

Executive Summary

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

1. Introduction

The City of Scranton, Pennsylvania will receive \$2,659,370 in CDBG funding, \$230,214 in ESG Funding and \$558,128.48 in HOME Funding for PY2026. This office was notified of these amounts on April 8th, 2026, via email from CPD_Announcements@HUD.gov. Besides the allocated funding awarded, we are also looking to spend \$300,000 RL funds on a Facade Program that we announced in June of 2026. This program is to assist businesses located in low-income. These RL funds have been accumulated through our business loan to grant repayments throughout the years. Also, we had a larger HOME payoff in 2025 and have been using HOME PI for our Homebuyer Assistance Program. Scranton anticipates that we will receive \$30,000 in CDBG Program Income and \$5,000 in HOME Program Income for PY2026. The City's PY2026 program year begins on January 1st, 2026, and concludes on December 31st, 2026. Over the last few months, we have found that the PY funding dates are not relevant to when we receive the funds as well as several organizations we work with don't run on the same schedule.

When opportunities arise, the City applies to other State or Federal Agencies or Authorities as well. The City of Scranton also plans on doing new low -moderate income housing projects using the HOME ARP funds we were allocated. In PY2024 and PY2025 we ran into some issues with grant funding for activities. The process in which we receive grants from other entities (including governmental agencies) seems to have a longer process. Therefore, the money sits longer than we expected and causes great timeliness issues.

The City of Scranton projected that its funding allocations will remain relatively consistent 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 Scranton and economic opportunities benefiting low-and moderate-income persons.

These funds will be used to address the following strategies:

- Housing Strategy (HS);
- Homeless Strategy (HMS);
- Other Special Needs Strategy (SNS);

- Community Development Strategy (CDS);
- Economic Development Strategy (EDS); and

Administration, Planning, and Management Strategy (AMS). The yearly accomplishments of these projects/activities will be reported in the FY 2023 Consolidated Annual Performance and Evaluation Report (CAPER) and then annually thereafter for the entire FY 2025-2029 Five Year Consolidated Plan period.

Over the last few months housing, homeless (code blue) and food have become a very big topic within the city.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Scranton is being guided by HUD's Office of Community Planning Development (CPD) Outcome Performance Measurement System to address the high priority needs stated in its 2020-2024 Consolidated Plan. When funding an activity, the City determines which of three HUD objectives best describes the purpose of the activity. The three objectives are:

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

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

Once the objective for the activity is identified, the City determines which of the three HUD outcome categories best reflects what the City seeks to achieve by funding the activity. The three (3) outcome categories are:

- **Availability/Accessibility** - This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basis of daily living available and accessible to low- and moderate-income people in the area in which they live.
- **Affordability** - This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as day care.
- **Sustainability / Promoting Livable or Viable Communities** - This outcome applies to projects where the activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain our community or neighborhoods.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The economic downturn of the City of Scranton did not only affect the City's housing market. The economic consequences were far reaching, touching on everything from small businesses to non-profits and most especially, our marginalized populations including low-moderate income residents and their households. The City of Scranton along with its Office of Economic and Community Development, the Mayor, City Administration, and City Council continue to work in collaboration to ensure the community's needs are being met through economic growth and stable housing for all residents by utilizing the Needs Assessment and the Housing and Non-Housing Market Analysis sections to determine how to best meet the needs of City residents through planning and investment.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Scranton follows the process that is outlined in the City of Scranton's Citizen Participation Plan (CPP). Within Scranton's Consolidated Plan Submission for Community Planning and Development Programs (CPD) that include CDBG, HOME Program and the HESG process, the Citizen Participation Plan is designed to ensure citizen involvement. City of Scranton complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in the federal regulations, 24 CFR 91.105.

The City of Scranton also has a 30-day public comment period

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Nothing currently

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

Nothing currently

7. Summary

The City of Scranton is recipient of three (3) of the four (4) programs: Community Development Block Grant Program (CDBG), HOME Investment Partnership Program, and the HEARTH -Emergency Solutions Program (HESG). Scranton has prepared this Action Plan to strategically implement the CDBG, HOME and HESG Programs to utilize funds for housing, public facility and infrastructure improvements, public services, homeless prevention, emergency and permanent housing for families and individuals from January 1, 2026, to December 31, 2026. This plan identifies funding the projects that address Scranton's priorities as stated in the Consolidated Plan (2025-2029).

