



CITY of SCRANTON

340 North Washington Avenue
Scranton, PA 18503

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

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

March 2020

Honorable Paige Gebhardt Cognetti
Mayor, City of Scranton





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CITY of SCRANTON

2020-2024 Five-Year Consolidated Plan

and

2020 Annual Action Plan

Executive Summary

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

1. Introduction

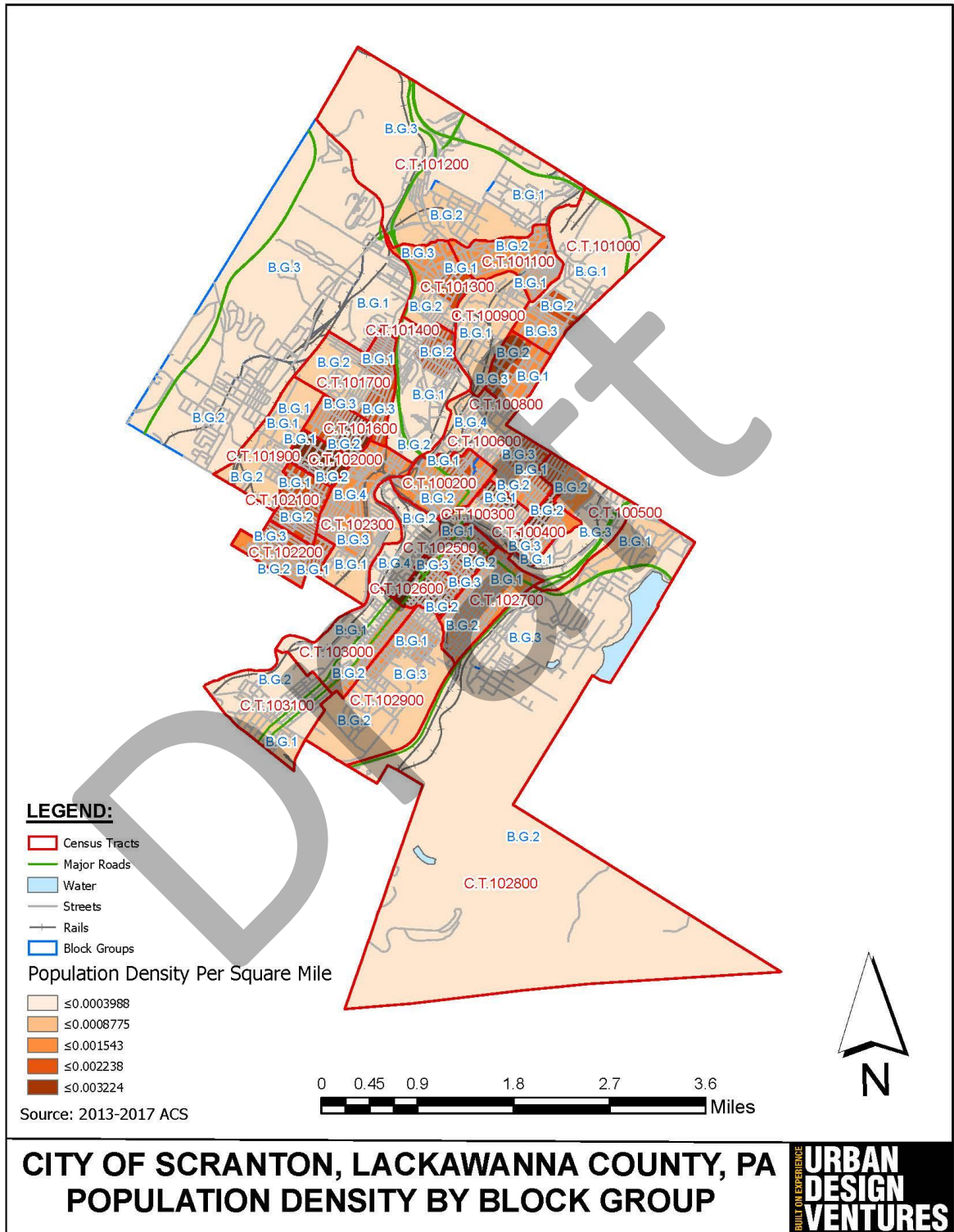
The City of Scranton, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), Home Investment Partnership (HOME) Programs and Emergency Solution Grant (ESG) program. The City of Scranton has prepared its Five-Year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

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

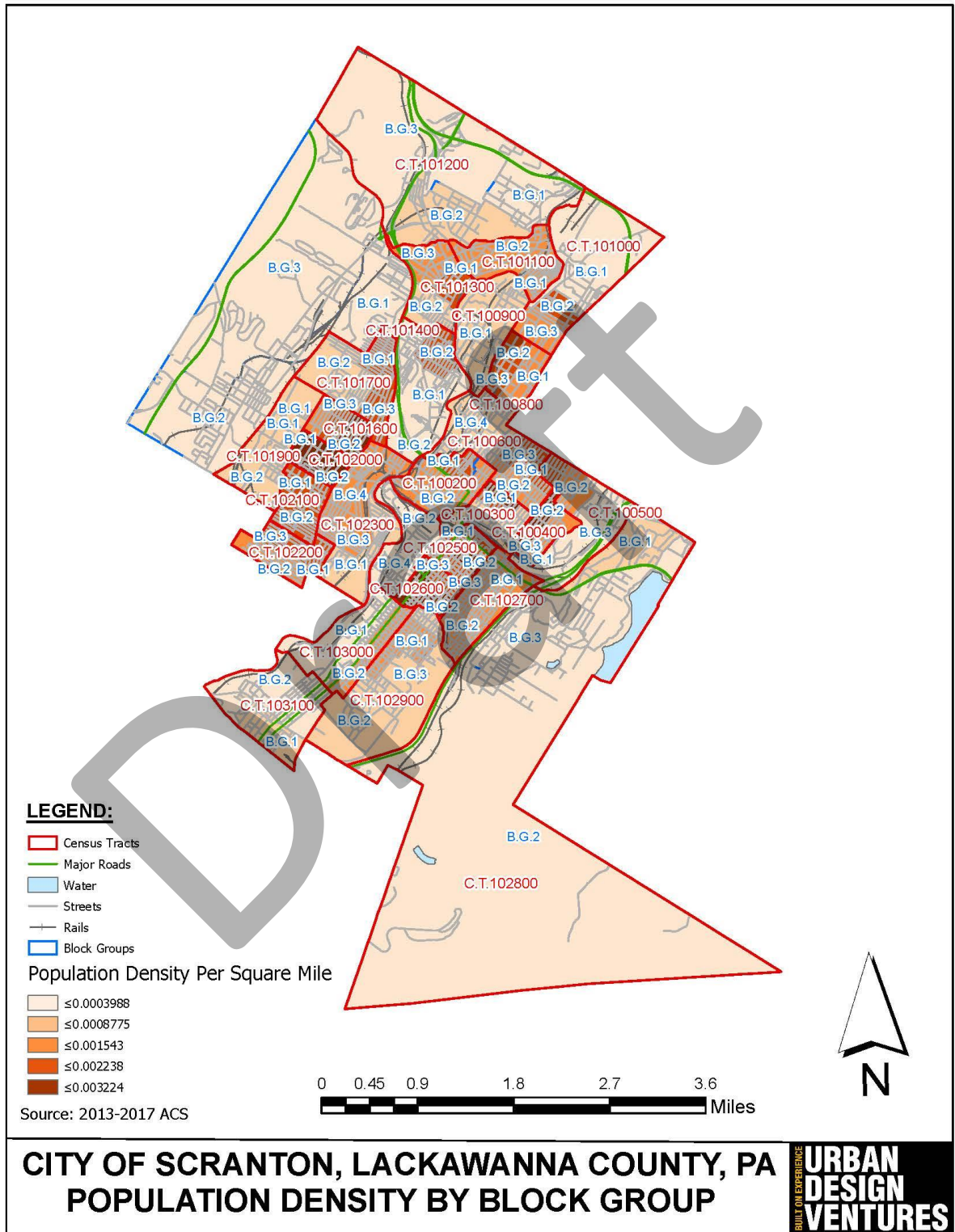
Maps:

