



## HOME-ARP ALLOCATION PLAN

Office of Economic and Community Development

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## **INTRODUCTION**

The American Rescue Plan (ARP) was signed into law on March 11, 2021 which provided federal funding to relieve the impact, aid recovery, and address long-term recovery as a result of the impacts of COVID-19. Congress appropriated \$5 billion specifically to address the need for homelessness assistance and supportive services to be administered through U.S. Department of Housing and Urban Development (HUD) existing HOME Investment Partnerships Act (HOME) Program. The City of Scranton will receive an allocation totaling \$ 2,440,076 to be used to perform four eligible activities that primarily benefit individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The four eligible HOME-ARP activities include: (1) development and support of affordable housing; (2) tenant-based rental assistance (TBRA); (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. This Plan was developed in accordance with federal regulations and the guidance contained in Community Planning and Development Notice CPD-21-10.

This plan outlines and describes how the City determined priorities including:

- 1) Consultation and public participation processes
- 2) Needs assessment of the qualifying populations
- 3) Gaps in local housing, shelter inventory, and service delivery systems
- 4) Planned uses and eligible activities
- 5) Housing production goals

In this plan, the City describes how it intends to distribute HOME-ARP funds locally, including how the funds will be used to address the needs of qualifying populations. In accordance with federal regulations and the guidance contained in Community Planning and Development Notice CPD-21-10

## **CONSULTATION**

The Allocation Plan (Plan) was prepared in consultation with agencies whose clientele includes HOME-ARP qualifying populations. To receive its HOME-ARP funds, Scranton engaged in consultation and public participation processes to develop the Plan. The City consulted with a variety of agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems. An evaluation of service providers determined the HOME-ARP eligible activities currently taking place within the City's jurisdiction and potential opportunities for administering HOME-ARP.

The City is required, by HUD guidance, to consult with the following organizations:

- CoC(s) serving the jurisdiction's geographic area,
- Homeless service providers
- Domestic violence service providers
- Veterans' groups
- Public housing agencies (PHAs)
- Public agencies that address the needs of the qualifying populations, and
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

A summarization of consulted agencies is outlined in Appendix A.

The responses from one-on-one listening sessions, CoC presentation, survey respondents, and primary data review were the basis for determining the City's proposed HOME-ARP activities, uses of funds, and the composition of the draft Plan.

## **Sessions – Overview**

### **Mayor Paige Gebhardt Cognetti – September 6, 2022**

The city of Scranton met with Mayor to review City priorities and review the HOME-ARP Allocation Plan timeline. Scranton's Mayor identified several areas for consideration and long-term goals to align with the City's vision for affordable and quality housing.

- Identify and address "hidden homeless", "invisible homeless" who are not engaged with services, in need of assistance, and vulnerable to housing instability
- Reduce stigma around renting and "Public Housing"
- Approve local zoning ordinance to address "missing middle" and allow accessory dwelling units within city limits.
- Attract developers and build affordable housing leveraging available resources including HOME, CDBG, and Low-Income Housing Tax Credits (LIHTC)

### **CoC – Housing Coalition**

#### **September 13, 2022**

Attended Scranton/Lackawanna County Continuum of Care's monthly Housing Coalition to review HOME-ARP, introduce the consultation phase, and participate in a presentation put on by The Institute addressing workforce and affordable housing in Scranton and surrounding areas.

#### **October 11, 2022**

Presented and facilitated consultation at Scranton/Lackawanna County Continuum of Care's monthly Housing Coalition. The City's technical consultant reviewed the HOME-ARP consultation requirements, shared the agency survey, and answered questions from service providers. Housing Coalition members identified several areas for consideration and identified needs for residents experiencing homelessness and housing instability.

- Address critical gaps in supportive services for individuals exiting institutions and those seeking "wrap around" services, including mental health.
- Rental assistance is essential to residents. Many have been reliant on assistance or subsidies over the past two years. Assistance issued by the CARES Act has been used fully and there are still many residents in need.
- Landlords are not willing to accept assistance or do not want to rent to "high-risk" tenants
- Substance use treatment and prevention services would be beneficial as it is a barrier to accessing housing and housing improves health outcomes.

#### **November 8, 2022**

The draft Allocation Plan will be circulated. The City's technical consultant will present an overview and highlight findings from consultation. Concurrence, comments, or feedback received will be incorporated into the Plan.

[ANY WRITTEN COMMENTS RECEIVED WILL BE RECORDED HERE]

### **Public Housing Authority, Executive Director – October 14, 2022**

Staff and the technical consultant met with the Scranton Housing Authority to review the portfolio and discuss challenges, barriers, gaps, and needs for tenants in the city. The Housing Authority has a 75% lease rate totaling 780 units leased. Of the modernized developments, the PHA is compliant with 5% ADA accessibility. The wait list is closed to date and has not opened for the last year. The list is expected to open in 3 to 5 months. The existing housing stock has adequate funds to operate. The PHA receives roughly \$3m for capital improvements annually.

Below is a summarization of the Housing Authority's portfolio:

- **Units** – 1,244 – 10 developments including 45 scattered sites – 97% occupancy
- **Vouchers** – 1,050 (not funded at that level) – 98.7% expenditure rate

- **Park Gardens** – 466 units – non-subsidy, no state or federal dollars attached to that
- **Stability Vouchers** – seeking allocation for that program
- **Youth-in-Care** – 25 vouchers, one referral for that program
- **VASH** – 39 vouchers
- **UNC** – 3 project-based vouchers
- **Goodwill at North** – 32 project-based vouchers
- **Scranton Square** – 8 project-based vouchers

The Housing Authority accepts up to 105% Fair Market Rent (FMR) for the following unit sizes:

Efficiency	1-Bed	2-Bed	3-Bed	4-Bed
\$740	\$865	\$1,060	\$1,370	\$1,490

- Challenges for the housing authority include a large capital backlog and difficulty navigating the “missing middle”. There are restrictions for housing development, such as accessory dwelling units, which prevents alternatives which may benefit voucher holders.
- Scranton has a lack of land which creates a barrier for ongoing development. Additionally, tenants are looking to be located near public transportation. These limitations make it difficult to develop affordable options for low-income residents.
- Gaps within the housing system include a lack of large units or units with more than 3 bedrooms.

#### **North Penn Legal Services, Executive Director – October 26, 2022**

Met with area staff attorneys managing civil cases on behalf of residents experiencing homelessness, facing eviction, and restricted access to public benefits. The organization serves individuals and prioritizes those that are homeless on an emergency basis. North Penn has a strong connection with the area CoC and accepts warm referrals. The organization has had an opportunity to do a great deal of outreach and is looking ahead to upstart education programs for local magistrates. The staff attorneys shared the following barriers and challenges they have witnessed clients face.

- There is limited availability of rental housing that clients can afford. In some cases, tenants may pay up to four months (2 months security deposit, 1<sup>st</sup> and last month’s rent) to secure a unit.
- A tenant’s prior eviction limits chances of obtaining housing. Additionally, tenants are faced with making a choice between paying to avoid an eviction on their record or using the money to find a new unit.
- There are opportunities to support tenants with ongoing education, development of tenant’s rights, outreach to local magistrates and county court.
- Unit habitability is an ongoing issue. Tenants are subject to poor living conditions and withhold rent until unit habitability is addressed. Although that is allowable in the State of Pennsylvania, judges don’t always uphold or there is not enough documentation to support the tenant.
- Barriers to accessing services or seeking assistance may include fear of retaliation or harassment by landlords.

#### **Public Survey**

The survey asked members of the public to share their views on affordable housing, residents’ access to and knowledge of services for qualifying populations and eligible activities. A copy of the survey template is attached as Appendix B.

#### **Provider Survey**

The survey asked agencies to rank accessibility and availability of eligible activities and qualifying populations. A copy of the survey template is attached as Appendix C.

The City identified a focus on evaluating both accessibility and availability of services, housing, and shelter. The distinction below addresses the definitions used for each:

**Accessibility:** A client may be *eligible* for a program, service, or housing but *cannot* access whether due to a language barrier, criminal background, physical limitation, lack of transportation, poor credit, limited income, etc.

**Availability:** The number of clients seeking the program, service, or housing *exceeds* the number of available units, openings, etc.

Results for both the public and provider survey are summarized throughout the Plan in the Gaps & Needs Assessment.

## **PUBLIC PARTICIPATION**

On October 28, 2022, a notice regarding the public comment period of the draft HOME-ARP allocation plan was published in the Scranton Times. The draft Plan was made available for public review and comment from November 1 to November 18. The notice is attached as Appendix D.