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Scranton's Office of Economic and Community Development (OECD) is the lead agency for overseeing all funds received by the United States Department of Housing and Urban Development (HUD). We do not run any programming out of this office. All programming is subcontracted out to organizations throughout the City of Scranton

Consolidated Plan Public Contact Information

Sherry Frable Sfrable@scrantopa.gov

Liza Carroll Lcarroll@scrantonpa.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Scranton's Office of Economic and Community Development (OECD) works and consults with housing agencies, social service agencies, and other entities on a variety of issues by attending and participating in local and regional meetings, and planning groups that deal with issue that affect the City's most vulnerable populations: the homeless, children, the elderly, and those with disabilities. Some of the agencies include Lackawanna County Housing Coalition, Scranton/Lackawanna Continuum of Care, Center for Independent Living, Mayor's Commission on Disabilities, Scranton neighborhood associations, and economic development agencies. Our newly created Outreach Coordinator position is also on the executive board of the Continuum of Care.

In 2024 the City of Scranton also recently started smaller "Task Force" that meets regularly with the mayor to discuss ongoing issues as well as results. These meetings occur quarterly. But, as changes occur we are all in contact.

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(l))

United Neighborhood Centers of NEPA (UNC) is the head Agency for the Scranton/Lackawanna County Continuum of Care (CoC) and provides administrative support and technical assistance for the included CoC agencies. UNC is responsible for the completion and submission of the Continuum of Care Homeless Assistance Competition, as well as the Housing Inventory Chart and the Point in Time Count. In the case of developing strategies to help our most vulnerable populations, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, and persons at risk of homeless, the City consulted with Scranton-Lackawanna County Continuum of Care; public and private agencies that address housing, health and social service agencies, victim service agencies, employment agencies, and or educational agencies that address the needs of low-moderate income individuals and families. The city also collaborates with publicly funded institutions and systems of care such as health-care facilities, mental health facilities, foster care and other youth facilities, corrections programs and institutions, and businesses.

While forming these Task Force we emphasize a whole community approach to address hunger, health, and nutrition in Scranton. We will focus on bringing together people with lived experiences and ensuring that programs and policies reflect the experiences and realities of these individuals and families. By purposefully including historically disadvantaged and underrepresented communities on the Task Force, we will be better able to design accessible, actionable solutions that will make a difference. In addition

to the inclusion of individuals with lived experience, we will bring in representatives from local businesses, civic leaders, faith-based leaders, school districts, food banks, hospitals, colleges and universities, municipal departments, and others.

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 City of Scranton has several organizations addressing the needs of homeless and vulnerable residents. Most of these organizations participate in the Lackawanna County Continuum of Care and the Housing Coalition, which meets monthly to evaluate and improve conditions for vulnerable city and county residents. All homeless service providers participate in the HMIS system and client-level information is entered into daily, giving the community current and accurate data. The strict Data Quality Standards set by the CoC help identify homeless families and individuals and their temporary locations. In addition, homeless persons are interviewed during the point-in-time count using customized surveys. Through the surveys, the CoC can gather additional information on causes of homelessness, their needs, and additional data points from providers, consumers and other stakeholders. Given the high level of participation and strong community commitment to HMIS, there is a high level of accuracy for the sheltered homeless count.

The "Outreach Coordinator" has a very large and responsible role in the City of Scranton. This role consists of making sure every organization's information is correct and that the proper information is going out to those who need it

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

When preparing this Action Plan the City of Scranton realized we have larger needs that keep coming up and changing daily. Several conversations, meetings etc. are held to determine the best way to compile and assist the needs within the City of Scranton.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	UNITED NEIGHBORHOOD CENTERS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	UNC of NEPA is the lead agency for the Continuum of Care and provides housing for displaced individuals and families through Homeless Prevention and Rapid Re-Housing. UNC also provides a learning environment for those who identify as English as a Second Language (ESL); childcare programs, camps, provides a safe place for teens afterschool and assist with a variety of housing needs throughout the City of Scranton. UNC is one of the very few organizations of any kind in this area that has programming for teens living in low-moderate income households. Currently, UNC is working in the Pine Brook area of Scranton, which is one of the lowest income areas within the City of Scranton. They are working on safe, affordable housing as well as community outreach