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

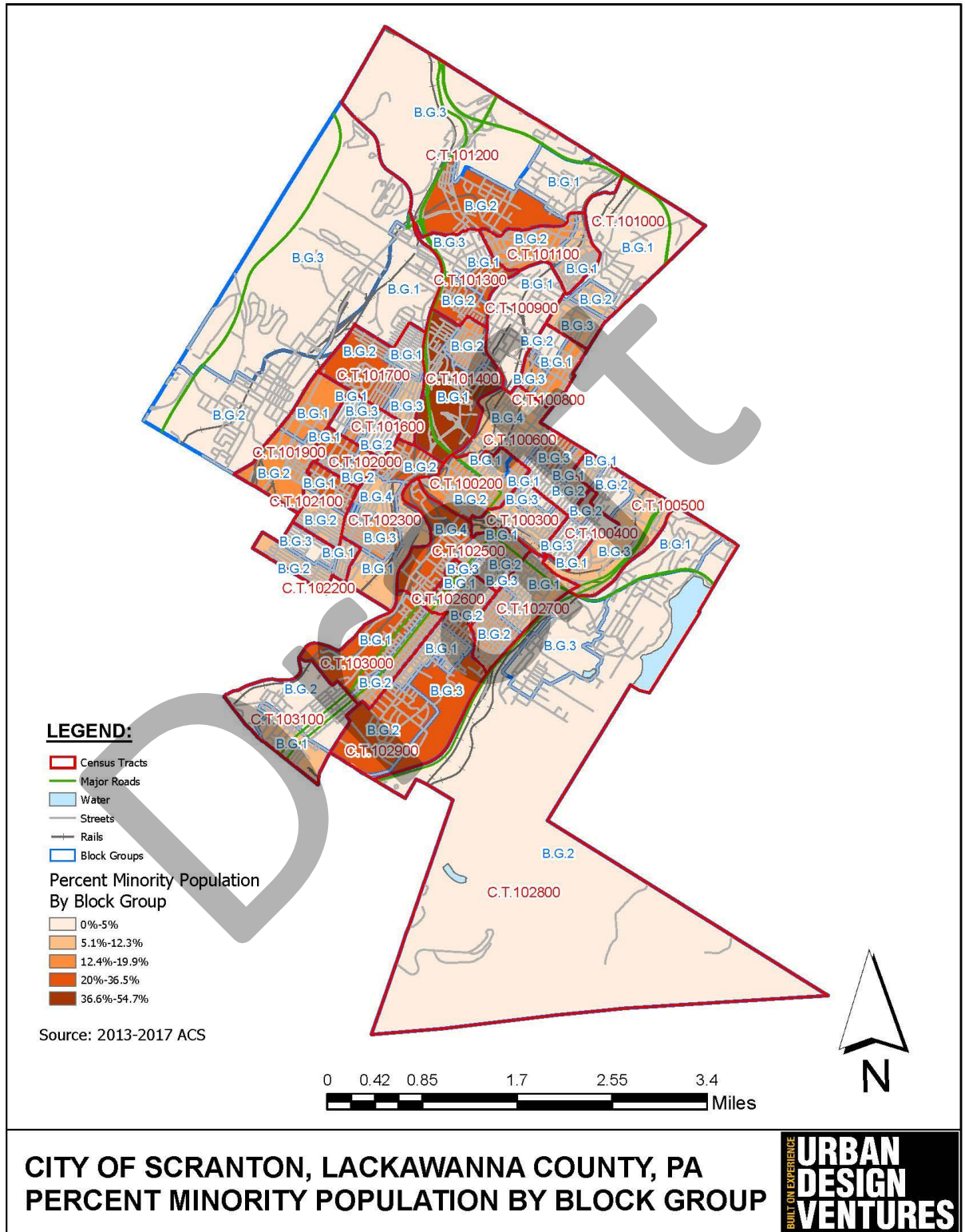
Population Density by Block Group



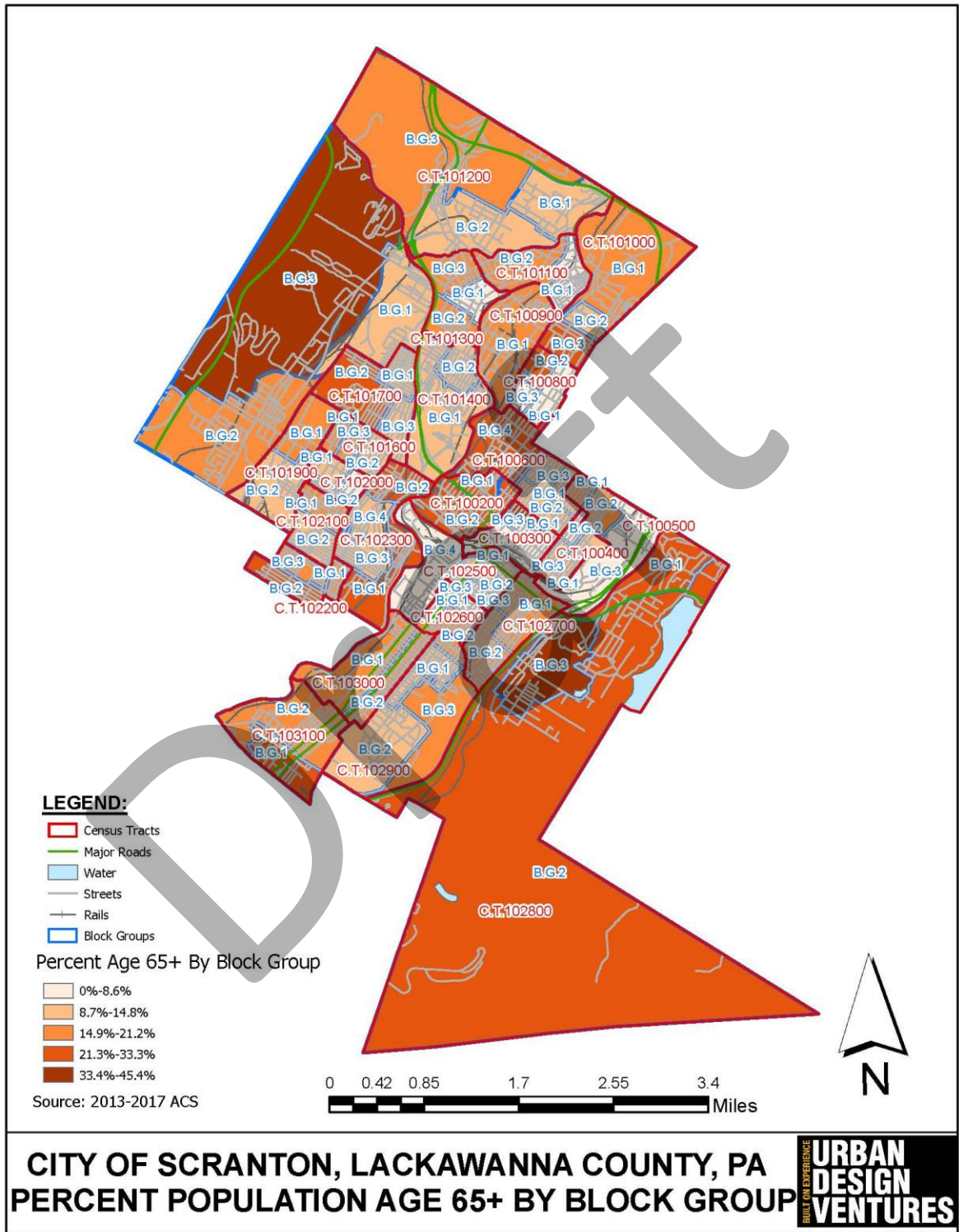
- Percent White Population by Block Group



