area of the demolition that is unknown at this time.
	Location Description	
Planned Activities		
4	Project Name	Section 108 Loan Planned Payment - Scranton Hotel
	Target Area	City of Scranton.Citywide
	Goals Supported	Section 108 Repayment

	Needs Addressed	Section 108 Repayment
	Funding	CDBG: \$171,500
	Description	This will be a payment for a Section 108 loan for Scranton Hotel - 2015 - \$171,500.00)
	Target Date	8/3/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	
5	Project Name	Fire Station / Equipment / Public Facility
	Target Area	Citywide/Low Mod Area
	Goals Supported	Public Facilities/Infrastructure
	Needs Addressed	Public Facilities/Infrastructure Improvements
	Funding	CDBG: \$100,000
	Description	This pumper truck for the Scranton Fire Department is qualified as a integrate part of the Fire Department
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	The estimate number and type of families that will benefit from the proposed activity will be determined by the Census. The pumper truck will be located in a low to moderate income area and will serve low to moderate income areas.
	Location Description	
Planned Activities		
6	Project Name	Novemberino Swim Complex - Public Facility
	Target Area	City of Scranton.West Scranton
	Goals Supported	Public Facilities/Infrastructure
	Needs Addressed	Public Facilities/Infrastructure Improvements
	Funding	CDBG: \$220,000

	Description	This public facility project will eliminate a current unusable pool and rehab this space by adding a public Park Complex retrofit and expansion of current pumphous to include ADA restrooms and provide more safety and security fences
	Target Date	5/24/2017
	Estimate the number and type of families that will benefit from the proposed activities	The number will be based on the U. S. Census in the West side part of Scranton Pennsylvania.
	Location Description	
	Planned Activities	
7	Project Name	Neighborhood Police Patrol
	Target Area	Citywide/Low Mod Area
	Goals Supported	Public Services.Crime Prevention
	Needs Addressed	Public Services
	Funding	CDBG: \$300,000
	Description	Public Service Neighborhood Police Patrol walk in low/moderate income areas for crime prevention
	Target Date	7/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Neighborhood Police Patrol walks through low-moderate income areas. The total number who will benefit will be estimated what census tracts they walk.
	Location Description	Low to moderate income neighborhoods.
	Planned Activities	
8	Project Name	Public Service / Condemnation
	Target Area	City of Scranton.Citywide
	Goals Supported	Support efforts for homeless, special needs
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

	Description	The Condemnation Program is implemented through United Neighborhood Centers. During a condemnation of a home, the City must provide 3 nights lodging, food first month rent and security deposit for the displaced tenants and/or owners.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families benefit from this activity depending on how many homes are found to be not safe.
	Location Description	N/A
	Planned Activities	
9	Project Name	UNC Project HOPE - Public Service
	Target Area	City of Scranton.Citywide
	Goals Supported	Public Service.Child Care
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	UNC / Project Hope - 05L - to serve low income children of Scranton summer camp providing educational, nutritional and recreational needs
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 children will benefit from this summer program
	Location Description	
	Planned Activities	
10	Project Name	Catherine McAuley Center - Public Service
	Target Area	City of Scranton.Citywide
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000

	Description	Catherine McAuley Center - Permanent supportive housing program to assist 10 homeless families to move to apts. case management, transportation, food, job search, education training are provided to enable families to become self sufficient.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 homeless families will benefit from the proposed activities
	Location Description	
	Planned Activities	
11	Project Name	HOME Program - Administration
	Target Area	City of Scranton.Citywide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	HOME: \$37,473
	Description	Administration and Planning to include the Fair Housing Analysis of the HOME Program for Scranton, PA
	Target Date	4/29/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This activity is the Administration for the HOME Program that will be undertaken at Municipal Building, 340 North Washington Avenue, Scranton, Pennsylvania 18503
	Planned Activities	
12	Project Name	Reconstruction of Streets with ADA Compliance
	Target Area	Citywide/Low Mod Area
	Goals Supported	Public Facilities/Infrastructure
	Needs Addressed	Public Facilities/Infrastructure Improvements
	Funding	CDBG: \$901,712