2	Agency/Group/Organization	NeighborWorks of Northeastern Pennsylvania
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	NeighborWorks of NEPA is the primary provider we use for the City of Scranton's Homebuyer Assistance Program. They also provide other services not funded by these funds including Beautiful Blocks, Aging in Place and Homebuyer Counseling
3	Agency/Group/Organization	ST. JOSEPH'S CENTER
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Saint Josephs Center is an independent Catholic agency sponsored by the Congregation of the sisters, Servants of the Immaculate Heart of Mary, rooted in the values of Care, Concern, Compassion and Commitment. The Center strives to provide individuals and families who have special needs the opportunity to fully develop their abilities and potential possible. We do this through residential, community and home-based services, outpatient therapy, maternity, family and adoption services. The City of Scranton helps assist St. Josephs Center with a shelter for pregnant women. This program provides shelter, counseling, life skills, case management and transportation to and from doctors' appointments.
4	Agency/Group/Organization	CATHOLIC SOCIAL SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Social Services is one of the City of Scranton's Non-Profit Agencies and part of the Lackawanna County Continuum of care that funds all populations in need of assistance such as homelessness. With the decrease of affordable housing and the homeless population numbers on the rise, Catholic Social Services is looking to expand largely.
5	Agency/Group/Organization	COS Code Blue
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Services - Victims Other government - Federal Other government - State Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	When temperatures in Scranton are expected to drop below 20 degrees "Code Blue Alert" is issued. These alerts are how we communicate to residents that extremely cold conditions will impact the City of Scranton and to warn everyone, especially those most vulnerable to cold weather, like the homeless or elderly, about the severe cold.
6	Agency/Group/Organization	Scranton Tomorrow
	Agency/Group/Organization Type	Foundation Foundation
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Scranton Tomorrow is a 501 c (3) nonprofit, nonpartisan community and economic development organization working to establish Scranton as the premier urban center of Northeastern Pennsylvania. Its headquarters are located at 317 Linden Street in historic Downtown Scranton. Scranton Tomorrow is a volunteer-based organization whose members are as diverse as the greater Scranton community. Volunteers and supporters include business leaders, public officials, entrepreneurs, property owners, developers, educators, artists and community partners - all united in love for the City of Scranton and a commitment to reach its greatest potential.
7	Agency/Group/Organization	Scranton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Scranton Housing Authority will assist individuals and families as they strive to achieve self-sufficiency and improve the quality of their lives. Providing access to over 124 buildings and 1244 units for individuals and families.
8	Agency/Group/Organization	Women's Resource Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WRC provides a safe haven for victims of domestic violence and sexual assault. It provides Homeless Prevention, Rapid Re-Housing, Counseling, case management, financial assistance, legal assistance and is also a member of the Continuum of Care. At WRC, we provide safety, compassion, and resources to all survivors, including men, LGBTQ+ individuals, and anyone impacted by domestic or sexual violence.
9	Agency/Group/Organization	CATHERINE MCAULEY CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	At Friends of the Poor and Catherine McAuley Center, clients are offered a safe space where vulnerable individuals and families find not just food and shelter, but hope. Through compassionate support and innovative pathways to stability, FOP and CMC break the cycle of poverty and ignite the power of human potential.

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

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 Neighborhood Centers	The Scranton Lackawanna County CoC works closely with all local organizations to assist with the issue of affordable housing as well as homelessness. These issues seem to be rising daily within the City of Scranton, and we are all in coordination to assist with these issues daily.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Hunger Task Force	City of Scranton	The City of Scranton has joined with the White House, businesses, non-profit organizations, healthcare experts, individuals, and others from across the country to implement the National Strategy on Health Hunger and Nutrition to address policies and practices that serve to end hunger by 2030. In this effort, the City of Scranton, PA seeks to strengthen and expand our current Task Force that brings the community together and addresses issues and root causes in our fight to end hunger in the City of Scranton.
Youth Engagement Council	City of Scranton	The City of Scranton has joined with the White House, businesses, non-profit organizations, healthcare experts, individuals, and others from across the country to implement the National Strategy on Health Hunger and Nutrition to address policies and practices that serve to end hunger by 2030. In this effort, the City of Scranton, PA seeks to strengthen and expand our current Task Force that brings the community together and addresses issues and root causes in our fight to end hunger in the City of Scranton.
Animal Roundtable	City of Scranton	City of Scranton, the City of Scranton, is working with local animal organizations and determining ordinances. Look for new ways to better serve the animal population within the city.
Unsheltered Task Force	City of Scranton	The City of Scranton put this taskforce together with local organizations to better see the needs of our unsheltered community. This is something that changes daily and we are working to fix this issue.
Arts Roundtable	City of Scranton	The City of Scranton put this roundtable together to work closely with the Arts Community and local organizations to determine community needs for arts engagement.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

It has recently been brought to the City of Scranton's attention that we have an issue with delinquent utility payments for low-income households within the City. As of August 2026, we are working closely with United Neighborhood Centers to see if we can create a program that will assist with this great need

AP-12 Participation – 91.105, 91.200(c)

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

This will be an agenda item with our Scranton City Council, in which it will have a 30-day public comment period. Also, we have it posted at www.scrantonpa.gov for the public to view.