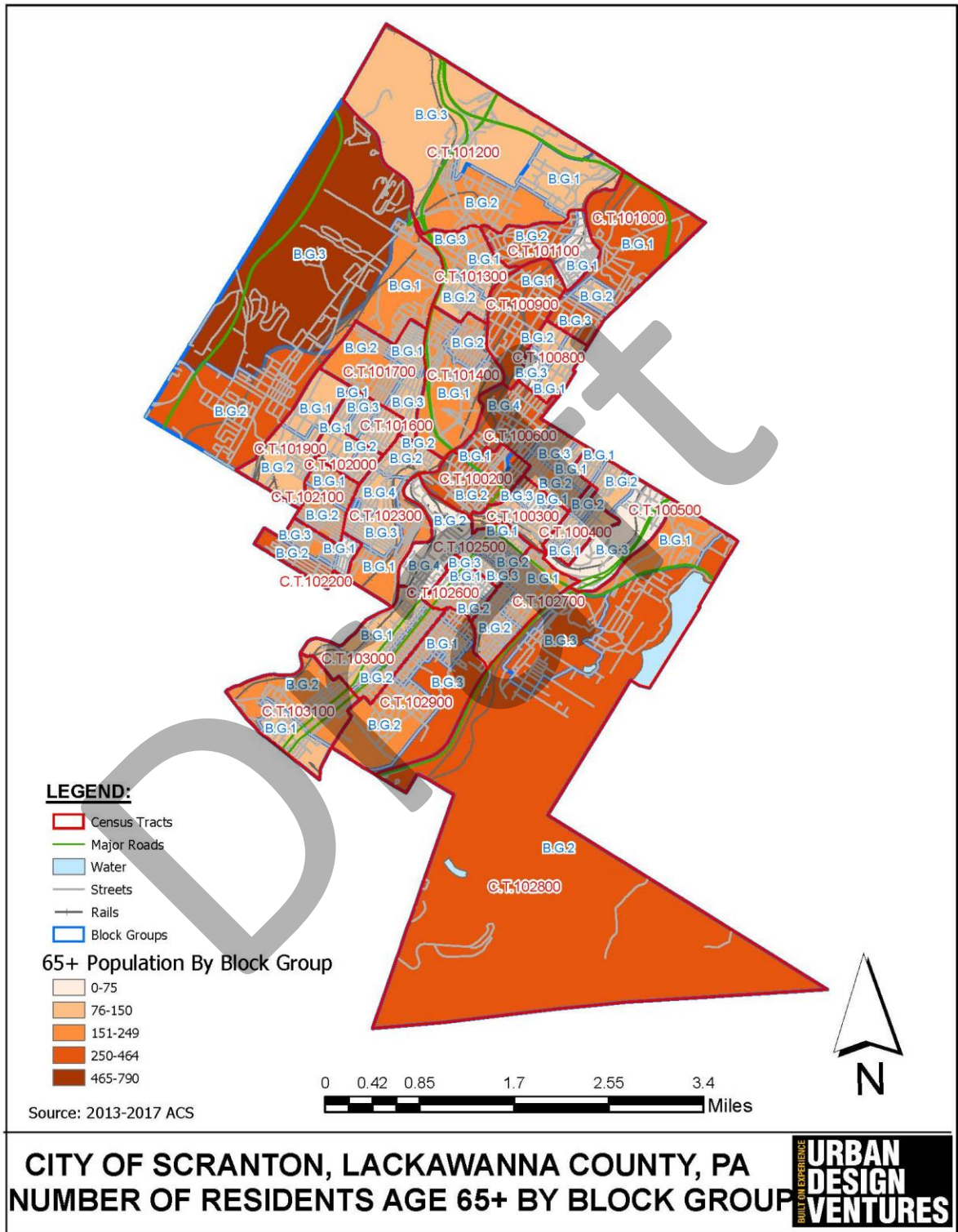
- Percent Minority Population by Block Group



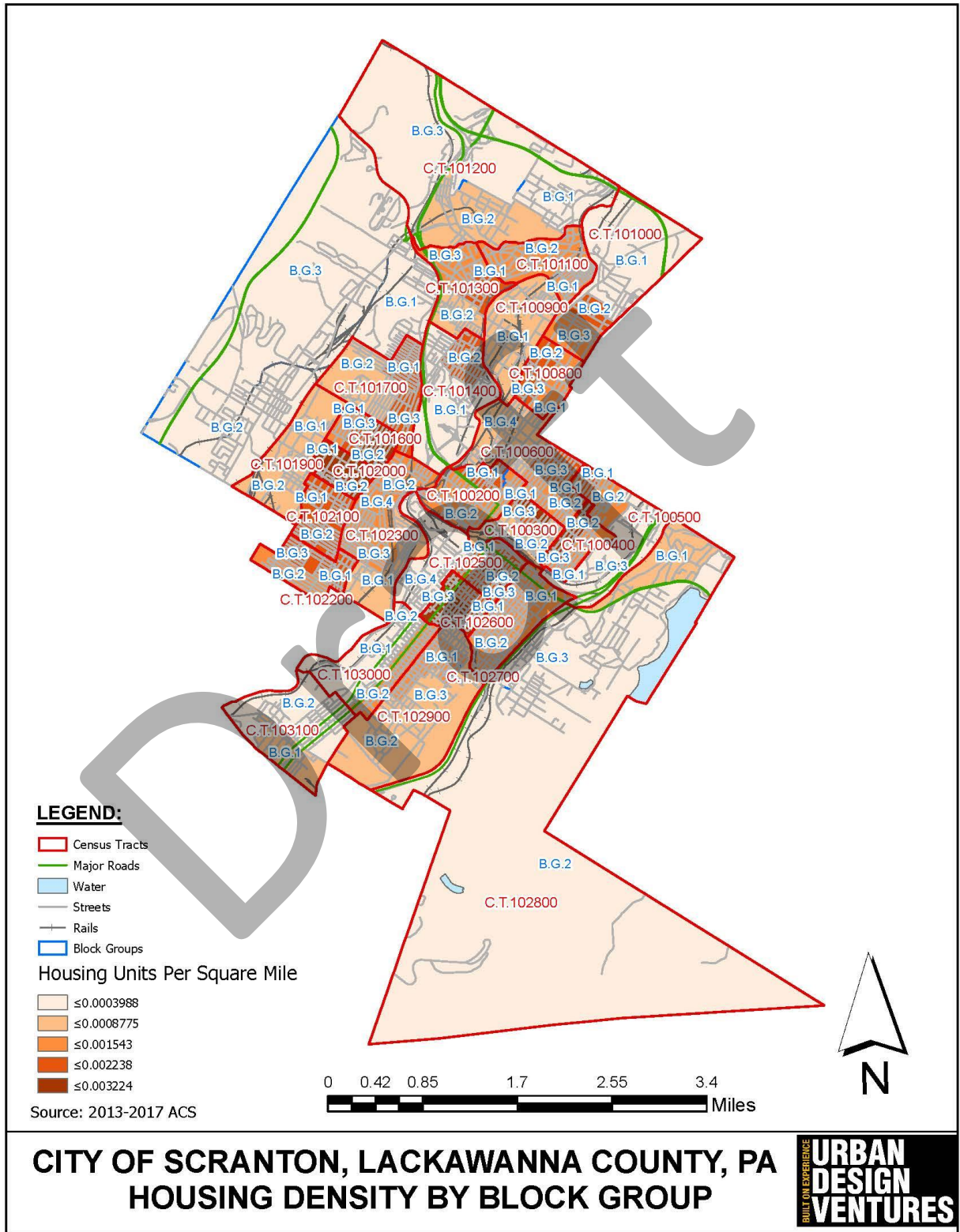
- Percent Population Age 65+ by Block Group