The draft plan was available for review on the City of Scranton's website at [www.scrantonpa.gov/arpa/home-arp](http://www.scrantonpa.gov/arpa/home-arp). It was also made available on the Lackawanna County Library System website: <https://lclshome.org/>

The public was invited to submit written comments by mail or hand delivery to City of Scranton, Office of Economic and Community Development, 340 North Washington Avenue, Scranton, PA 18503, or email to [chughes@scrantonpa.gov](mailto:chughes@scrantonpa.gov).

The City will host three public hearings:

Public Hearing – Schedule			
City of Scranton - Public Hearing – Virtual	11/14/22	7:00 PM	
City of Scranton - Public Hearing – In-Person	11/15/22	5:15 PM	
City of Scranton - Public Hearing – Hybrid	11/16/22	10:00 AM	

To broaden public participation, additional outreach was conducted via email and social media. In the public notice, the City specified accommodation and interpretation for anyone needing support in order to fully participate in the public hearing. The public hearings will be both in-person and online on different dates and varying times. The in-person meeting location is served by public transportation and is ADA accessible. The City offered a variety of avenues for members of the public to participate in by commenting on the draft plan. These included mail and email options for written comments, telephoned comments, and to comment orally at the scheduled public hearings.

### **a. Social Media**

A link to the City's HOME-ARP page was shared on the official Facebook page for the Mayor of Scranton. This is the largest single social media page for the mayor's office

### **b. Continuum of Care**

An invitation was sent to the Continuum of Care members to engage with the development of the Plan.

### **c. Public Networks**

Public surveys were also distributed to key agencies that aid the City's homeless, those at risk of homelessness, and others in the qualified populations identified by the U.S. Department of Housing and Urban Development.

The public notification was translated into Spanish, Swahili, and Nepali which are the three most common languages spoken after English. The information was posted on the website, and, upon request, an interpreter was made available.

The Public Hearing consisted of a 15-minute presentation, an open forum for public comment, questions and answers from City staff and technical consultant.

### **Summary of Comments**

**Written:** Any written comments received will be recorded here.

**Public Hearing:** Any public comments received will be recorded here.

All written and oral comments are expected to be accepted.

If comments are rejected or not incorporated, narrative will outline an explanation.

## **NEEDS ASSESSMENT AND GAPS ANALYSIS**

The analysis examines the size and composition of qualifying populations within Scranton and surrounding areas, identifies current resources available, assesses unmet housing and services needs of these populations, and calls attention to existing gaps. A variety of data sources inform this analysis, including the City's recent Strategic Economic Development Plan, The Institute's Rent Study, Comprehensive Housing Affordability Strategy, Point in Time (PIT) and Housing Inventory Count (HIC), and consultations with service providers. The City of Scranton has been committed to addressing housing and supportive services. The following reports issued by Scranton and local partners and available resources are summarized below.

### **Strategic Economic Development Plan – Affordable & Quality Housing – Pillar Summarization**

In March 2022, the City of Scranton approved a Strategic Economic Development Plan, which included a pillar dedicated to affordable housing. In January 2022, 60+ residents and stakeholders engaged with the Fourth Economy and Connect the Dot's teams across five build sessions to solicit community input and strategy co-creation. As a follow up to these workshops, a town-hall-style meeting was held with more than 65 community members and a community survey was issued, which generated 963 responses from residents.

The City identified strategic priorities and goals for Affordable & Quality Housing

1. Improve access to affordable, quality housing for renters and owners
2. Encourage new development without spurring displacement
3. Increase access to high-quality, affordable housing
4. Ensure affordable and quality housing is accessible for new, longtime, and prospective residents, ensuring Scranton is an inviting place to call home

Community members noted push factors such as vacant properties, maintenance needs, the perception and existence of high real estate and wage taxes, and a struggling school district as reasons individuals and families choose to live in surrounding areas rather than the city of Scranton. They believe maintenance, beautification, and quality affordable housing are necessary to improve life in Scranton.

Housing is a basic need, but also directly supports the economy and schools through property taxes. While rents have increased in Scranton over the last decade, housing prices remain stagnant. With a median home value of \$103,000, less than half of the US average, homeownership in Scranton remains generally affordable – although 25% of homeowners are cost burdened, compared to the state rate of 21%.

Despite relatively affordable housing, less than half of

Scranton houses are owner-occupied, compared to 69% in Pennsylvania and 64% nationally. Homeowner vacancy is greater than PA and the US overall, while rental vacancy is below average.

Income levels have a great impact on a city's economic performance. While Scranton's median household income is \$12,000 lower than the state of Pennsylvania's, the city's median rent is just \$10 less per month. Rents and prices for goods and services are high, relative to incomes, creating a scenario in which there are more cost-burdened homeowners and renters. Cost-burden is defined as paying more than 30% of income on housing (rent or mortgage payments), plus utilities. It is estimated that 25% of Scranton's homeowners are cost-burdened, compared to 48% of its

### **Measures of Success**

#### **Process Metrics**

- Decrease in percent of people paying 30% or more on housing (cost-burdened)
- Increase in rate of affordable housing development (less than \$751 per month)

#### **Process Metrics**

- Decrease in violations and improvement in code enforcement outcomes during "safety check"
- Increase in quality affordable housing located within walking distance to grocery stores, doctors' offices, libraries, and public transportation



renters. These households often have difficulty affording necessities such as food, clothing, transportation, and healthcare. These data indicate that affordability is an issue for many residents. Scranton has a first-time homebuyer program which is administered by NeighborWorks and funded through the Community Development Block Grant (CDBG) program. In the last year and a half, the program has assisted two dozen first-time homebuyers. To complement this program, the City of Scranton is developing additional strategies to expand resources and paths to affordable homeownership.

### **Lackawanna County Rent Study 2020 – Summarization**

The Institute for Public Policy & Economic Development conducted a study of rent reasonableness in Lackawanna County. The data contained herein is primarily sourced from a market scan conducted between October 6<sup>th</sup> and October 29<sup>th</sup> 2020. Units were added to a list with data on address, property type, characteristics, rental price, and other miscellaneous notes from public listings. One limitation is that only data was included on rental units found on online listings. Thus, it is possible that some segments of the market are less represented in the dataset, particularly where informal channels or word of mouth drive the rental market. However, every effort was made to gather a diverse dataset to analyze the overall rental market and provide the largest possible number of comparable units to use when establishing rent reasonableness in housing and community development activities. The full dataset, in tabular form suitable for searching and sorting, is accompanying this report. The appendix contains technical notes on the dataset. The dataset can be used to identify the most appropriate comparison properties for any given proposed housing development.

SUMMARY BY BEDROOMS/BATHROOMS		
	Count	Avg Rent
<b>Studio</b>	<b>2</b>	<b>\$863</b>
1-Bath	2	\$863
<b>1-Bed</b>	<b>22</b>	<b>\$828</b>
1-Bath	21	\$779
1.5 Bath	1	\$1,850
<b>2-Bed</b>	<b>41</b>	<b>\$954</b>
1-Bath	29	\$856
1.5 Bath	4	\$884
2-Bath	8	\$1,344
<b>3-Bed</b>	<b>17</b>	<b>\$1,423</b>
1-Bath	10	\$1,080
1.5 Bath	1	\$1,200
2-Bath	3	\$1,233
2.5 Bath	2	\$3,000
3 Bath	1	\$2,500
<b>4+ Bed</b>	<b>3</b>	<b>\$2,083</b>
1-Bath	2	\$1,925
1.5 Bath	1	\$2,400
<b>GRAND TOTAL</b>	<b>85</b>	<b>\$1,053</b>

*Lackawanna County Fair Market Rent Study 2020*

MEAN RENT BY BEDROOM COUNT AND UNIT TYPE						
	All Unit Types	Apartment in Complex	Apartment in House	Duplex	Entire Detached House	Entire Rowhouse
<b>Studio</b>	<b>\$863</b>	\$863	-	-	-	-
<b>1-Bed</b>	<b>\$828</b>	\$1,075	\$723	\$830	-	\$895
<b>2-Bed</b>	<b>\$954</b>	\$998	\$868	\$930	\$1,020	\$1,206
<b>3-Bed</b>	<b>\$1,423</b>	\$925	\$907	\$2,025	\$1,363	\$2,233
<b>4+ Bed</b>	<b>\$2,083</b>	\$1,600	-	-	\$2,325	-
<b>All Bedroom Counts</b>	<b>\$1,053</b>	\$1,027	\$819	\$1,029	\$1,377	\$1,373