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of SCRANTON anticipates receiving a combination of federal, state and local funding over the next few years to support housing, public services, economic development, community infrastructure, streetscape, parks and community infrastructures. These resources will be used strategically to meet the goals outlined in the Consolidated Plan, with a focus on benefiting low-and moderate-income residents and addressing geographic disparities in opportunity.

Primary funding sources include the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG) and HOME Investment Partnership Program (HOME). These programs support a broad range of activities such as housing rehabilitation, utility assistance, public facility improvements, homeless prevention, and neighborhood revitalization. Additional leveraged resources may include state housing trust funds,

private investments and in-kind contributions from nonprofit partners.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,659,370.00	10,000.00	0.00	2,669,370.00	0.00	The CDBG program is a flexible program that provides communication with resources to address a wide range of unique community development needs. With the 2026 CDBG funding the City of Scranton will be funding Public Services (15%), Admin, Ongoing Renovations, Ongoing Streetscapes as well as demolition and public safety.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	588,128.49	3,000.00	0.00	591,128.49	0.00	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 PJs and Scranton began receiving them in 1992. With the 2026 HOME funds the City of Scranton will continue to conduct the Homebuyer Assistance Program (run by NeighborWorks) create a new program to assist with utility assistance, CHDO, ADMIN and assist as match on building affordable housing united within the City of Scranton

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0.00	0.00	0.00	0.00	0.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	230,214.00	0.00	0.00	230,214.00	0.00	ESH Program will carry out street outreach, emergency shelter, homeless prevention, rapid re-housing, HMIS and Administration.

Table 5 - 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

Federal funds allocated to the City of Scranton such as CDBG, HOME and ESG, are leveraged to attract additional resources from private, state and local sources, maximizing impact and extending the reach of programs. For instance, HOME funds often support affordable housing projects in partnership with Low-Income Housing Tax Credits (LIHTC) and private financing, while ESG funds are matched by in-kind services and local Continuum of Care (CoC) resources. The city collaborated with nonprofit partners and subrecipients to document and track matching,

contributions such as volunteer labor, donated materials, or cash to meet HUD requirements and ensure compliance, while enhancing the overall effectiveness of community development initiatives.

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 of Scranton bases its need for parks within the city off of a park study that was conducted in October of 2021. Scranton is 25.52 square miles. It has a population of nearly 77,000 people. We also have 31 recreation areas classified as parks, and over 15 defined neighborhoods that city residents associate with.

The City of Scranton also holds a seat on the Lackawanna County Land Bank. The purpose of the Lackawanna County Land Bank is to use available resources to facilitate the return of vacant, blighted, abandoned and tax delinquent properties use, thereby combating community deterioration, creating economic growth and stabilizing the housing and job market. The Land Bank acquired, holds and transfers interest in real property. for the following purpose: to deter the spread of blight; promote redevelopment and reuse of vacant, abandoned, and tax delinquent properties; to support targeted efforts to stabilize neighborhoods and to stimulate residential, commercial and industrial development.

The City of Scranton also works closely with the Scranton Redevelopment Authority. The purpose of the Scranton Redevelopment Authority is to promote elimination of blighted areas by declaring acquisition, sound re-planning and redevelopment of such areas for promotion of health, safety, convenience and welfare of the citizens of the City of Scranton. The Scranton Redevelopment Authority recently put out RFP to create low-income housing development in partnership with the City. The city was able to identify plots of land that could serve to address the need of affordable housing.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Construction	2025	2029	Affordable Housing Public Housing	City of Scranton. Citywide			

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Construction
	Goal Description	The City of Scranton currently provides HOME ARP funds to 2 organizations who are in the process of creating over 40 units of affordable housing combined.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Scranton is the recipient of CDBG, HOME and ESG funds for Program Year 2026.

Projects

#	Project Name
1	2025 Misc. Projects

Table 7 - Project Information

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

The need for the residents of Scranton changes daily. The programming has to change as well to better suit the residents of Scranton to the best of our ability.

Several obstacles hinder the ability to fully address these underserved needs. Among them, is the limited availability of funding relative to the scale of needs, particularly housing affordability and homelessness prevention.