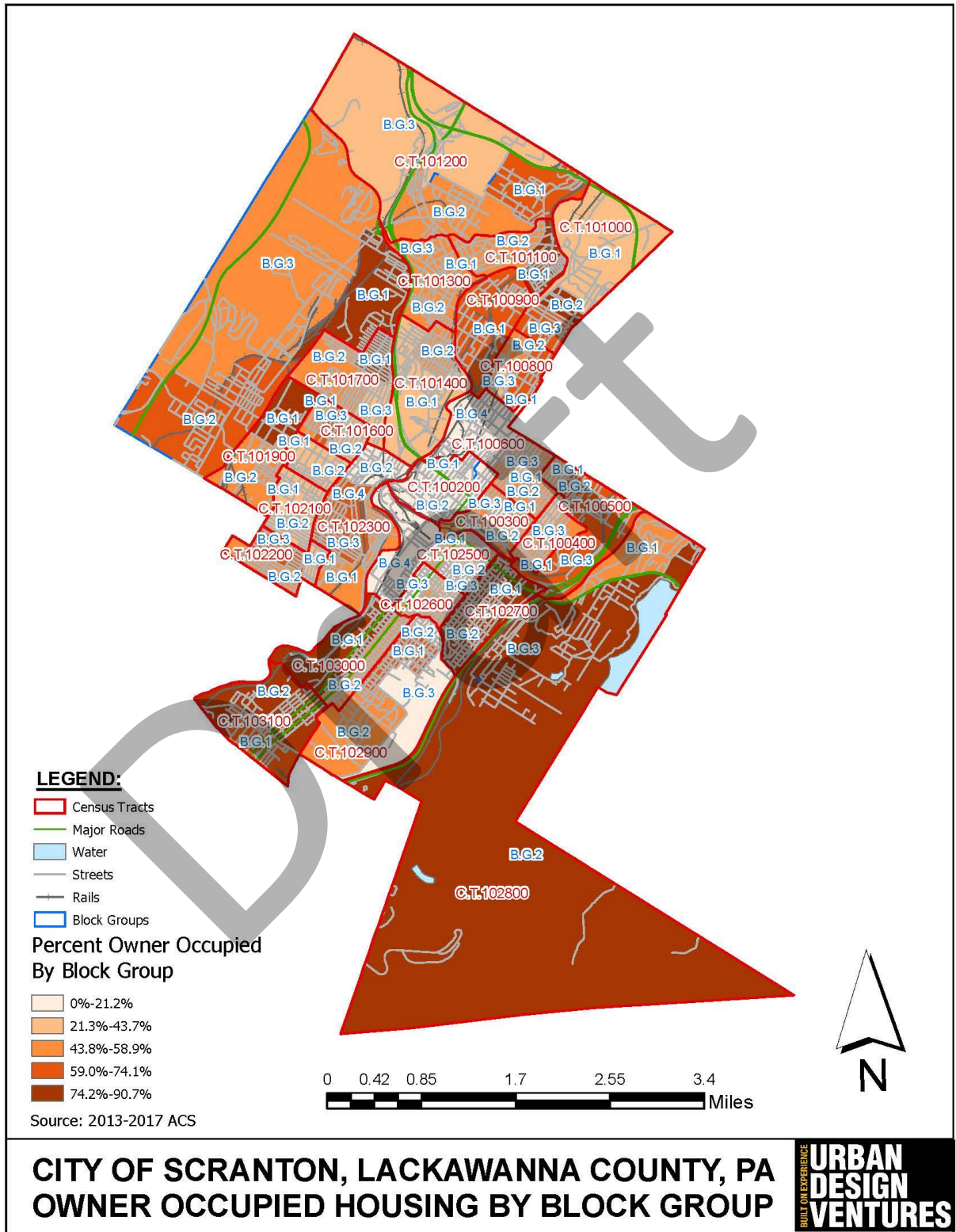
- Number of Residents Age 65+ by Block Group