	Description	Reconstruction of streets that involve curb cuts making curbs handicap accessible in low to moderate income areas
	Target Date	11/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families that will benefit from reconstruction of streets to include handicap curb cuts will be approximately 9,000 living in low to moderate income areas.
	Location Description	Only in low to moderate income areas in Scranton, PA
	Planned Activities	Reconstruction of roads to include handicap accessibility will be engineered and completed in low to moderate income areas according to Scranton Census low/mod income mapping system. Areas with 51% of low/mod income will be included in this project only.
13	Project Name	HOME Program Homebuyer Program
	Target Area	City of Scranton.Citywide
	Goals Supported	Homebuyer Program
	Needs Addressed	Increase Access to affordable Housing
	Funding	HOME: \$50,000
	Description	Homebuyer Program using HOME Program funding will assist families with homeownership. Matching down payment assistance up to \$7,000.00 and provide up to \$5,000.00 closing costs for person that are under the 80% of the median income.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Five families will benefit.
	Location Description	Addresses are unknown at this time, however, all properties must be located in the City of Scranton, PA
	Planned Activities	
14	Project Name	HOME Program. Owner Occupied Rehabilitation Program
	Target Area	City of Scranton.Citywide

	Goals Supported	Rehabilitate Owner-Occupied Housing Units
	Needs Addressed	Housing Rehabilitation/Neighborhood Revitalization
	Funding	HOME: \$180,270
	Description	City of Scranton Owner Occupied Rehabilitation Program bring homes up to code to families under the 80% median income for the City of Scranton
	Target Date	10/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 4 single-family units will be rehabilitated. Estimate is determined by the amount of work needed on each structure to bring the home up to code
	Location Description	Homes located in the City of Scranton.
	Planned Activities	Activities will include Single Family, Multi family, a new program entitled Rental Rehabilitation Program where HOME Program funds will match the owners funds per unit.
15	Project Name	Emergency Solutions Program.HESG
	Target Area	City of Scranton.Citywide
	Goals Supported	Support efforts for homeless, special needs Permanent Supportive Housing ESG - Emergency shelter
	Needs Addressed	Homelessness Prevention / Continuuum of Care
	Funding	ESG: \$230,044
	Description	Administration and services of the Emergency Solutions Program that will include a portion of the application fee for the Continuum of Care for Lackawanna County.The City of Scranton works in conjunction with our Continuum of Care to establish the needs of the homeless, veterans, domestic violence, shelters. Will fund the components of Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, HMIS and Administration
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of persons will be 200. Types of families will include homeless, families of domestic and sexual violence, veterans both homeless, non-homeless and handicap, rapid rehousing, case management
	Location Description	All HESG funding must be used within Scranton, Pennsylvania
	Planned Activities	Administration of the ESG Program to include part of the CofC application fee, Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, and HMIS.
16	Project Name	Section 108 Repayment - Steamtown Mall Partners
	Target Area	Scranton Local Business District
	Goals Supported	Section 108 Repayment
	Needs Addressed	Section 108 Repayment
	Funding	CDBG: \$253,000
	Description	Repayment of a Section 108 Repayment for the Steamtown Mall Partners
	Target Date	8/26/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	
	Planned Activities	This is a Section 108 Repayment
17	Project Name	Public Service - Boys & Girls Club Park It Program
	Target Area	City of Scranton.Citywide
	Goals Supported	Public Service.Child Care
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	The Boys and Girls Club Park It Program is the neighborhood version of the Boys and Girls Club's on site programming. With cooperation with the City of Scranton this summer programs are set up at Scranton School District sites in low to moderate neighborhoods

	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Program is located in low to moderate neighborhoods and will benefit approximately 200 children living in designated neighborhoods
	Location Description	
	Planned Activities	
18	Project Name	UNC Bellevue Center - Public Service
	Target Area	South Scranton City of Scranton.West Scranton
	Goals Supported	Public Service.Child Care
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	To operate an evening / after school teen program at the Belevue Community Center.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	A teen program that fluxuates in numbers on a daily basis for approximately 25 teens that is held in early evening and/or after school.
	Location Description	Activity is located at the United Neighborhood Center Bellvue Community Center, 531 Emmett Street, Scranton, Pennsylvania 18504
	Planned Activities	
19	Project Name	St. Joseph's Center - Public Service
	Target Area	City of Scranton.Citywide
	Goals Supported	Public Service.Child Care
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	A housing program providing supervised apartment living, intensive case management, and support services to 5 homeless families at a time to prepare them to move into permanent housing and live independently.