*Lackawanna County Fair Market Rent Study 2020*

## SIZE & DEMOGRAPHICS

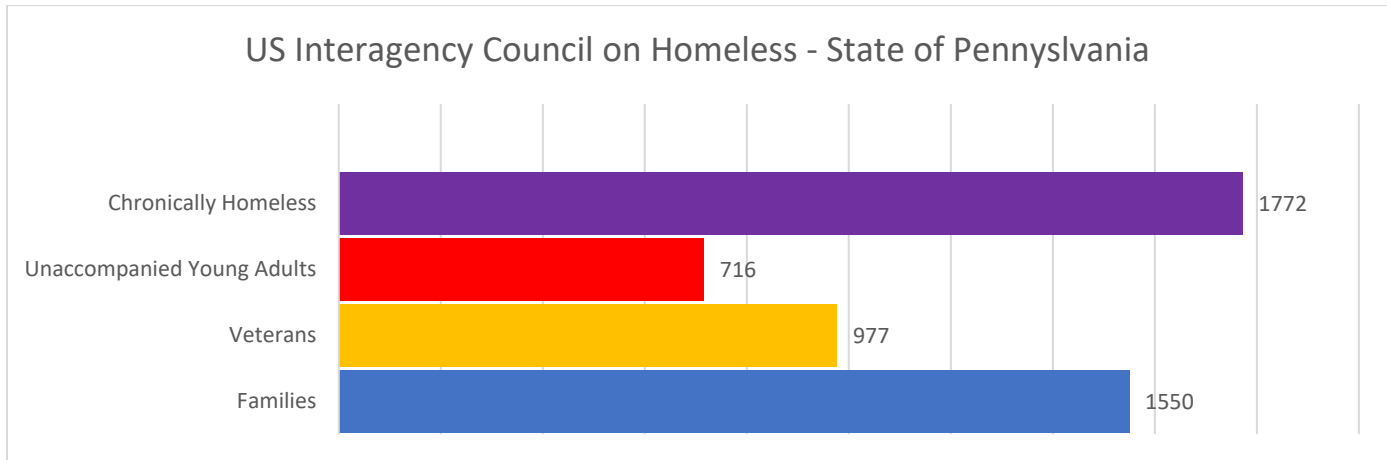
**Homeless** (as defined in [24 CFR 91.5](#))

Homelessness has shown to be a growing issue in the state of Pennsylvania and the surrounding Scranton/Lackawanna County area. According to the US Interagency Council on Homeless, the state of Pennsylvania's estimated number of individuals experiencing homelessness, as of 2020, is 13,375.

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*An individual or family who lacks a fixed, regular, and adequate nighttime residence*

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PA-508 Scranton/Lackawanna County CoC conducted a census of who is experiencing homelessness on January 27, 2021.

This analysis, Point-in-Time (PIT) count, is required by HUD to determine the number of people who were homeless on a given night. In addition to counting anyone staying in an emergency shelter on that night, outreach is conducted to identify people spending the night outdoors or in places not meant for human habitation.

HOUSEHOLDS			
Sheltered		Unsheltered	Total
Emergency Shelter	Transitional Housing		
54	55	8	117

PERSONS			
Sheltered		Unsheltered	Total
Emergency Shelter	Transitional Housing		
81	76	8	165

The CoC has reported a decrease year over year reducing households experiencing homelessness from 155 households in 2019 to 134 households in 2020.

HOMELESS POPULATION			
	Family HH (at least 1 child)	Adult HH (w/o child)	Veterans
Sheltered Homeless	88	86	38
Unsheltered Homeless	0	13	4

*An individual or family who has an annual income below 30 percent of median family income for the area and does not have sufficient resources or support networks.*

#### **At-Risk of Homeless** (as defined in [24 CFR 91.5](#))

Individuals and families experiencing housing instability is a complex problem. It results in a variety of issues including frequent house shifting, trouble paying rent, overcrowding, living with relatives, and homelessness. In addition to being low-income without available resources, individuals and families, according to the definition, also must meet one of the following conditions:

1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
2. Is living in the home of another because of economic hardship;
3. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
4. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
5. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
6. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

<b>RENTAL AFFORDABILITY – LACKAWANNA COUNTY</b>			
	<b>2017</b>	<b>2018</b>	<b>2019</b>
Median Income for Renter Households	\$ 28,093	\$ 33,789	\$ 33,364
Median Rent	\$ 771	\$ 797	\$ 792
% of Income for Rent	32.9%	28.3%	28.5%

According to EvictionLab.org, the eviction filing rate is 5.5%. The Pennsylvania Association of Realtors shows that more than 40 percent of renters across generations in the Scranton, Wilkes-Barre, and

Hazleton area are housing cost burdened. Across Pennsylvania, there is a shortage of rental homes affordable and available to extremely low-income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost-burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent and to experience unstable housing situations like evictions. (NLIHC.org)

#### **Comprehensive Housing Affordability Strategy ("CHAS") data**

**Summary Level:** County Created on: October 25, 2022

Lackawanna County, Pennsylvania Year Selected: 2015-2019 ACS

The cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

<b>Housing Cost Burden Overview</b>	<b>Renter</b>
Cost Burden >30% to less-than or= 50%	5,615
Cost Burden >50%	6,600

13,055 renters in Lackawanna County have at least 1 of 4 housing problems and 7,725 have at least one severe housing problem. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. A severe housing problem includes one of the problems and a cost burden greater than 50%.

Income by Housing Problems (at least 1 of 4)	Renter
Household Income less-than or = 30% HAMFI	5,500
Household Income >30% to less-than or = 50% HAMFI	4,315
Household Income >50% to less-than or= 80% HAMFI	2,410
Household Income >80% to less-than or= 100% HAMFI	420
Household Income >100% HAMFI	410

### **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**

Much like homelessness, those at risk of homelessness or attempting to flee Domestic Violence, Stalking, Human Trafficking is an equally growing and pertinent issue. The Pennsylvania Coalition Against Domestic Violence cites 1 in 4 women and 1 in 7 men experienced severe physical violence by an intimate partner. In Pennsylvania, 109 victims died from domestic violence incidents last year. According to GreenlightOperation.org, a non-profit dedicated to combatting human trafficking, the Pennsylvania Courts say there have been nearly 800 human trafficking offenses filed in Pennsylvania courts since 2015, when the first comprehensive human trafficking law took effect. However, the number of victims is likely much higher, as cases are often mischarged or never brought to police, let alone prosecuted. The National Human Trafficking Hotline alone reports 279 known cases of human trafficking—accounting for 540 victims—based upon those who reach out to their hotline in Pennsylvania. With only six organizations providing long-term housing and support services, many survivors may be left without support—increasing the risk of repeat exploitation.

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*If just 50% of survivors entered a long-term housing program, there would need to be roughly 30 homes.*

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The Women's Resource Center of Northeastern Pennsylvania provides comprehensive services for female and male victims of domestic violence, sexual assault, dating violence and stalking in Lackawanna and Susquehanna Counties. In FY 2021-2022 WRC served 1,524 survivors in Lackawanna County, averaging 4 survivors a day. The agency served 309 survivors of sexual assault. All services are provided in the City of Scranton and at least 65% of survivors live in the city.

### **Other Populations**

#### **School-Aged Youth**

According to the US Interagency Council on Homelessness, public school data reported to the U.S. Department of Education during the 2018-2019 school year shows that an estimated 31,822 public school students experienced homelessness over the course of the year. Of that total, 526 students were unsheltered, 7,281 were in shelters, 2,428 were in hotels/motels, and 21,587 were doubled up.

#### **Veterans**

In Scranton, there are 60,224 veterans and 10,234 veterans with a disability. Of the total noninstitutionalized population, there are 11,884 people with disabilities.

<https://data.census.gov/cedsci/table?q=Scranton%20city,%20Pennsylvania%20veteran>

## LGBTQ

Movement Advancement Project | State Profiles (lgbtmap.org)

According to the national survey, young adults, ages 18 to 25, who identified as LGBTQ experienced homelessness within the last 12 months at over twice the rate of their heterosexual peers who identified as their birth gender (“cisgender”). Young people who identified as LGBTQ made up about 20% of those young adults who reported homelessness. In larger, urban communities, the proportions of youth experiencing homelessness who identified as LGBTQ were higher than for smaller, more rural communities, and reached up to 40% of homeless youth in one county’s youth count. Given that many young people may be reluctant to disclose their sexual orientation or gender identity in a survey, these statistics should be viewed as conservative estimates, especially in households and communities where there is less acceptance of LGBTQ people.