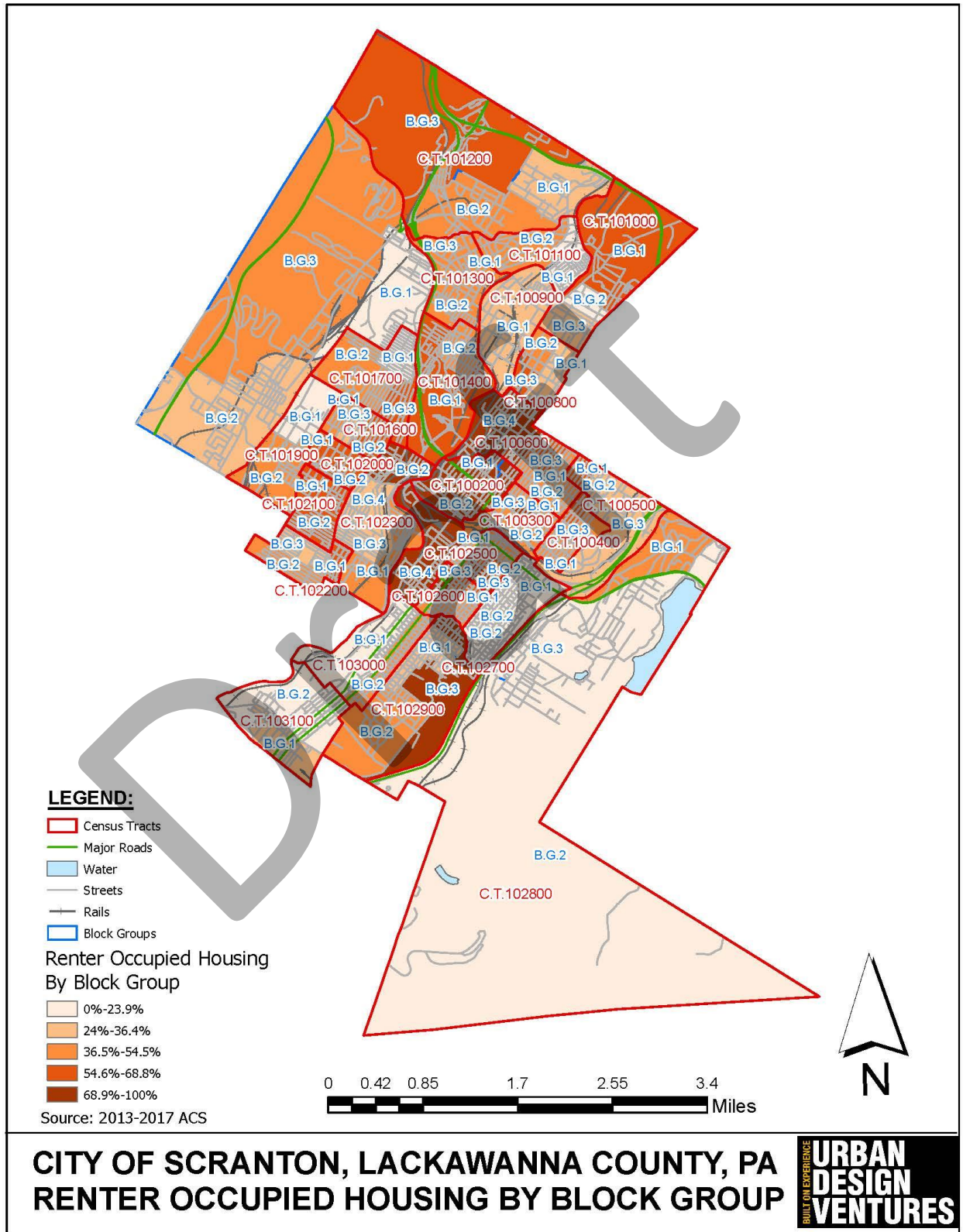
- Housing Density by Block Group



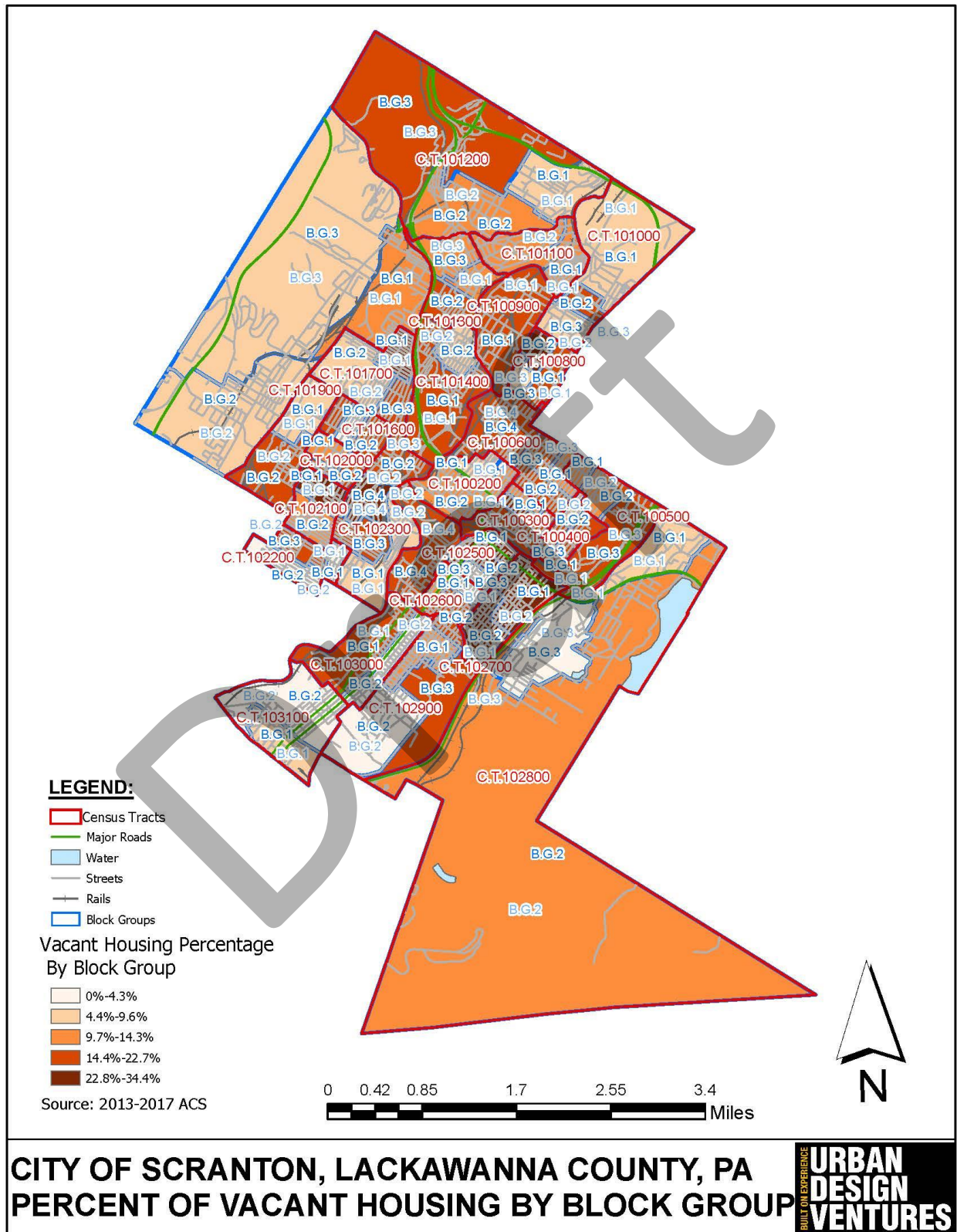
- Percent Owner-Occupied Housing Units by Block Group



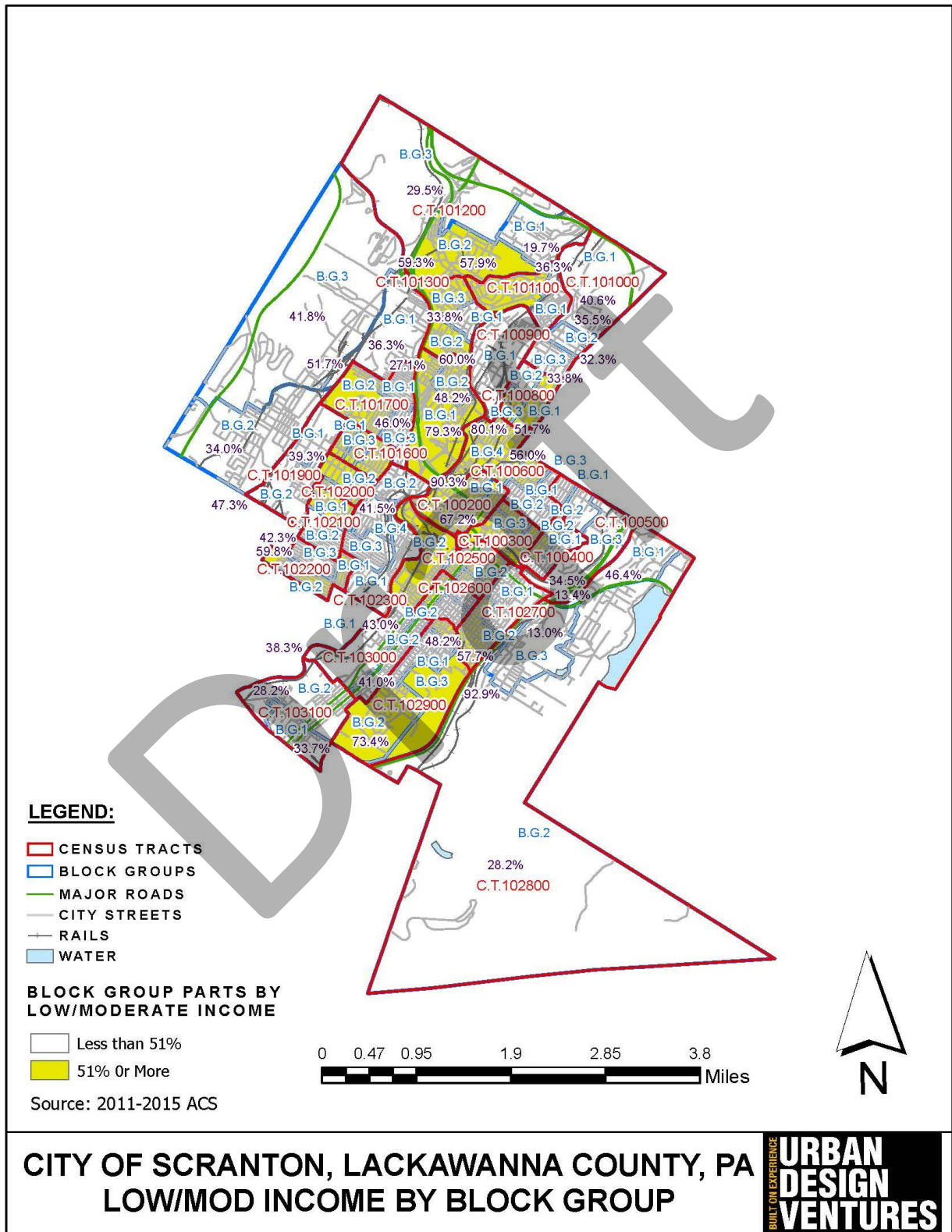
- Percent Renter-Occupied Housing Units by Block Group