	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Five homeless families with children mostly mothers and children
	Location Description	
	Planned Activities	
20	Project Name	Lackawanna Neighbors, Inc.
	Target Area	City of Scranton.Citywide
	Goals Supported	Rehabilitate Owner-Occupied Housing Units
	Needs Addressed	Housing Rehabilitation/Neighborhood Revitalization
	Funding	HOME: \$75,000
	Description	Lackawanna Neighbors, Inc. that acts in a CHDO capacity and a developer acquires a single family home, rehabilitates it, lead abatement, energy efficient and resale to a participant in the City of Scranton's Homebuyer Program.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	One home will be acquired, rehabilitated, lead abatement, energy efficient and be sold to a family through Scranton's Homebuyer Program
	Location Description	N/A
	Planned Activities	
21	Project Name	HOME - Community Housing Based Organization Project
	Target Area	City of Scranton.Citywide
	Goals Supported	Rehabilitate Owner-Occupied Housing Units
	Needs Addressed	Increase Access to affordable Housing Housing Rehabilitation/Neighborhood Revitalization
	Funding	HOME: \$57,000

Description	At least 15% of the HOME Program funding will be provided to a Community Housing Based Organization (CHDO) Will be bid out in 2016.
Target Date	12/31/2016
Estimate the number and type of families that will benefit from the proposed activities	One low to moderate family will have the opportunity to purchase a newly renovated home in the City of Scranton.
Location Description	To be Determined
Planned Activities	

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

Geographic Distribution

Target Area	Percentage of Funds
City of Scranton.Citywide	98
Scranton Local Business District	2

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Assistance is not directed to any specific geographic area in Scranton. Future CAPERS will provide maps to show the location of the site-specific activities. The areas of Scranton that have a concentration of Non-White and Latino populations are limited but have increased since 2000. Currently the Elm Street Program financed by the Commonwealth of Pennsylvania’s Department of Community and Economic Development, along with Low-Income Tax Credits, HOME Program, NSP I, NSP II, along with other state and federal financing footprints South Scranton that have a concentration of the Latino community is being revitalized. Area benefit projects in Action Plan Year 2015 will take place in areas of low and moderate-income concentration throughout the City.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

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

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

AP-60 Public Housing – 91.220(h)

Introduction

The City of Scranton and the Scranton Housing Authority (SHA) continue to partner in addressing the needs of our public housing residents. The encouragement of all SHA residents to participate in SHA programs is an on-going commitment. We work closely with our Resident Advisory Board (RAB) in developing SHA's Annual and Five Year Plan. SHA obtains valuable input from our RAB in determining management and physical needs for the SHA.

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

The comprehensive modernization of buildings 1 and 2 at Valley View Terrace has progressed smoothly over the past year. This modernization phase will be complete in the spring of 2015. Plans and specifications to complete the site work and upgrade the sidewalks and curbing around buildings 1 and 2 and Valley View's entrance area are being finalized. This work will begin in the spring of 2015.

SHA received approval from HUD to demolish building 20 at Valley View Terrace. The application for this activity was sent to HUD last year. Building 20 is a three story elevator operated building with 24 apartments. With demolition set for late spring or early summer, the elimination of this building will provide addition green space for the residents to enjoy.

As previously mentioned, Honeywell International completed the installation of a geo-thermal heating and air conditioning system at Valley View Terrace. This green technology has produced substantial savings for SHA. As we comprehensively renovate the existing buildings, additional energy conservation items are being installed. Once complete, our oldest development should be our most energy efficient.

SHA will continue to update its 5-year Capital Improvement Plan on an annual basis. Our on-going physical needs assessment and resident input will allow us to determine our priorities as additional capital improvements are made.

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

Every year or two, the City of Scranton's Office of Economic and Community Development distributes information to the Scranton Housing Authority and the Lackawanna Housing Authority information on Scranton's Homebuyer Program to encourage residents to reach out to the City to determine if they would qualify for homeownership. Also, through the Scranton Housing Authority's Resident Advisory Board (RAB), residents are encouraged to participate in Scranton Housing Authority management.

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

The Scranton Housing Authority is not a trouble Housing Authority.