## Seniors

According to the Census, Scranton is comprised of 17.3% of Senior Citizens. Pennsylvania has the third highest percentage of elderly residents in the US with nearly 2 million residents over the age of 65 (Attorney General). Scranton, PA Senior Guide (seniorcare.com)

## Immigrants - Immigrants in Pennsylvania | American Immigration Council

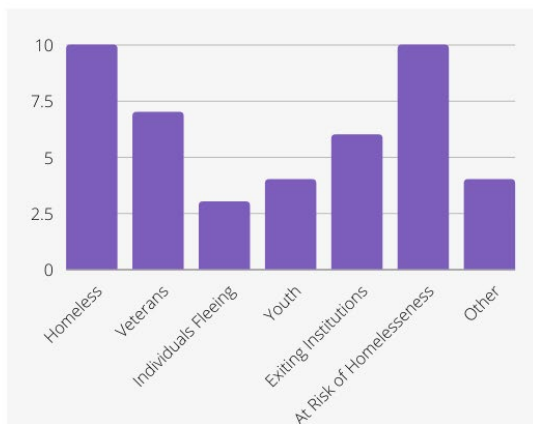
Of the total 6,900 foreign-born population, Scranton has 3,845 naturalized U.S. citizens and 3,055 not U.S. citizens. <https://data.census.gov/cedsci/table?q=Scranton%20city,%20Pennsylvania%20immigrant>

## UNMET HOUSING & SERVICE NEED

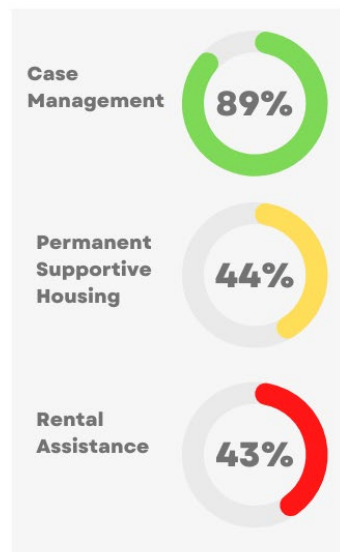
The City of Scranton received multiple narrative comments in the provider survey regarding a consensus on affordable housing as being the greatest barrier to accessible and available resources.

## QUALIFYING POPULATIONS

### DEMOGRAPHICS



### SERVICES



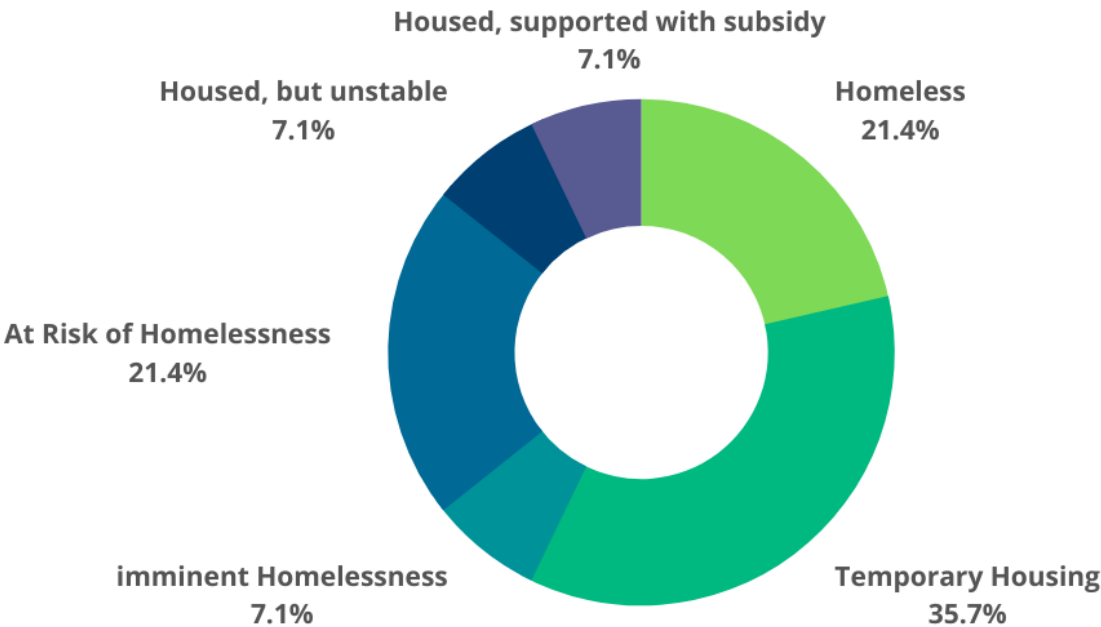
Affordable Housing was referenced as a barrier, challenge, gap, and need within the survey. This was mentioned alongside unemployment/maintaining employment, mental health, lack of education and transportation, transitional housing, and more. Some respondents suggested a need for 24/7 homeless shelters as well as additional emergency shelters to help those in need. Other respondents highlighted the need for employment assistance for those experiencing unemployment issues.

Feedback suggested how difficult it can be for people to prepare for the next workday with no clean\work clothes, no permanent address, and no identification. Additionally, respondents mentioned the lack of high-quality and well-maintained rental units. Not only are they expensive, but units that are meant for low-income individuals and families are not kept up well. Along with this, respondents mentioned how these affordable housing units may not necessarily be able to house or handle families with more than three people. With larger families, there is not as readily accessible housing to be handed around.

Many organizations have come to the same conclusion. There is simply not enough affordable housing for families living in the Scranton area. Along with that, there are not enough landlords who are willing to rent to low-income or no-income households. Even more so, families larger than 3 have increased difficulty finding affordable housing that fits their needs. These entities highlighted the issues of affordable housing, with a majority stating that this is the least available and least accessible in the City of Scranton.

## The Least Available Services for the City of Scranton

The following information is what respondents believed are the least available or least accessible services in Scranton, PA



Respondents were also requested to share their opinions on the barriers, challenges, gaps, and needs their clients face when accessing supportive services and affordable housing.

### SUMMARIZATION OF RESPONDENT FEEDBACK

BARRIERS	CHALLENGES
<ul style="list-style-type: none"> <li>- Background checks are increasingly difficult for the homeless or those with previous mental health issues.</li> <li>- Mental health is a barrier that can prevent renters from accessible housing.</li> <li>- Affordable housing is increasingly difficult for low-income or no-income households and "rent is really high in this area!"</li> <li>- Lack of Transportation to and from homes and employment has shown increased difficulty.</li> <li>- Maintaining employment for those with mental health issues as well as the homeless has shown difficulty.</li> </ul>	<ul style="list-style-type: none"> <li>- Affordable Housing is increasingly difficult for low-income or no-income households.</li> <li>- Waiting lists and "over-burdened".</li> <li>- Lack of "awareness/education about available resources"</li> <li>- Lack of transportation to and from homes and employment has shown increased difficulty.</li> <li>- Lack of Identification for the homeless increases the difficulty of gaining employment/housing.</li> </ul>
GAPS	NEEDS
<ul style="list-style-type: none"> <li>- Affordable Housing is increasingly difficult for low-income or no-income households.</li> <li>- Transitional housing "opportunities for individuals attempting to return to society as healthy, functioning members of the community".</li> <li>- "Services for modest income homeowners to rehab their homes and stay housed in a stable manner".</li> </ul>	<ul style="list-style-type: none"> <li>- 24/7 homeless shelter for those needing that care.</li> <li>- Outpatient Drug Rehabs for those needing that care.</li> <li>- Affordable Housing is increasingly difficult for low-income or no-income households.</li> <li>- Education programs on homelessness so awareness can be raised.</li> </ul>

### AGENCY SURVEY RESPONDENTS

HOMELESS SERVICES	QUALIFYING POPULATIONS	DOMESTIC VIOLENCE SERVICES
Catholic Charities	Catholic Charities	Catholic Charities
United Neighborhood Centers of NEPA	United Neighborhood Centers of NEPA	Scranton Counseling Center
Keystone Mission	Keystone Mission	
Scranton Counseling Center	Lackawanna County Treatment Court	
Catherine McAuley Center		
	Agency for Community EmPOWERment of NEPA	
	Scranton Counseling Center	
	My Center for Independent Living (MyCIL)	
	Catherine McAuley Center	



## **CURRENT RESOURCES**

The City of Scranton has several organizations which address homelessness and provide supportive services. Below is the current inventory as reported by the Continuum of Care Housing Inventory Count (HIC). The FY22 CoC ranking selection which reflects the annually approved projects serving this qualifying populations is attached as Appendix E. A list of CoC member agencies summarizing current resources is attached as Appendix F.

CURRENT INVENTORY					
	Family		Adults Only		Vets
	# Of Beds	# Of Units	# Of Beds	# Of Units	# Of Beds
Emergency Shelter	36	11	30	N/A	N/A
Transitional Housing	38	14	38	N/A	23
Permanent Supportive Housing	125	33	107	N/A	73

## **GAPS IN THE CURRENT SHELTER & HOUSING INVENTORY**

Scranton is not immune to the impacts of long-term housing issues exacerbated by the pandemic. The current rental market is challenging to navigate for families and individuals, particularly those at or below the poverty line. Rents are on the rise across the State and subsidized housing remains difficult to obtain, as waiting lists are years-long. While there are services available to expedite assistance to those currently housed and struggling to afford rent, there are minimal “fast-track” solutions for homeless families and individuals to be placed in affordable, permanent housing.

There is a general lack of shelter facilities and transitional housing across the city and in surrounding areas. Both individual and family shelters experienced great constraint over the last two years due in part to distancing requirements and reduced staffing/capacity.