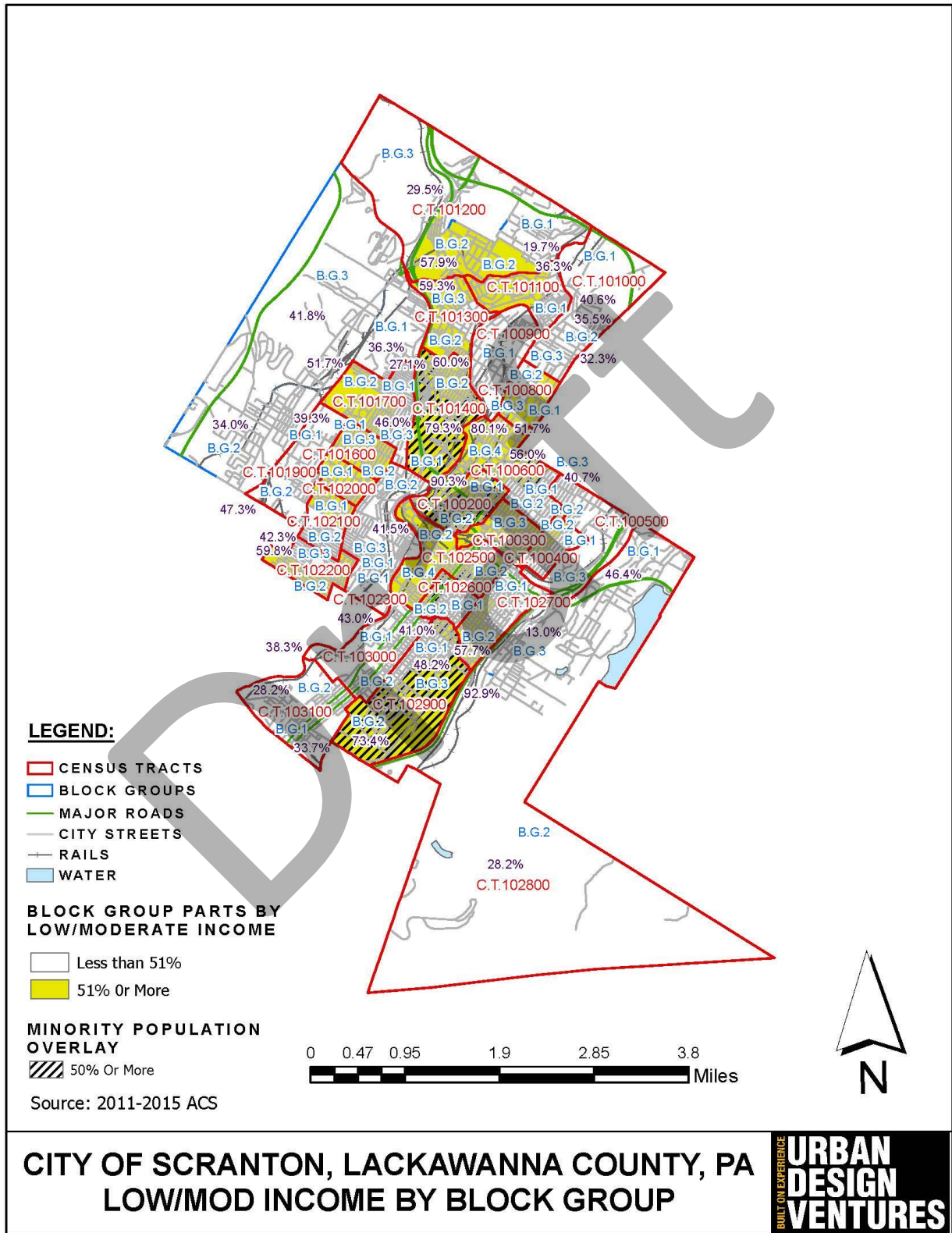
- Percent Vacant Housing Units by Block Group



- Low/Moderate Income Percentage by Block Group



- Low/Moderate Income with Minority Percentage by Block Group



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

Overview

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

Housing Strategy – (High Priority)

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

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

Goals:

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

Homeless Strategy – (High Priority)

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

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

Goals:

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

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

Other Special Needs Strategy – (High Priority)

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

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

Goals:

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

Community Development Strategy – (High Priority)

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

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

Goals:

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

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

Economic Development Strategy – (High Priority)

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

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

Goals:

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

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

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

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

Goals:

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

3. Evaluation of past performance

4. Summary of citizen participation process and consultation process

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

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

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

Scranton Office of Economic and Community Development

340 N. Washington Avenue
Scranton PA 18503

Albright Memorial Library

500 Vine Street
Scranton, PA 18509

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

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

5. Summary of public comments

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

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

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

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

7. Summary

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

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

8. Budget

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

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

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

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

Mary-Pat Ward
 Executive Director
 City of Scranton Office of Economic and Community Development
 340 North Washington Avenue
 Scranton, PA 18503
 (570) 348-4216
 mpward@scrantonpa.gov
www.scrantonpa.gov

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

1. Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the needs of Scranton's public housing population.
2	Agency/Group/Organization	Women's Resource Center
	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 Homeless 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?	The organization was consulted through a combination of meetings, interviews, and phone calls to ascertain the needs of victims of domestic violence.
3	Agency/Group/Organization	Saint Joseph's Center
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders
	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 Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.
4	Agency/Group/Organization	Lackawanna County Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders
	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 Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.
5	Agency/Group/Organization	Catherine McAuley Center
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders

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

7	Agency/Group/Organization	United Neighborhood Centers
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders
	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 Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.
8	Agency/Group/Organization	Catholic Social Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders

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

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

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

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

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

16	Agency/Group/Organization	Friends of the Poor
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders
	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 Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through a roundtable discussion to ascertain the needs of the City of Scranton's low-income population.
19	Agency/Group/Organization	United Neighborhood Community Development Corporation
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Child Welfare Agency Regional organization Civic Leaders Business and Civic Leaders

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

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

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

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

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

Draft

Table 2 – Agencies, groups, organizations who participated**Identify any Agency Types not consulted and provide rationale for not consulting**

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

Draft

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

Narrative (optional):

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

Draft

PR-15 Citizen Participation

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

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

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

Citizen Participation Outreach

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

Draft

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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Funding Application	Minorities Persons with disabilities Agencies / Organizations	The City made Funding Applications available on June 10, 2019. The Applications were due back to the City by 3 p.m. on August 9, 2019.	The City received 36 funding requests and funded 33 of them in addition to general administration.	None	WWW.scrantonpa.org
5	Newspaper Ad #2	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies / Organizations	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting # 2	Non-targeted/broad community	April 7, 2020 the City of Scranton Office of Economic and Community Development held a Public Hearing concerning the final 2020-2024 Consolidated Plan.	Comments were received by the Office of Economic and Community Development concerning the five-year plan and are incorporated in the Exhibit Section.	None	Not Applicable
7						

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

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

Summary of Housing Needs

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

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

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

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

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	205	0	0	0	205	55	0	0	0	55

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,660	1,095	250	35	4,040	730	525	310	80	1,645
Having none of four housing problems	810	2,120	2,580	1,225	6,735	195	1,100	2,275	1,615	5,185
Household has negative income, but none of the other housing problems	205	0	0	0	205	55	0	0	0	55

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	940	605	420	1,965	145	250	375	770
Large Related	155	145	55	355	0	55	104	159
Elderly	590	530	300	1,420	440	750	515	1,705
Other	1,235	780	340	2,355	264	120	150	534

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

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					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	40	115	85	10	250	0	0	0	0	0
Multiple, unrelated family households	0	25	65	0	90	0	0	0	0	0
Other, non-family households	0	15	0	0	15	0	0	0	0	0
Total need by income	40	155	150	10	355	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

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

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

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

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

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

Disabled:

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

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

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

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

There are four broad categories of homelessness:

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

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

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

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

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

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

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

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

Discussion

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

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

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

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,800	595	260
White	2,765	450	180
Black / African American	230	60	19
Asian	70	4	35
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	690	80	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,340	1,495	0
White	2,745	1,250	0
Black / African American	160	85	0
Asian	89	55	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	330	80	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,435	2,970	0
White	1,975	2,410	0
Black / African American	125	160	0
Asian	65	175	0
American Indian, Alaska Native	19	0	0
Pacific Islander	0	0	0
Hispanic	235	205	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	520	2,435	0
White	430	2,085	0
Black / African American	0	125	0
Asian	20	55	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	59	125	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Discussion

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

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

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

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%
30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,620	3,220	0
White	1,270	2,730	0
Black / African American	140	105	0
Asian	15	130	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	190	225	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	560	4,855	0
White	465	3,920	0
Black / African American	10	280	0
Asian	30	205	0
American Indian, Alaska Native	4	15	0
Pacific Islander	0	0	0
Hispanic	45	385	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

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	115	2,840	0
White	100	2,420	0
Black / African American	0	125	0
Asian	4	70	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	4	185	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Discussion

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

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

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

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

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

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

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

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

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

Draft

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

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

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

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

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

There are no additional unidentified needs.