Discussion

The Scranton Housing Authority Agency Plan is available at the Main Headquarters of the Scranton Housing Authority, 400 Adams Avenue, Scranton, Pa. 18503 and at the Scranton Public Library, corner of Vine Street and North Washington Avenue, Scranton, PA 18510. Also, copies of the SHA Agency Plan is available for review at each of the six Asset Management Projects (AMP). The six locations are Valley View Terrace, 950 Pear St., Scranton, PA 18505; Hilltop Manor, 136 Belvedere Drive, Scranton, PA. 18505; Bangor/Scattered Sites, Kelly Ave. Scranton, PA 18508; Adams/Washington West/Washington Plaza, 537 N. Washington Ave., Scranton, PA 18509; Adams High Rise, 420 Adams Ave., Scranton, PA 18510 and Jackson/Riverside, 1001 Jackson St., Scranton, PA 18504

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

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Scranton-Lackawanna CoC will continue to utilize Homeless Street Outreach Program, which plays a vital role in meeting the needs of the most vulnerable homeless individuals. The Community Intervention Center (CIC), in collaboration with Scranton Primary Health Care Outreach and CSS's Emergency Shelter identify and engage individuals residing in places that are considered unfit for habitation. During weekly outreach, caseworkers build trust by distributing food, clothing, medical supplies and conducting basic needs assessments. The caseworkers act as liaisons between the hardest to reach homeless individuals, other CoC homeless providers and appropriate mainstream providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

Lackawanna County is home to several homeless shelters: Catholic Social Services (CSS), St. Anthony's Haven and St. Joseph's Center's Walsh Manor shelter homeless individuals along with Keystone Mission's seasonal shelter, typically open 6 months of the year.

CSS's Nativity Shelter along with Catherine McAuley Center's shelter house families and Women's Resource Center provides voucher beds for individuals and families. The Scranton Lackawanna CoC will continue to use the Housing First approach in addressing the needs of all homeless individuals. Whether through the Street Outreach Services or general Case Management the primary goal remains to get people off the street and into an emergency shelter, transitional housing with the ultimate goal of achieving 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

As stated above, the CoC continues to utilize the Housing First approach to secure suitable housing for all homeless individuals. This approach allows the homeless to enter housing and immediately receive the intensive, supportive services required to obtain and maintain housing stability. Currently, two CoC projects have applied to change their beds from Transitional Housing to Rapid Rehousing, which has been proven to promote self-sufficiency and dramatically reduce the amount of time spent homeless. Also, CoC members recently began case conferencing for those who are chronically homeless, providing a more collaborative and holistic approach to addressing homelessness. This process maximizes efficiency and ensures that all homeless individuals/families are benefiting from the wide array of services/resources being offered throughout the continuum. Case Manager's across the CoC will provide long-term monitoring services to continue to promote independent living and 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

Certain members of the CoC utilize Homeless Assistance Prevention (HAP) funds to assist the most at risk families in avoiding homelessness. Housing counselors provide rental assistance (when available) and case management services including: 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. Also, the CoC has established a Discharge Planning Subcommittee that examines the discharge policies of the foster care system, physical/mental health and correctional facilities within the jurisdiction. The committee members meet quarterly to discuss any issues surrounding discharge policies and ensure that the institutions are fully aware of available resources and services. This subcommittee works collaboratively to ensure that no one in these publicly funded programs is discharged into homelessness.

Discussion

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

Introduction:

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

The Five Year Consolidated Plan identified barriers to affordable housing that included:

Scranton is currently in 2015 undertaking the development of an Analysis of Impediments to Fair Housing Choice (AI) that will identify current barriers to fair housing. In the AI last conducted in 2011, barriers were identified that may impede the ability of lower-income households to become home owners, including the need for the City to provide adequate funding for owner occupied housing rehabilitation and rehabilitation of existing rental housing.

Scranton will continue to safeguard against predatory lending and mandate homeownership education and opportunities for prospect homeowners at low moderate income levels.

Scranton is preventing Pre-Qualification or Gate Keeping of Protected Classes by providing education and outreach to a variety of groups on the fair housing law in English and Spanish; expanding it to other languages within this Consolidated Plan. Scranton will 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.

Barriers to home ownership were identified as:

- Difficulty saving for down payments and closing costs in combination with rental obligations and other economic factors.
- Many homes affordable to lower-income households require minor to major repairs to make them habitable. The repairs generally need to be funded at the time of purchase, adding to the expense of first time home ownership. Scranton may implement if resources are available to Acquisition Rehab Program.

- Poor or unacceptable credit histories of applicants, poor records of employment among applicants, and lack of adequate budget and credit counseling for prospective homebuyers to assist them in maintaining their home ownership status.