The need for affordable childcare has become increasingly dire, especially for single heads of household. Since the start of the pandemic childcare costs have ballooned, solidifying unemployment for lower income families, or working non-traditional jobs or hours to balance care for children in the household.

Residents in the private rental market need support to maintain their current housing as rents continue to increase, private landlords exit the market, or are unwilling to accept high-risk tenants with challenging backgrounds. Residents have relied on rental assistance and, without ongoing support, ongoing inflation, low wages, and increasing rents affordable housing has risen to the top of the City’s priorities.

Several factors proliferate housing instability or greater risk of homelessness. The characteristics and trends identified include residents with severe mental illness, immigrants, or residents with language barriers, those with chronic substance abuse issues, and those with disabilities.

GAP ANALYSIS				
	FAMILY		ADULTS ONLY	
	# Of Beds	# Of Units	# Of Beds	# Of Units
<b>Current Gap</b>	324	96	191	N/A



## **PRIORITY NEEDS & ELIGIBLE ACTIVITIES**

Families and individuals who are very or extremely low-income require a wide range of services and support to remain stably housed. A wide range of responses on system gaps and strategies to address issues consistently identified through these efforts and reinforced with the data in this document included

1. Increasing the supply of housing available and affordable to our most vulnerable populations
2. Expanding supportive services to help vulnerable populations access housing and remain stably housed

The qualifying populations would benefit from an increased number of affordable housing units and increased affordability in the housing market. Rising rent and limited availability of units causes increased instability among cost burdened and low-income renters and those at risk of homelessness. Service providers were asked, as which stage were individuals and families at greatest risk, with the least availability of services. Of respondents, answers were equally split among homeless, temporary housing, and at-risk of homelessness. Among those experiencing homelessness, the lack of affordable rental units causes a bottleneck in the availability of permanent housing options, creating longer episodes of homelessness and leading to fewer households becoming stably housed overall. The greatest need and area to address homelessness is more affordable housing.



**Increasing the supply of housing:** The Homeless and Housing Inventory and Gaps Analysis included above shows significant gaps in the supply of affordable housing and available to households earning 50% of AMI or below. Even when homeless or at-risk households have access to resources like rental assistance vouchers or emergency rental assistance, many of them are unable to find an available apartment in their price range or a landlord willing to accept those subsidies. To address this need, Scranton will dedicate a portion of its HOME-ARP funds to producing accessible and affordable housing for eligible populations, particularly extremely low-income and homeless households. These resources will be available to acquire, produce and preserve housing for these vulnerable populations.

**Expanding supportive services:** Organizations providing supportive services to families and individuals who are homeless or at risk of homelessness are already facing a critical shortage of staff to meet the increasing needs of these vulnerable populations. Without supportive services, many at risk households are unable to sustain housing and landlords are often less likely to serve these populations without these kinds of wrap-around services in place. The City intends to dedicate a portion of HOME-ARP funds to expand supportive services for eligible populations, divert households from homelessness by addressing emergency costs that could result in the loss of housing, and leverage additional federal resources that can sustain this work over the long-term.

## **APPLICATION METHODOLOGY**

The City of Scranton will release a Notice of Funding Availability (NOFA) for HOME-ARP funding, in addition to other entitlement grant funds. The NOFA will outline opportunities for applications from organizations with the capacity to successfully implement projects supporting the prioritized HOME-ARP populations and activities. The NOFA will evaluate organizational capacity to meet City and federal grant requirements. Workshops will be held for prospective applicants to learn more about the application process. Information sessions will be held, upon approval of the Plan, in the second half of 2023 to introduce potential applicants to the Plan and funding process, in preparation for HOME-ARP and other housing and community development funding opportunities.

## **PREFERENCES**

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

The City of Scranton intends to give preference for HOME-ARP funded activities to homeless individuals and families as defined in 24 CFR 91.5 (1). This includes individuals or families who lack a fixed, regular, and adequate nighttime residence. Preference will not be given to specific subpopulations.

Planned use of HOME-ARP funding is summarized below.

USE OF HOME-ARP FUNDING			
	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 575,076		
Acquisition/Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 1,500,000		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 365,000	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 2,440,076</b>		

The City of Scranton will not release funds from the HOME-ARP allocation to a subrecipient prior to HUD's acceptance of the HOME-ARP allocation. Once the allocation plan has been accepted, the city will transcribe contracts for those who will be awarded.

## **HOME-ARP REFINANCING GUIDELINES**

The City of Scranton does not intend to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.

## **HOUSING PRODUCTION**

HOME-ARP funds will be used to support the development of an estimated **10** units for occupancy by prioritized qualifying populations. Development of these units will help address the lack of permanent housing resources. The City is prioritizing addressing affordable housing as a permanent, long-term solution to the issues facing residents.

## **CONCLUSION**

### Action Items

- Ongoing collaboration with area partners and CoC's Housing Coalition to develop projects
- Build at the root cause of housing instability and homelessness, housing.
- Address barriers to development at a policy level
- Foster relationships, leverage funds, and incentivize affordable development

While the City intends to give preference to affordable rental housing development and supportive service projects serving those experiencing homelessness, additional opportunities will be made available during the same funding process. Scranton received ARPA funds which, in part, are addressing needs which align with the Plan. There is a portion of the ARPA allocation which is also available for housing and may be leveraged, in part, with HOME-ARP. The City's HOME and CDBG annual entitlement funds are allocated through the Annual Action Plan, which identifies the following priority outcome areas:

1. Suitable living environment
2. Decent housing
3. Creating economic opportunities

Needs identified in this Allocation Plan will continue to inform community-wide efforts and initiatives for years to come.

## **APPENDIX**

- A. Consultation – Agency List
- B. Public Survey
- C. Provider Survey
- D. Public Notice
- E. CoC Project Ranking
- F. CoC Member List

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## **Methodology**

In addition to feedback received through surveys and consultation sessions, several data sources and community plans were reviewed to determine the needs, system gaps, and demographics for HOME-ARP qualifying populations.

The data represented throughout the Plan is a compilation of the most recent and publicly available data, including: 2021 Point in Time, the 2015-2019 CHAS and HMIS. This data was primarily utilized to demonstrate housing inventory and demographic data among qualifying populations, where available.

Additionally, data collected from local organizations, service providers and public housing agencies largely informed the identification of gaps in needs, service delivery and possible misrepresentation or undercounting among the above reference data sources. Further consultation with local officials and members of the CoC aided in the identification of unmet needs, primarily in the areas of homeless and supportive services.

Further needs related to other populations were identified via various reports and case studies including:

- Lackawanna County Rent Study 2020
- City of Scranton: Strategic Economic Development Plan
- The Institute: Housing the Workforce: Creating and Revitalizing Housing for a Growing Region (April 2022)

[Homeless in Pennsylvania Statistics 2019. Homeless Estimation by State | US Interagency Council on Homelessness \(usich.gov\)](#)

[SOH: State and CoC Dashboards - National Alliance to End Homelessness](#)

[Domestic Violence Statistics - PCADV](#)

[Eviction Map & Data \(Version 2.0\) | Eviction Lab](#)

[Across generations, cost-burdened renters are plentiful - Pennsylvania Association of Realtors® \(parealtors.org\)](#)

[Pennsylvania | National Low Income Housing Coalition \(nlihc.org\)](#)

[The Unmet Need for Survivor Long-Term Housing - Greenlight Operation](#)

[Lackawanna County, PA | Data USA](#)

[Scranton, PA Senior Guide \(seniorcare.com\)](#)

[Immigrants in Pennsylvania | American Immigration Council](#)

[Movement Advancement Project | State Profiles \(lgbtmap.org\)](#)

[Entry Disproportionality Rates-FY2020.xlsx \(live.com\)](#)

[Veterans Affairs Departments - Scranton, PA \(VA Centers, AMVET & VFW Posts\) \(countyoffice.org\)](#)

[U.S. Census Bureau QuickFacts: Scranton city, Pennsylvania](#)

[Disability & Health U.S. State Profile Data: Pennsylvania | CDC](#)

[VoYC-LGBTQ-Brief-Chapin-Hall-2018.pdf \(voicesofyouthcount.org\)](#)

[Seniors – PA Office of Attorney General](#)

<https://data.census.gov/cedsci/table?q=Scranton%20city,%20Pennsylvania%20veteran>

<https://data.census.gov/cedsci/table?q=Scranton%20city,%20Pennsylvania%20immigrant>