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

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

NA-35 Public Housing – 91.205(b)

Introduction

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

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

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

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	221	115	0	115	0	0	0
Not Hispanic	0	0	932	800	0	787	13	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source:

PIC (PIH Information Center)



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

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

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

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

NEW ACTIVITIES

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

PHA PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

Discussion

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

Draft

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

Homeless Needs Assessment

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

Table 26 - Homeless Needs Assessment

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

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

There are four broad categories of homelessness:

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

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

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

Nature and Extent of Homelessness: (Optional)

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

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

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

Discussion:

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

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

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

Introduction:

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

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

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

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

Discussion:

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

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

Describe the jurisdiction's need for Public Facilities:

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

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

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

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

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

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

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

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

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

The following Public Services needs were identified by the City:

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

How were these needs determined?

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

Draft

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

Draft

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

Introduction

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

All residential properties by number of units

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

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

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

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

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

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

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

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

Describe the need for specific types of housing:

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

Discussion

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

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

Introduction

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

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

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

Cost of Housing

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

Table 29 – Cost of Housing

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

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

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

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

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

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	580	682	834	1,083	1,218
High HOME Rent	580	682	834	1,083	1,193
Low HOME Rent	580	622	746	862	962

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

Introduction

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

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

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

Definitions

The following definitions are used in the table below:

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

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

Condition of Units

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

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

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

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

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

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

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

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

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

Discussion

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

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

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

Draft

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

Introduction

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

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

Totals Number of Units

	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 Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

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

Public Housing Condition

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

Table 38 - Public Housing Condition

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

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

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

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

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

PHA PLAN UPDATE

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

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

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

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

Discussion:

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

Draft

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	22	0	0
Households with Only Adults	0	0	30	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

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

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

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

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

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

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

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

Other Special Needs Strategy – (High Priority)

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

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

Goals:

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

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

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

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

Draft

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

Draft

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

Introduction

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

Economic Development Market Analysis

Business Activity

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

Table 40 - Business Activity

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

Labor Force

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

Table 41 - Labor Force

Data Source: 2011-2015 ACS

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

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

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

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

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

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

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

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

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

Education and Health Care Services - 14,206 jobs

Retail Trade - 3,720 jobs

Arts, Entertainment & Accommodations – 2,831 jobs

Total are 20,757 jobs

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

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

Education and Health Care Services - 6,745 jobs

Retail Trade – 3,720 jobs

Arts, Entertainment & Accommodations – 3,210 jobs

Total are 13,675 jobs

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

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

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

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

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

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

Describe the workforce and infrastructure needs of the business community:

According to the 2011-2015 American Community Survey data, the City of Scranton had an unemployment rate of 8.48%. Current data shows the City of Scranton has an unemployment rate of 4.9% which is higher than the Pennsylvania unemployment rate of 4.0% and the U.S rate of 3.5%. According to the 20115-2015 ACS Data, Scranton had 33,842 available jobs and only 25,579 workers, suggesting that the unemployment that exists is Structural Unemployment, caused by a mismatch of skills and available jobs. The employment rate is also larger in the 16-24 age group at 16.89% as opposed to older age groups. This suggests that as younger members of the workforce develop skills and experience, they are more able to find employment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No

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

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

Discussion

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

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

Draft

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

- Parks and pools for recreation
- Lackawanna Valley Heritage Trail

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

Are there other strategic opportunities in any of these areas?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Draft

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

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

Housing Strategy –

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

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

Goals:

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

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

Homeless Strategy –

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

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

Goals:

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

Other Special Needs Strategy –

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

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

Goals:

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

Community Development Strategy –

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

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

Goals:

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

Economic Development Strategy –

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

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

Goals:

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

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

Administration, Planning, and Management Strategy –

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

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

Goals:

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

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

Geographic Area

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

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

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

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

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

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

Draft

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

Priority Needs

1	Priority Need Name	Housing Strategy
	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 HIV/AIDS and their Families
	Geographic Areas Affected	Citywide
	Associated Goals	HS-1 Housing Construction HS-2 Housing Rehabilitation HS-3 Homeownership HS-4 Emergency Rental Assistance HS-5 Fair Housing
	Description	Priority need: There is a need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters. Including the need for accessible housing.

	Basis for Relative Priority	<p>There is a need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters. Including the need for accessible housing.</p> <p>The large number of “cost over-burdened” housing owners and renters demonstrates this is a priority need. This High Priority need will be funded this year.</p>
2	Priority Need Name	Homeless Strategy
	Priority Level	High
	Population	<p>Extremely Low Low 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</p>
	Geographic Areas Affected	Citywide
	Associated Goals	<p>HMS-1 Housing HMS-2 Operation/Support HNS-3 Prevention and Re-Housing</p>
	Description	There is a need for housing opportunities for homeless persons and persons at-risk of becoming homeless.
	Basis for Relative Priority	<p>Need for housing for the homeless and victims of domestic violence. High Priority.</p>
	3	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Citywide
	Associated Goals	SNS-1 Housing SNS-2 Social Services
	Description	Priority Need: There is a need for housing opportunities, services, and facilities for persons with special needs.
	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	Community Development Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	CDS-1 Community Facilities CDS-2 Infrastructure CDS-3 Public Services CDS-4 Public Safety CDS-5 Clearance/Demolition CDS-6 Accessibility Improvements CDS-7 Transportation

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

Table 48 – Priority Needs Summary

Narrative (Optional)

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

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

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

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

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

Table 49 – Influence of Market Conditions

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

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

Anticipated Resources

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

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

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

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

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

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

Discussion

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

Draft

SP-40 Institutional Delivery Structure – 91.215(k)

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

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

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

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

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

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
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			
Other			

Table 52 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

Draft

SP-45 Goals Summary – 91.215(a)(4)

Draft

Goals Summary Information

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

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

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

Table 53 – Goals Summary

Goal Descriptions

Draft

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

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

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

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

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

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

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

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

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

Activities to Increase Resident Involvements

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

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

No

Plan to remove the 'troubled' designation

Not Applicable

Draft

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

Barriers to Affordable Housing

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

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

Impediment 1: Fair Housing Education and Outreach

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

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

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

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

Impediment 2: Continuing Need for Affordable Housing

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

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

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

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

Impediment 3: Need for Senior and Accessible Housing Options

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

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

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

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

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

Impediments 4: Continuing Need for Code Enforcement and Blight Mitigation

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

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

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

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

Impediment 5: Economic Issues Affect Housing Choice

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

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

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

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

Impediment 6: Private Lending Practices

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

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

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

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

Impediment 7: Public Policies

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

Homeless Strategy –

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

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

Goals:

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

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

As the beds in the shelters in and around the City are generally always full, there is an unsheltered homeless population. The City will continue to support local agencies' efforts to provide emergency shelter, transitional housing, and permanent housing with supportive services. The shelters have case managers who assist homeless persons and families in transitioning to permanent housing.

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

The CoC works with its partners to resolve, reduce and remove barriers homeless persons' experience during their transition to permanent housing and independent living to reduce the amount of reoccurrence by:

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

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

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

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

Draft

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

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

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

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

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

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

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

Rehabilitation Program

The City of Scranton will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.