Barriers to housing rehabilitation were identified as:

- Demand of rehabilitation funding greatly exceeds the available financial resources. Cost for lead-based paint treatment increases the total cost of rehabilitation per unit, which decreases the number of housing units that are rehabilitated on an annual basis.
- High real estate taxes reduce the affordability of housing.

Due to limited CDBG and HOME Program resources, Scranton still anticipates using both CDBG and HOME Program funds to support home ownership, owner occupied housing rehabilitation or rental housing development. Scranton will continue to provide a certification of consistency to projects that meet local codes and land use requirements.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Scranton will use its entitlement funds to provide assistance with activities that meet the underserved needs of the communities participating in the program. Non-housing community development needs will be addressed through CDBG funding resources. Obstacles identified in the Five Year Plan include:

- Increasing costs to complete projects,
- Fragmented approached to local planning and lack of coordination in addressing infrastructure needs, and
- Limited inter-municipal communication in addressing public facility needs.

Actions planned to foster and maintain affordable housing

In the Five Year Consolidated Plan, obstacles such as lack of funding, lack of affordable housing, and escalating costs to provide housing were cited as obstacles to providing affordable housing. Through the allocation of funds in this Consolidated Plan, housing activities are being undertaken and hopefully will expand over the next five years. Scranton will continue to seek additional resources to assist property owners in the rehabilitation of both owner occupied and rental housing. The City will continue to work with the Continuum of Care to provide funds to the homeless.

The Scranton Housing Authority provides rent vouchers to offset the high cost of rental housing in the City. Members of the Scranton-Lackawanna Continuum of Care and Lackawanna Housing Coalition offers several programs to combat homelessness and end chronic homelessness.

Scranton will continue to provide a certificate of consistency for agencies seeking funding under federal programs that enhance the opportunity to meet the goals described in the Five Year Plan.

Actions planned to reduce lead-based paint hazards

Scranton will remain proactive in identifying children with an elevated blood lead level, Scranton provides oversight to ensure that the lead-based paint problem is addressed.

The new EPA guideline for renovation, paint and repair, effective April 22, 2010, require that all contractors notify owners of properties constructed prior to 1978 of the potential for lead based paint hazards and to perform work in a lead safe manner. Contractors must be trained and registered with EPA to do work in older homes that disturbs painted surfaces. Local building code offices are made aware of these requirements.

Actions planned to reduce the number of poverty-level families

The City, in conjunction with the public and private agencies and institutions, provides lower-income households with the opportunity to gain the knowledge and skills as well as the motivation to become fully self-sufficient. Economic Development activities are directed towards the creation of new businesses and employment opportunities. The CDBG program entitled Business and Industry Loan/Grant Program provides the potential of generating jobs that may be filled by Section 3 residents or hire Section 3 businesses.

Actions planned to develop institutional structure

The City of Scranton's Office of Economic and Community Development is responsible for the administration of the Community Development Block Grant Program. All sub-recipient agreements are monitored on an ongoing basis. The City participates with other groups and agencies when appropriate, such as planning for the homeless, to facilitate cooperative problem solving in Scranton, Pennsylvania.

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

The City will continue efforts to enhance coordination between agencies by creating partnerships in the implementation of Section 3 outreach initiative and the Scranton-Lackawanna Continuum of Care. The Scranton-Lackawanna Continuum of Care is comprised of providers of homeless services and prepares the SuperNOVA application for funding from HUD.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

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	\$255,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$101,000
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	\$715,173
5. The amount of income from float-funded activities	\$0
Total Program Income:	\$1,071,173

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(1)(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)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Scranton consults with the Lackawanna County Continuum of Care and as a group we make funding decisions based on the CoC professionalism and experience with the homeless or formerly homeless individuals.

5. Describe performance standards for evaluating ESG.

Discussion:

City of Scranton
Five Year Consolidated Plan 2015 – 2019
Citizen Advisory Committee

Chairman
Mr. Tom Preambo
Deputy Director
Office of Economic and Community Development
Phone: 570/348-4216 (Office)
tpreambo@scrantonpa.gov

City Council Representative
Mr. Pat Rogan
Scranton City Councilman
Committee Chairperson for Community Development
Progan@scrantonpa.gov

Members

Mr. Chris Falzett (Councils Selection)
Account Executive
Topp Business Solutions
1110 Saginaw Street
Scranton, Pennsylvania 18505
cfalzett@toppcopy.com

Mr. James P. Connors (Mayors Selection)
Scranton, Pennsylvania 18505
JPC10@aol.com