PROVIDER SURVEY - RESULT SUMMARIZATION															
Organization/Agency	Population_Age	Qualifying Population	Services	Overview	Availability Priorities	Availability Services	Availability Gaps Beliefs	Accessability Priorities	Accessability Services	Accessability Gaps Beliefs	Greatest Risk	Barriers	Challenges	Gaps	Needs
Lackawanna County Treatment Court	25-62	Veterans Individuals Exiting Institutions At-Risk of Homelessness	Case Management Rental Assistance Permanent Supportive Housing	Assists people involved in the legal system with substance abuse disorder.	2. Tenant-Based Rental Assistance (TBRA) 2. Supportive Services 4. Affordable Housing	Did not respond	Few to some for all of the above except Veterans because of St Francis.	3. Supportive Services 4. Tenant-Based Rental Assistance 4. Affordable Housing 4. Non-Congregate Shelter	At-Risk of Homelessness: Few to Some	A big gap is a safe homelessness shelter.	At risk of homelessness	For our clients it is the background check. In addition rent is really high in this area!	Many of our clients can't find housing anywhere.	not a lot of housing options available.	24/7 homeless shelter
Keyzone Mission	18-24 25-62 62+	Homeless Veterans Individuals Exiting Institutions At-Risk of Homelessness	Case Management Day services/meals/hygiene	Help people develop life skills to get them off the streets	1. Non-Congregate Shelter 2. Supportive Services 3. Affordable Housing 4. TBRA	Homeless: Few to Some At Risk: Few to Some Fleeing: None Veterans: Few to Some	Biggest need is temporary emergency center and transitional housing	Did not respond	Homeless: Few to Some At Risk: Few to Some Fleeing: None Veterans: Few to Some	≥ 100 bed emergency overnight shelter 365 days a year, low income housing, 55+ housing	Homeless	Mental health issues	Lack of LI's willing to rent to low income or no income people	Did not respond	Outpatient drug rehabs
My Center for Independent Living	25-62	Other: People with Disabilities	Did not respond	Serves people with disabilities, provides info and referral, and trains so people with disabilities can increase independence	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Did not respond	Did not respond	1. Supportive Services 2. TBRA 3. Affordable Housing 4. Non-Congregate Shelter	Veterans: Few to Some	Did not respond	Did not respond	Did not respond	Did not respond	Did not respond	Did not respond
Agency for Community Empowerment of NEPA	Under 18 18-24 25-62	Veterans Youth At-Risk of Homelessness Other	Case Management Permanent Supportive Housing Other	provides Early Learning Services, Weatherization, Workforce Initiatives, TIFAP, Clearance, Head Start, affordable housing, veterans services,	2. Tenant-Based Rental Assistance (TBRA) 3. Supportive Services 3. Non-Congregate Shelter 4. Affordable Housing	Did not respond	There are few affordable housing units for families in COS that can handle more than 3 people	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Veterans: Few to Some	Did not respond	Housed, supported w/ subsidy	Families can not find affordable housing due to past criminal records, lack of income, lack of skills knowing how to maintain a unit, lack of transportation	Finding affordable quality units.	Did not respond	Did not respond
Scranton Counseling Center Assertive Community Treatment: Case Management	18-24 25-62 62+	Homeless Individuals Fleeing or Attempting to Flee Violence Individuals Exiting Institutions At-Risk of Homelessness	Case Management	Provide community based services with belief that individuals can recover from mental illness	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Few to Some for All	Evictions and voluntary/involuntary admission coincide with people with SMI	1. Supportive Services 3. Non-Congregate Shelter 4. TBRA 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Neutral Veterans: Neutral	Need accessible residential care/supportive housing	Temporary Housing	SPMI patients often face eviction or discharge to homelessness, limited accessible housing	Assertive efforts required to keep SPMI persons functioning within community	Transitional Housing	Transitional Housing
United Neighborhood Centers of NEPA	Under 18 18-24 25-62 62+	Homeless Veterans Youth At-risk of Homelessness Other	Case Management Rental Assistance Permanent Supportive Housing Rapid Rehousing Other	assessing and meeting the needs of low-income families, youth, and older adults in Northeastern Pennsylvania.	1. Supportive Services 2. Non-Congregate Shelter 3. TBRA 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Neutral Veterans: Neutral	Lack in "high quality", "well maintained" rental units that are affordable to low income individuals and families	1. Supportive Services 2. Non-Congregate Shelter 3. TBRA 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Neutral Veterans: Neutral	finding access to housing when needed is a challenge creating a crisis situation. Additionally, making sure at risk populations are aware of what is available.	At risk of homelessness	Availability of decent affordable housing that is well managed and well maintained. Access to funding for the development of high quality, affordable housing. Programs available but highly competitive. High construction costs. Overall higher cost of living in recent months.	More landlords are not accepting housing vouchers. Waiting lists are growing. Lack of education as to what services are available. Transportation to services may present a challenge to some individuals and families. Language barriers.	Did not respond	Increased access to funding sources (local, state and federal). Education for residents on available services. Education for landlords on voucher program.
NeighborWorks Northeastern Pennsylvania	25-62 62+	Low income (<80% AMI)	Case Management Counseling Facilities Home Repair	creates stable, vibrant communities by amplifying the voices of residents and providing critical housing assistance, financial guidance, community development services, and proactive partnerships	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Homeless: Neutral At Risk: Few to Some Fleeing: Few to Some Veterans: Neutral	while we have some shelter space available, the people who are at risk of homelessness and seeking alternative housing other than an emergency shelter seems to continue to be a major issue.	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Homeless: Neutral At Risk: Few to Some Fleeing: Few to Some Veterans: Neutral	similar to the one on the previous page.	Housed, but unstable	- Language barriers - Lack of awareness / education about available services - Financial barriers	Crisis management - Waiting lists and overburdened social service agencies	Not enough affordable housing supply to make programs and services effective. - Services for modest income homeowners to rehab their homes and stay dignified transitional housing in a stable manner	Home rehabilitation programs - Acquisition / development of additional affordable housing. Development of additional safe and development of transitional housing
Catholic Social Services	25-62	Homeless Veterans Individuals Fleeing At-Risk	Case Management Rental Assistance Permanent Supportive Housing Emergency Shelter Day Services	Feed people through pantries, safe haven for pregnant women, veterans	1. Supportive Services 2. Affordable Housing 3. TBRA 4. Non-congregate shelter	Homeless: Few to Some At Risk: Few to Some Fleeing: None Veterans: Neutral	Huge gap in services for single fathers	1. Supportive Services 2. Affordable Housing 3. TBRA 4. Non-congregate shelter	Homeless: Few to Some At Risk: Neutral Fleeing: Few to Some Veterans: Neutral	Emergency shelters needed	Homeless	Seeking and maintaining employment	Preparing for next work day, no work clothes, no address	Affordable Housing accessibility gaps	Did not respond
Outreach Center for Community Resources	Under 18 18-24 25-62 62+	Homeless Veterans Youth Individuals Exiting Institutions At-Risk of Homelessness Unemployed	Case Management Employment Education/library	Help individuals move toward family stability and economic self-sufficiency	1. Supportive Services 2. Non-congregate Shelter 3. TBRA 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Adequate Veterans: Adequate	Unemployment, lack of transportation, poor credit, lack of ID, mental health and substance abuse issues	1. Supportive Services 3. TBRA 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Adequate Veterans: Adequate	Time period waiting for rental help	Temporary Housing	Unemployment	No friends or family to help, lack of ID and transportation, affordable childcare	Did not respond	The central clearinghouse for housing issues and greater interagency collaboration, public education campaigns on the homelessness situation, investment in building transitional and permanent housing
The Catherine McAuley Center Case manager for PSH individuals Program	25-62	Homeless Individuals Fleeing Youth Individuals Exiting Institutions	Case Management Rental Assistance Permanent Supportive Housing Emergency Shelter Rapid Rehousing	assist families and individuals experiencing homelessness	2. Supportive Services 3. TBRA 4. Affordable Housing 4. Non-Congregate Shelter	Homeless: Few to Some At Risk: Neutral Fleeing: Few to Some Veterans: Neutral	more shelter beds/space for women and just another shelter would be helpful to the scranton area. Day Areas for hygiene	1. Supportive Services 2. TBRA 3. Affordable Housing 4. Non-Congregate Shelter	Homeless: Few to Some At Risk: Neutral Fleeing: Few to Some Veterans: Neutral	Did not respond	Temporary Housing	Did not respond	Did not respond	Did not respond	Did not respond
The Catherine McAuley Center Single Room Occupancy Case Worker	Under 18 18-24 25-62 62+	Homeless At-Risk of Homelessness	Case Management Rental Assistance Permanent Supportive Housing Emergency Shelter Rapid Rehousing Day Services/Meals/Hygiene Other: Transitional	Works with women & Children experiencing or at risk of homelessness	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Few to Some Veterans: Neutral	Shelters and Homeless Programs	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Few to Some Veterans: Adequate	Did not respond	Temporary Housing	No rooms in emergency Shelters	Affordable housing, jobs, transportation, criminal records	No rooms in emergency Shelters	Access to the public, low income, quality housing
The Catherine McAuley Center Case Worker	Under 18 18-24 25-62 62+	Homeless At-Risk of Homelessness	Case Management Rental Assistance Permanent Supportive Housing Emergency Shelter Rapid Rehousing	Working with families/individuals experiencing homelessness	1. Supportive Services 2. Non-congregate Shelter 3. TBRA 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Few to Some Veterans: Adequate	Shelters with limited day times	1. Supportive Services 2. Non-congregate Shelter 3. TBRA 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Few to Some Veterans: Adequate	Did not respond	Temporary Housing	Rent, jobs, affordable housing	low paying jobs, one income families	affordable housing	public housing
Pennsylvania Prison Society	Under 18 18-24 25-62 62+	Homeless Veterans Individuals Exiting Institutions At-Risk of Homelessness	Other: Advocacy and Support resources as available	advocate and support the inmates and their families is issues related to prison and outside agencies	Did not respond	Did not respond	Did not respond	Did not respond	Did not respond	Did not respond	Did not respond	Criminal records Lack of start up funds for rental	Did not respond	Did not respond	Transitional living space that networks with area businesses/employers to assist in immediate job placement
Scranton Counseling Center Director of Case Management	Under 18 18-24 25-62 62+	Homeless Other	Case Management	Providing accessible mental health services for residents of Lackawanna and Susquehanna county	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Few to Some Veterans: Few to some	Lack of immediate available affordable housing	1. Supportive Services 2. TBRA 3. Non-Congregate Shelter 4. Affordable Housing	Homeless: Few to Some At Risk: Few to Some Fleeing: Few to Some Veterans: Few to some	Lack of transportation, consumers staying in touch with necessary resources	Homeless Transient Homelessness At risk of homelessness	Lack of transportation, consumers staying in touch with necessary resources, Long wait list for public housing, lack of emergency shelter options	financial issues, physical support	lack of public housing	increased emergency shelter, non-congregate shelter, or temporary housing