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

Homeownership Programs

The City of Scranton will continue to ensure that:

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

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

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

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

Expected Resources

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

Introduction

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

Draft

Anticipated Resources

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

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

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

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

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

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

Discussion

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

Draft

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Draft

Goals Summary Information

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

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

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

Table 55 – Goals Summary

Goal Descriptions

Draft

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

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

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

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

Draft

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

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

Table 56 – Project Information

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

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

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

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

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

AP-38 Project Summary

Project Summary Information

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planned Activities	General Program Administration
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Draft

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

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

Table 57 - Geographic Distribution

Draft

Rationale for the priorities for allocating investments geographically

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

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

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

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

Discussion

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

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

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

2020 – Development of affordable rental units.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

Introduction

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

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

Homeless Strategy –

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

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

Goals:

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

Other Special Needs Strategy –

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

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

Goals:

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Lackawanna County is home to several homeless shelters. The shelters range from family shelters to shelter for domestic violence. The Scranton Lackawanna CoC uses the Housing First model to address the needs of homeless persons by placing them in housing first then providing the needed services. to work toward self-sufficiency. The goal of the COC is to get people off the street and some type of housing be it emergency shelter or transitional housing with the final goal of permanent housing.

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

The CoC continues to use the Housing First Model to provide housing for homeless individuals. This model houses persons quickly and ties them the supportive services necessary and maintain that housing. The Rapid Re-Housing program promotes self-sufficiency and reduces time as homeless. Case Manager's provide long-term monitoring of clients prevent further episodes of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from

publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

Discussion

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

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

Introduction:

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

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

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

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

Barriers to homeownership include:

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

Barriers to housing rehabilitation include:

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

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

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

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

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

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

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

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

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

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

References made to Subsection 402, Item 21:

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

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

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

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

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

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

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

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

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

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

Discussion:

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

In order to provide affordable housing items such as lack of funding, lack of affordable housing, and escalating costs to provide housing are obstacles in providing affordable housing. The City will continue to fund housing activities expand those activities over the next five years. The City continually seeks additional resources to assist property owners in the rehabilitation of both owner occupied and rental housing and works with the Continuum of Care to provide funds for homeless programs . The Housing Authority provides vouchers for rental housing opportunities in the City. The members of the Scranton-Lackawanna Continuum of Care and Lackawanna Housing Coalition have programs to provide assistance for homelessness persons and strive to end chronic homelessness.

The City will continue to provide Certificate of Consistency with the Consolidated Plan to agencies and organizations applying for other federal funding to meet the goals in the Consolidated Plan.

In order to foster and maintain affordable housing, the City proposes the following Five-Year Goals and Strategies:

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

Actions planned to reduce lead-based paint hazards

Scranton is proactive in identifying children with elevated blood lead level and works to ensure lead-based paint problems are addressed. Contractors must be trained and registered with EPA to work in older homes and follow the latest rule of Title 24, Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures. The City ensures the following:

Rehabilitation Programs:

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

activities, when applicable.

Homeownership Programs:

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

Actions planned to reduce the number of poverty-level families

The City assists other agencies and organizations to reduce poverty. The City typically funds programs to provide services to the homeless and other low- and moderate-income individuals and families out of poverty. This grant year homeless services are being funded to provide case management which may include childcare assistance, job training, employment opportunities and financial management programs.

Actions planned to develop institutional structure

The City of Scranton's Office of Economic and Community Development (OECD) works with the public and private agencies, and other organizations in the City to ensure that the goals and objectives of the Five-Year Consolidated Plan will be addressed by more than one agency. The OECD will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies is important to ensure that the needs in the community are addressed.

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

The primary responsibility for the administration of the Annual Action Plan is assigned to the OECD. The department coordinates activities among the public and private organizations, in their efforts to implement different elements of the Annual Action Plan to realize the prioritized goals of the Annual Action Plan. The City is committed to continuing its participation and coordination with public, housing, and social service organizations. The City has solicited funding

requests for CDBG, HOME and ESG funds. These requests have been reviewed and staff for recommendations for funding.

Discussion:

The City's Office of Economic and Community Development has the primary responsibility for monitoring the City's Consolidated Plan and Annual Action Plan and maintain records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. Timeliness of expenditures is achieved through scheduling activities, drawdown of funds, and budgets which track of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. The OECD is also responsible for the on-going monitoring of any sub-recipients for similar compliance.

Draft

Program Specific Requirements

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

Introduction:

The City of Scranton receives an annual allocation of CDBG, HOME and ESG funds. Since the City receives this federal allocation the questions below have been completed, as they are applicable.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$42,000.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	\$42,000.00

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Scranton uses Low Income Housing Tax Credits, Commonwealth of Pa DCED Housing and

Redevelopment Assistant Program (HRA), Local Share Account through the Commonwealth Finance Authority, PA Housing Finance Authority, National Housing Trust, Dept. of Health Lead Based Paint Program, Neighborhood Stabilization Program (NSP), Historic Tax Credits

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

Scranton will execute with all eligible homeowners, a recorded Mortgage and Promissory Note (and when applicable a Declaration of Restrictions) which will secure all HOME funding during the required Period of Affordability. The appropriate Resale or Recapture language will be included in the recorded documents

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

As described in the Recapture/Resale Policy Scranton will execute with all eligible homeowners, a recorded Mortgage and Promissory Note (and when applicable a Declaration of Restrictions) which will secure all HOME funding during the required Period of Affordability. The appropriate Resale or Recapture language will be included in the recorded documents. Scranton does reach out to all past participants in our HOME Program monitor that they are still using the home as their principal residence.

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

Historically, Scranton has not provided any HOME funds for financing existing debt activities. This is N/A.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

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

The Office of Economic and Community Development (OECD) works closely with the Scranton/Lackawanna County Continuum of Care (CoC) regarding activities funded through ESG. The purpose is to determine how the HMIS system and the Scranton/Lackawanna County's Continuum of Care (CoC) and the Lackawanna County Housing Coalition, can continue to produce detailed reports for the HESG program to better serve recipients. The CoC continues follow HMIS.

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

The CoC is the central point of information, assessment, and referral services for residents experiencing a housing crisis. This is accomplished with a call center and assessment centers serving all persons experiencing a housing crisis in the City and County.

The CoC screens potential participants with an interview to determine the household's eligibility for housing assistance and refers them to the nearest regional coordinated assessment center. The assessment center schedules a face to face interview to determine the level of housing need to end the crisis and to provide assistance options. The household in crisis are connected with the necessary assistance program. These services include connection with Rapid Re-Housing and hotel/motel vouchers as well as connections to additional services once placed.

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

The City OECD staff works with the CoC to make funding decisions based on the CoC's experience with the homeless or formerly homeless individuals.

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

Homeless persons are encouraged to attend CoC meetings particularly during the planning process for the annual NOFA application. Homeless and formerly homeless participants provide their experiences and input to suggest changes to the programs to better serve clients.

5. Describe performance standards for evaluating ESG.

The Office of Economic and Community Development (OECD) works with sub-recipients to ensure timely, accurate, and complete data collection to evaluate performance. Scranton's OECD reviews all available data to evaluate performance. Copies of all applicable federal regulations and local Standard Operation Procedures are provided Sub-Recipients with requests for reimbursement and the standard reporting process. All HESG contracts entered into by the City are subject to on-going monitoring throughout the term of the contract. The primary methods of monitoring include – on site monitoring reviews - review of monthly financial requests for payments of randomly selected case files and on-going contact with program staff.

Sub-Recipients must ensure that financial records and documents pertaining to costs and expenses under the grant are maintained to reflect all costs of materials, equipment,

supplies, services, building costs and all other costs and expenses for which reimbursement is requested. The City has access to records relevant to the project. All records pertaining to the grant must be retained for a period of at least five (5) years following submission of the final expenditure report. In the event that any claim, audit, litigation, or state/federal investigation is started before the expiration of the record retention period, the records are retained by both the Sub-Recipient and the City until all claims or findings are resolved. To meet HUD reporting requirements, statistical data is also reported to track the type of activity carried out, and the number of individuals and families assisted, including data on the racial/ethnic characteristics of the participants. Sub-Recipients are advised that unless all reporting requirements are satisfactorily met, requests for reimbursement are not processed for payment.

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