Mr. James Williams (Council Selection)
Scranton, Pennsylvania 18504
kajasamael@gmail.com

Mr. Michael Sporer (OECD Selection)
Scranton, Pennsylvania 18510
mdsporer@empoweru1.com

Ms. Jenny Gonzalez (OECD Selection)
Scranton, Pennsylvania 18510
jgonzalez@cjplaw.org

Ms. Nell Donnelly O'Boyle (Mayor's Selection)
Scranton, Pennsylvania 18510
wesellwithnell@gmail.com

**Citizen Participation
Public Hearing**

Date: Wednesday, April 30, 2014
Time: 6:00 p.m.
Place: Center for Independent Living
1142 Sanderson Avenue
Scranton, Pennsylvania 18509

The first public meeting was held at Center for Independent Living to serve persons with disabilities. Several comments were received and answered and discussed: can the City of Scranton fund activities such as Meals on Wheels; a need to continue to use resources to go towards affordable, clean, safe housing in the community and community revitalization; youth priority should be a high priority especially for the summer programs; purchase and rehab a particular building for neighborhood center that would focus on youth based activities to bring in children off the streets; housing rehabilitation was a high priority for both CDIG and IHOME Programs.

Date: Wednesday, July 30, 2014
Time: 6:00 p.m.
Place: Scranton City Council
Municipal Building
340 North Washington Avenue
Scranton, Pennsylvania 18503

The second public hearing was held at the Municipal Building on the above date. No citizen comments were received.

Date: Wednesday, August 6, 2014
Time: 6:00 p.m.
Place: Freckles and Frills
515 Fig Street
Scranton, Pennsylvania 18505

The third public hearing to hear citizen's comments was held at a day care facility for persons that spoke English and persons that spoke Spanish. An interpreter. A slide presentation was provided by the staff of the City of Scranton's Office of Economic and Community Development. Several comments were received by both the Hispanic community and English speaking citizens. Revitalization into our neighborhoods should be a high priority; there has been a lot of funding placed in our central business district and neighborhood parks; vacant properties should be placed back on the tax rolls; code enforcement is very much needed; curbs and sidewalks should be a high priority; additional Comm-D Police walking our neighborhoods; the language barrier is very hard to overcome when seeking employment;

Date: Tuesday, August 19, 2014
Time: 1:15 p.m.
Place: West Side Senior Center
1001 Jackson Street
Scranton, Pennsylvania 18504

This meeting provided the senior residents of West Scranton to provide comments on the Consolidated Plan and to view the traveling slide presentation that was provided by the staff of the City of Scranton's Office of Economic and Community Development

A member of the City of Scranton's Office of Economic and Community Development attended both the North Scranton Neighborhood Association and Tripp Park Neighborhood Association meetings in order to pass out the Consolidated Plan Questionnaire and relay the importance of filling these questionnaires out.

SCRANTON, PENNSYLVANIA RECAPTURE PLAN

The guidelines for resale and recapture of HOME/CDBG Funds found in 24 CFR part 92.254 and other related subsections have been incorporated into homebuyer, reconstruction, and rehabilitation agreements between City of Scranton and homeowners. Scranton will utilize recapture provisions only for its HOME and CDBG housing funded projects. Scranton's Office of Economic and Community Development department will undertake the following activities where recapture is applicable: homebuyer (down payment and closing costs assistance), reconstruction, housing rehabilitation and Rental Rehabilitation Program. Each activity will have an affordability period based on the type of activity and the investment of HOME/CDBG funding.

For the Homebuyer Program where the participant receives down payment and closing cost assistance the Property Owner must maintain ownership of the property acquired for a period of five (5) years as their principal residence. Scranton will recapture the entire HOME investment as these funds are provided to the homebuyer as a deferred loan that is payable over a 5 year period at an interest rate of 5%.

Homeowners (property owners) who receive either Reconstruction or Rehabilitation must maintain ownership of the property improved for a period of five (5) to twenty (20) years (duration determined by HOME/CDBG investment) as their principal residence.

Ownership shall be in the form of a fee simple title and the Ownership interest may be subject only to mortgages, deeds of trust or other debt instruments approved by the City of Scranton and any other encumbrances or restrictions that do not impair the marketability of the Ownership interest.