# CITY OF SCRANTON

## AFFORDABLE HOUSING - PUBLIC FEEDBACK SURVEY

### Survey-Taker: Demographic Information

<b>Age</b> <input type="checkbox"/> Under 18 <input type="checkbox"/> 18 - 24 <input type="checkbox"/> 25 – 50 <input type="checkbox"/> 50 – 65 <input type="checkbox"/> 65+ <input type="checkbox"/> Prefer Not to Answer	<b>Race/Ethnicity (Optional)</b> <input type="checkbox"/> Non-Hispanic or Latino <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Other/Prefer Not to Answer	<b>Employment Status</b> <input type="checkbox"/> Employed, full-time <input type="checkbox"/> Employed, part-time <input type="checkbox"/> Self-employed <input type="checkbox"/> Unemployed <input type="checkbox"/> Retired <input type="checkbox"/> Student <input type="checkbox"/> Stay at Home/Caregiver <input type="checkbox"/> Prefer Not to Answer
<b>Housing Status</b> <input type="checkbox"/> Owner <input type="checkbox"/> Renter – Primary Leaseholder <input type="checkbox"/> Live with Roommate <input type="checkbox"/> Temporary Residence <input type="checkbox"/> Homeless <input type="checkbox"/> Prefer Not to Answer	<b>Housing Type</b> <input type="checkbox"/> Single-Family Home <input type="checkbox"/> Townhome/Condo <input type="checkbox"/> Apartment <input type="checkbox"/> Mobile/Manufactured Home <input type="checkbox"/> Institution/Shelter <input type="checkbox"/> Prefer Not to Answer	<b>Location</b> <input type="checkbox"/> Live and work in Scranton <input type="checkbox"/> Live in Scranton, work elsewhere <input type="checkbox"/> Work in Scranton, live elsewhere <input type="checkbox"/> Live and work elsewhere <input type="checkbox"/> Live in Scranton <input type="checkbox"/> Prefer Not to Answer

What is your definition of “affordable housing”?

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Based on your definition, the City of Scranton has plenty of “affordable housing”

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

I would support “affordable housing” in my neighborhood

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

I think access to “affordable housing” is a problem in the City of Scranton

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

## Services for Residents in Need

From the choices below, please rank which populations are most in need (1) to least in need (5) of assistance in Scranton.

- \_\_\_ **Homeless:** an individual or family lacking a fixed, regular, and adequate nighttime residence
- \_\_\_ **At-Risk of Homelessness:** low-income individuals or families experiencing economic hardship
- \_\_\_ **Fleeing or Attempting to Flee:** Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- \_\_\_ **At Greatest Risk of Housing Instability:** exiting a publicly funded institution, or system of care
- \_\_\_ **Veterans** and Families that include a Veteran Family Member

Based on your understanding of services in Scranton, please indicate how many you believe are available to residents in need:

1	2	3	4	5
None	Few-to-Some	Neutral	Adequate	Saturated

Please share what gaps, needs, or barriers you think Scranton has in serving individuals who are homeless or in need of assistance.

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If someone I knew needed rent or mortgage assistance, I would know which agency they could contact:

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

If I encountered someone who was homeless or in need of services, I would know where they could go:

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

Please rank the following activities from (1) most important to (4) least important.

\_\_\_ Tenant-Based Rental Assistance \_\_\_ Affordable Housing \_\_\_ Supportive Services \_\_\_ Non-Congregate Shelter

I have familiarity with the above activities:

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree



I would like to receive more information about services or plans the city will implement to address homelessness and affordable housing (select one)    ☐ Yes    ☐ No

**Name** (optional): \_\_\_\_\_

**Email:** \_\_\_\_\_

Thank you for completing this survey. For more information, you may contact: [CONTACT INFORMATION]

You can also find more information here: [CITY WEBSITE]

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# CITY OF SCRANTON

## HOME-ARP – GAPS & NEEDS ANALYSIS

### AGENCY SURVEY

Organization/Agency: \_\_\_\_\_

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Survey-Taker: Primary Population Served		
<b>Age (mark all that apply)</b> <input type="checkbox"/> Under 18 <input type="checkbox"/> 18 – 24 <input type="checkbox"/> 25 – 62 <input type="checkbox"/> 62+	<b>Qualifying Population (mark all that apply)</b> <input type="checkbox"/> Homeless <input type="checkbox"/> Veterans <input type="checkbox"/> Individuals Fleeing or Attempting to Flee Violence <input type="checkbox"/> Youth <input type="checkbox"/> Individuals Exiting Institutions <input type="checkbox"/> At-Risk of Homelessness <input type="checkbox"/> Other: _____	<b>Services (mark all that apply)</b> <input type="checkbox"/> Case Management <input type="checkbox"/> Rental Assistance <input type="checkbox"/> Permanent Supportive Housing <input type="checkbox"/> Emergency Shelter <input type="checkbox"/> Rapid Rehousing <input type="checkbox"/> Day services/meals/hygiene <input type="checkbox"/> Other: _____

### Agency Overview

Please describe the primary purpose of the organization, how clients are identified, and what supportive services are provided:

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# CITY OF SCRANTON

## HOME-ARP – GAPS & NEEDS ANALYSIS

### AGENCY SURVEY

The following questions are to identify both the accessibility of services and housing as well as the availability.

Please consider the definitions when responding:

**Accessibility:** A client may be eligible for a program, service, or housing but cannot access whether due to a language barrier, criminal background, physical limitation, lack of transportation, poor credit, limited income, etc.

**Availability:** The number of clients seeking the program, service, or housing exceeds the number the number of available units, openings, etc.

#### Eligible Activity – Priorities

Please rank the **availability** of services within the community from (1) most available to (4) least available.

\_\_\_ Tenant-Based Rental Assistance (TBRA)      \_\_\_ Affordable Housing      \_\_\_ Supportive Services      \_\_\_ Non-Congregate Shelter (NCS)

Please explain the reasoning for the ranking above including which activities you believe would most greatly benefit the City of Scranton's residents:

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Please rank the **accessibility** of services within the community from (1) most accessible to (4) least accessible.

\_\_\_ Tenant-Based Rental Assistance (TBRA)      \_\_\_ Affordable Housing      \_\_\_ Supportive Services      \_\_\_ Non-Congregate Shelter (NCS)

Please explain the reasoning for the ranking above including which activities you believe would most greatly benefit the City of Scranton's residents:

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# CITY OF SCRANTON

## HOME-ARP – GAPS & NEEDS ANALYSIS

### AGENCY SURVEY

Please indicate the availability of services for the following populations:

*Homeless:* an individual or family lacking a fixed, regular, and adequate nighttime residence:

1	2	3	4	5
None	Few-to-Some	Neutral	Adequate	Saturated

*At-Risk of Homelessness:* low-income individuals or families experiencing economic hardship

1	2	3	4	5
None	Few-to-Some	Neutral	Adequate	Saturated

*Fleeing or Attempting to Flee:* Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

1	2	3	4	5
None	Few-to-Some	Neutral	Adequate	Saturated

*Veterans* and Families that include a Veteran Family Member

1	2	3	4	5
None	Few-to-Some	Neutral	Adequate	Saturated

Please share where you believe gaps in service or lack of available services exist. You may also share interventions, programs, services, you believe may close the gap of availability.