Funds provided by the City, pursuant to the agreement, shall be a charge on the property, and shall be secured by a lien on the property. City of Scranton through the Office of Economic and Community Development shall verify residency on an annual basis with the cooperation of the Property Owner. The recapture provision will be a pro rata reduction of the recapture amount during the affordability period; and only the direct subsidy received by the homeowner is subject to recapture. The pro rata forgiveness shall be determined by taking the number of years the home was owned by the program participant and then dividing that by the affordability period and multiplying that by the amount of the direct home subsidy. In the event of a sale, the amount to be recaptured would be limited to the net proceeds of the sale. Refinancing is not permitted without approval of the City of Scranton and temporary subleases are not allowed.

Therefore, if the property is not occupied by the Property Owner as a principle residence, and is sold, conveyed, leased or otherwise transferred prior to the expiration of the affordability period, the balance of the funds not forgiven on the date of such transfer of ownership, together with simple interest of five percent (5%) per annum will be owed to the City of Scranton. The Office of Economic and Community Development department staff will work with the homeowner to negotiate a repayment plan based on income in order to recover the HOME and/or CDBG funds in a timely manner. All recaptured HOME funds will be used only for HOME eligible activities, and all recaptured CDBG funds will be used only for CDBG eligible activities.

Revised 4/5/2015

**City of Scranton
Office of Economic and Community Development**

2015 – 2019 Consolidated Plan

Standard and Substandard Definitions

The City of Scranton's Office of Economic and Community Development needs to insert in their 2015 - 2019 Consolidated Plan to include definitions of units that are considered in "Standard Condition" and "Substandard Condition but Suitable for Rehabilitation". These definitions will become part of our Consolidated Plans.

HUD's Consolidated Planning regulation at Section 91.305 (b) (1) requires to define the terms "standard condition" and "substandard condition but suitable for rehabilitation". The definitions are used to determine when housing must be replaced under the 1-for-1 replacement requirements of Section 104(d) of the Housing Act (see definition of vacant habitable dwelling unit at 24 CFR 42.305 and the one for one replacement requirements at 42.375).

The goal of the Standard Housing Conditions is set forth to provide "decent, safe and sanitary" housing. To accomplish this, the City of Scranton Office of Economic and Community Development follow the Uniform Construction Code (UCC). UCC defines "standard housing" and establishes the minimum criteria necessary for the health and safety of participants.

UCC regulations provide performance requirements and acceptability criteria to meet each performance requirement. UCC included requirements for all housing types including single and multi dwelling units, as well as specific requirements for special housing types such as manufactured homes, congregate housing, single room occupancy (SROs), shared housing and group residence (GRs).

The definitions that follow will become part of our 2015 – 2019 Consolidated Plan hereafter.

Standard Condition- A housing unit meets or exceeds applicable local or state building code and/or Uniform Construction Code (UCC).

Substandard Condition but Suitable for Rehabilitation- A housing unit that does not meet applicable local or state building code and/or Uniform Construction Code (UCC) but could be brought up to the applicable codes or standard for 75% of the unit's replacement cost.

Substandard Condition not Suitable for Rehabilitation: By local definition, dwelling units that are in such poor condition that they are neither structurally nor financially feasible for rehabilitation.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for a project in excess of \$25,000 per dwelling unit.

Grantee SF-424's and Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED April 10, 2015		Applicant Identifier	
<input checked="" type="checkbox"/> Construction		<input checked="" type="checkbox"/> Construction		3. DATE RECEIVED BY STATE	
<input type="checkbox"/> Non-Construction		<input type="checkbox"/> Non-Construction		State Application Identifier	
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
Legal Name: City of Scranton			Organizational Unit: Department: Office of Economic and Community Development		
Organizational DUNS: 138814287			Division:		
Address: Street: 340 North Washington Avenue, Municipal Building			Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Scranton			Prefix: Ms.	First Name: Linda	
County: Lackawanna			Middle Name: E.		
State: Pennsylvania			Last Name: Acchi		
Zip Code: 18503			Suffix:		
Country: U.S.A.			Email: Laebli@scrantonpa.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 24-6007102			Phone Number (give area code) 5703484216		Fax Number (give area code) 5703484123
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)			7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investment Partnership Program (HOME) 14-239			9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Scranton, Pennsylvania			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Planning and Administration, Fair Housing, Homebuyer Program, Owner Occupied Rehabilitation Program		
13. PROPOSED PROJECT Start Date: 11/2015			14. CONGRESSIONAL DISTRICTS OF: a. Applicant 0 and 17		
Ending Date: 12/31/2015			b. Project 10 and 17		
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$	374,743	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$		DATE:		
c. State	\$		b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$		<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other Match / Exempt	\$		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$	25,000	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$	399,743			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative		First Name William		Middle Name L.	
Prefix Mr.		Last Name Courtright		Suffix	
b. Title Mayor		c. Telephone Number (give area code) 570/348-4101		e. Date Signed April 1, 2015	
d. Signature of Authorized Representative					

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Standard Form 424 (Rev. 9-2003)
Prescribed by OMB Circular A-102

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED April 10, 2015	Applicant Identifier
			3. DATE RECEIVED BY STATE	State Application Identifier
			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION				
Legal Name: City of Scranton		Organizational Unit: Department: Office of Economic and Community Development		
Organizational DUNS: 136814287		Division:		
Address: Street: 340 North Washington Avenue, Municipal Building City: Scranton County: Lackawanna State: Pennsylvania Zip Code: 18503		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Linda Middle Name: B. Last Name: Aebli Suffix:		
Country: U.S.A.		Email: Laebli@scrantonpa.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 214-6000704		Phone Number (give area code) 5703484216		Fax Number (give area code) 5703484123
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letter(s).) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Emergency Solutions Grant Program		9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Scranton, Pennsylvania		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Planning and Administration, Shelter, Rapid Rehousing, and to help improve the quality of existing emergency shelters for the homeless, to make available certain essential services, to help with the cost of operating shelters as well as prevention activities.		
13. PROPOSED PROJECT Start Date: 1/1/2015 Ending Date: 12/31/2015		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 17 b. Project 10 and 17		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
a. Federal	\$	230,044	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
b. Applicant	\$			
c. State	\$			
d. Local	\$			
e. Other Match	\$	230,044		
f. Program Income	\$			
g. TOTAL	\$	460,088		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix	Mr.	First Name	William	Middle Name
Last Name		Courtright		
Suffix				
b. Title	Mayor	c. Telephone Number (give area code)		570/348 4101
d. Signature of Authorized Representative		e. Date Signed		
		April 1, 2015		

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Standard Form 424 (Rev.9 2003)
 Prescribed by OMB Circular A-102

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED April 10, 2015	Applicant Identifier
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: City of Scranton		Organizational Unit: Department: Office of Economic and Community Development	
Organization DUNS: 130814297		Division:	
Address: Street: 340 North Washington Avenue, Municipal Building		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Scranton		Prefix: Ms.	First Name: Linda
County: Lackawanna		Middle Name: B.	
State: Pennsylvania		Last Name: Aebli	
Zip Code: 18503		Suffix:	
Country: U.S.A.		Email: Laebli@scrantonpa.gov	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 24-6000704		Phone Number (give area code) 5703484216	Fax Number (give area code) 5703484123
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)	
Other (specify)		9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant Program (CDBG)		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Housing, Public Services, Public Facility Improvements, Section 108, Planning and Administration, Economic Development, Historic Preservation	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Scranton, Pennsylvania		14. CONGRESSIONAL DISTRICTS OF: a. Applicant: 10 and 17 b. Project: 10 and 17	
13. PROPOSED PROJECT Start Date: 1/1/2015 Ending Date: 12/31/2015		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes: <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No: <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
15. ESTIMATED FUNDING:		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
a. Federal	\$ 2,517,139,000 ⁰⁰		
b. Applicant	\$. ⁰⁰		
c. State	\$. ⁰⁰		
d. Local	\$. ⁰⁰		
e. Other	\$. ⁰⁰		
f. Program Income	\$ 258,000 ⁰⁰		
g. TOTAL	\$ 2,775,139 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix: Mr.	First Name: William	Middle Name: L.	Suffix:
Last Name: Courtright		c. Telephone Number (give area code): 570/348-4101	
b. Title: Mayor		e. Date Signed: April 1, 2015	
d. Signature of Authorized Representative: 			

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date April 1, 2015

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

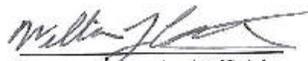
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

 APRIL 1, 2015
Signature/Authorized Official Date

MAYOR
Title

Specific HOME Certifications

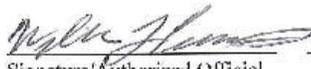
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

 APRIL 1, 2015
Signature/Authorized Official Date

MAYOR
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

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

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

APRIL 1, 2015
Date

MAYOR
Title

Appendix - Alternate/Local Data Sources