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# CITY OF SCRANTON

## HOME-ARP – GAPS & NEEDS ANALYSIS

### AGENCY SURVEY

Please indicate the accessibility of services for the following populations:

*Homeless:* an individual or family lacking a fixed, regular, and adequate nighttime residence:

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None	Few-to-Some	Neutral	Adequate	Saturated

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1	2	3	4	5
None	Few-to-Some	Neutral	Adequate	Saturated

*Veterans* and Families that include a Veteran Family Member

1	2	3	4	5
None	Few-to-Some	Neutral	Adequate	Saturated

Please share where you believe gaps in service or lack of accessible services exist. You may also share interventions, programs, services, you believe may close the gap of accessibility.

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# CITY OF SCRANTON

## HOME-ARP – GAPS & NEEDS ANALYSIS

### AGENCY SURVEY

Where is the greatest risk, or least availability of services, compared to need along the following spectrum? Please select one:



BARRIERS	CHALLENGES
<p style="font-size: small; margin-top: 0;">Describe the barriers clients face when accessing services and affordable housing.</p> <div style="height: 200px; border: 1px solid #ccc; margin-top: 5px;"></div>	<p style="font-size: small; margin-top: 0;">Describe the challenges clients face when accessing services and affordable housing.</p> <div style="height: 200px; border: 1px solid #ccc; margin-top: 5px;"></div>
GAPS	NEEDS
<p style="font-size: small; margin-top: 0;">Describe the gaps in available and accessible services and affordable housing.</p> <div style="height: 200px; border: 1px solid #ccc; margin-top: 5px;"></div>	<p style="font-size: small; margin-top: 0;">Describe what interventions, programs, or services could fill the gaps identified</p> <div style="height: 200px; border: 1px solid #ccc; margin-top: 5px;"></div>

**CITY OF SCRANTON**  
**HOME-ARP – GAPS & NEEDS ANALYSIS**  
**AGENCY SURVEY**

I would like to schedule additional time to provide more information and discuss the agency's gaps and needs.   ☐ Yes                      ☐ No

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Thank you for completing this survey. For more information, you may contact: [CONTACT INFORMATION]

You can also find more information here: [CITY WEBSITE]

**Public Hearing:**

In compliance with United States Department of Housing and Urban Development (HUD) regulations, the City of Scranton, Office of Economic and Community Development, will be holding three (3) Public Hearings to receive public comments on the draft HOME-ARP Allocation Plan (Plan).

The City of Scranton was allocated \$2,440,076 for eligible activities including:

1. Production or Preservation of Affordable Housing
2. Tenant-Based Rental Assistance (TBRA)
3. Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services, and housing counseling.
4. Purchase and Development of Non-Congregate Shelter
5. Administrative and Operating Funding

The Plan is a guide to the City's eligible activities, qualifying populations, preferences, and programs, for meeting local housing needs and goals. The Plan will be made available for public review on November 1, 2022, both online at [www.scrantonpa.gov/arpa/home-arp](http://www.scrantonpa.gov/arpa/home-arp) and in hard copy format at our office location Monday through Friday from 8:00 A.M. to 5:00 P.M.

Written comments should be addressed to City of Scranton, Office of Economic and Community Development, 340 North Washington Avenue, Scranton, PA 18503, Attention: Christopher Hughes, [chughes@scrantonpa.gov](mailto:chughes@scrantonpa.gov). All written comments received prior to 5:00 PM on November 18, 2022.

The Public Hearings will be open to residents to learn more about the Plan and provide feedback. Hearings will be conducted by the Office of Economic and Community Development:

- 1) Monday, November 14, 2022, at 7:00 p.m. online via Zoom, <https://bit.ly/scrantonhome1>
- 2) Tuesday, November 15, 2022, at 5:15 p.m., at the City of Scranton Municipal Building (City Hall), 340 North Washington Avenue, Scranton, PA., online via zoom, <https://bit.ly/scrantonhome3>
- 3) Wednesday, November 16, 2022, at 10:00 a.m., at the City of Scranton Municipal Building (City Hall), 340 North Washington Avenue, Scranton, PA and online via Zoom, <https://bit.ly/scrantonhome2>

These sessions can also be followed on the ECTV YouTube channel at <https://www.youtube.com/c/ElectricCityTelevision>

To request reasonable accommodation, including an interpreter, for this meeting or to ask questions, please contact Christopher Hughes, Communication, and Information Manager.

**Email:** [chughes@scrantonpa.gov](mailto:chughes@scrantonpa.gov)

**Phone:** (570) 878-8490



## SCRANTON TIMES - PROOF OF PUBLICATION

On Tuesday, September 13th, 2022, the Scranton/Lackawanna CoC Board approved the following projects to be accepted and ranked in the 2022 HUD CoC Competition.

**PROJECTS ACCEPTED**

State	CoC Number	CoC Name	Organization Name	Grant Number	New or Renewal	Project or Award Name	Project Scoring	Ranking	Amount Requested
<b>TIER 1</b>									
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Catherine McAuley Center	PA020131T081912	Renewal	Permanent Supportive Housing	100	1	\$ 162,216
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	United Neighborhood Centers	PA038231T081911	Renewal	Permanent Supportive Housing 1	100	2	\$ 364,577
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Catherine McAuley Center	PA037981T081911	Renewal	Rapid Rehousing Program	99	3	\$ 163,480
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Women's Resource Center, Inc.	PA102803T082100	Renewal	WRC CoC Rapid Rehousing	96	4	\$ 210,280
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Community Intervention Center	PA073461T082005	Renewal	Permanent Supportive Housing 3	96	5	\$ 232,411
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Valley Youth House	PA092461T081901	Renewal	CoC Rapid Rehousing	96	6	\$ 85,113
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Women's Resource Center	PA073361T081904	Renewal	WRC Rapid Rehousing for Domestic & Sexual Violence Survivors	92	7	\$ 253,666
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Community Intervention Center	PA064881T081909	Renewal	Permanent Supportive Housing 2	92	8	\$ 130,753
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	United Neighborhood Centers	PA058311T081908	Renewal	Permanent Supportive Housing for Families	87	9	\$ 458,487
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Community Intervention Center	PA059981T081909	Renewal	Shelter Me Safe Haven	86	10	\$ 546,031
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Catholic Social Services of the Diocese of Scranton	PA037661T082012	Renewal	Permanent Supportive Housing	84	11	\$ 139,319
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Community Intervention Center	PA037561T082012	Renewal	Permanent Supportive Housing	84	12	\$ 174,214
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Catholic Social Services of the Diocese of Scranton	PA029861T082010	Renewal	Permanent Supportive Housing 2	84	13	\$ 308,890
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	United Neighborhood Centers	PA080661T081903	Renewal	UNC Rapid Rehousing for Families	83	14	\$ 256,012
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Catherine McAuley Center	PA063311T082007	Renewal	Permanent Supportive Housing (FAMS)	80	15	\$ 199,891
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	United Neighborhood Centers of Northeastern Pennsylvania	PA020081T082013	Renewal	Homelessness Management Information System (HMIS)	N/A	16	\$ 59,556
								<b>Subtotal Tier 1</b>	<b>\$3,141,676</b>
<b>TIER 2</b>									
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Catholic Social Services of the Diocese of Scranton	PA051861T082008	Renewal	VA Permanent Supportive Housing	80	17	\$ 109,063
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	Catherine McAuley Center	N/A	New - CoC Bonus	CMC Joint TH RTH	76	18	\$ 162,547
Pennsylvania	PA-S08	Scranton/Lackawanna County CoC	United Neighborhood Centers of Northeast Pennsylvania	PA102761T082100	Renewal	PA-S08 CoC Planning Project Application	N/A	Not Ranked	\$ 97,528
								<b>Subtotal Tier 2</b>	<b>\$ 369,138</b>
								<b>Total Request</b>	<b>\$ 3,511,014</b>

The Scranton/Lackawanna County CoC did not reject or reduce any projects in the FY2022 CoC local competition.

## SCRANTON – HOUSING COALITION – CONTINUUM OF CARE

- United Neighborhood Centers of Northeastern Pennsylvania
- Catherine McAuley Center
- Catholic Social Services
- Community Intervention Center
- Friends of the Poor
- Geisinger Health Foundation
- Lackawanna Department of Human Services
- NeighborWorks
- North Penn Legal Services
- Pathstone
- Saint Joseph's Center
- Scranton Counseling Center
- Scranton Primary Health Care Center
- Valley Youth House
- Wilkes-Barre VA Medical Center
- Women's Resource Center