Additionally, challenges such as rising construction costs, limited development-ready land, administrative burdens tied to federal program compliance, the wait time to receive other federal/local grants, and capacity constraints among local nonprofit partners complicate implementation.

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

Assistance in the City of Scranton will be strategically directed toward neighborhoods identified as having high concentration of low-to-moderate income households and minority populations. These areas often coincide with older housing stock, high rates of cost burden, limited access to amenities, and infrastructure deficiencies. Priority census tracts include portions of South Scranton, West Scranton and central core neighborhoods, where demographic and economic indicators show the greatest need for investment and revitalization.

Within these target areas, funds will support a range of eligible activities, such as affordable housing rehabilitation, public facility improvements, infrastructure upgrades, and supportive services for vulnerable populations. This geographic focus ensures compliance with HUD's mandate to affirmatively further fair housing while leveraging public investment to catalyze neighborhood stabilization and community development. The goal is to reduce disparities in access to opportunity and improve overall quality of life for residents in historically underserved communities.

The City of Scranton agrees that its compliance in all respects with all applicable federal anti-discrimination laws in materials to the U.S. Governments' payment decisions for purpose of section 3729(b)(4) of title 31, United States Code. The City of SCRANTON will not operate any programs that violate any applicable Federal Anti-Discrimination Laws, including Title VI of the Civil Rights Act of 1964.

Geographic Distribution

Target Area	Percentage of Funds
City Wide Paving Project	
Downtown Scranton	
City of Scranton	
South Scranton	
Urban Renewal Area	
City of Scranton.Citywide	100
City of Scranton.West Scranton	
Scranton.North Scranton	
Scranton.East Scranton	
Scranton Local Business District	
Citywide/Low Mod Area	
Citywide	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Scranton coordinated its geographic investments with complementary initiatives like state and local infrastructure programs, neighborhood revitalization plans, and nonprofit led redevelopment efforts. This ensures alignment of public funding to maximize impact and foster inclusive growth across the city's most vulnerable communities.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Scranton serves over 200 homeless people(s) per year. This includes shelters as well as food pantries. This number does go up in the winter months when we declare "CODE BLUE". Over the last few winter seasons, we have seen an uptick in the numbers and trying to determine why that is.

We are looking assist at least 20 eligible households purchase a home in the City of Scranton

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	10
Special-Needs	0
Total	210

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	20
Total	120

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Scranton is the hub of Lackawanna County. Therefore, Scranton is where most of the services are located.

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing remains a vital resource for low-and-moderate income families in the City of Scranton, providing affordable and stable housing for some of the most economically vulnerable residents. The Scranton Housing Authority (SHA) administers both public housing developments and the Housing Choice Voucher (HCV) program, managing units citywide and prioritizing the needs of seniors, people with disabilities, and families with children. The SHA portfolio includes family developments, senior specific sites, and scattered-site units, most of which were developed several decades ago and require ongoing capital improvements.

The City of Scranton recognizes the SHA as a key partner in addressing housing affordability and promoting equitable access to safe, decent housing. The City and SHA maintain an active dialogue to coordinate funding strategies and housing goals. Efforts include aligning federal investments through the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). These efforts are critical to ensure that the public housing stock remains viable and responsive to local housing needs.

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

During the 2026 Program Year, the City of Scranton will assist with the following actions:

1. Coordinate with Capital Improvements
2. Supportive Services and Resident Stability
3. Promote Fair Housing and Mobility

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

The City of Scranton, in collaboration with the SHA, is committed to empowering public housing residents by promoting their active involvement in housing management decisions and expanding opportunities for homeownership. SHA supports residents' councils at major housing developments, which serve as a platform for residents to voice concerns, provide feedback, and participate in decisions related to maintenance, safety and community services.

These councils receive technical assistance and leadership development training, helping residents build capacity to advocate for their communities and engage in local housing governance.

To encourage pathways toward homeownership, the City supports initiatives that connect public housing residents with first-time homebuyer programs funded through the HOME Investment

Partnerships Program. These initiatives include financial literacy workshops, pre-purchase housing counseling, and down payment assistance grants. The city also partners with nonprofit housing organizations to offer tenant readiness and credit repair classes that prepare residents for successful transitions to independent living. By linking public housing residents with supportive services and incentives, the city aims to foster economic mobility, self-sufficiency, and long-term housing stability.

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

The city will collaborate directly with HUD and SHA leadership to implement a structured **Corrective Action Plan**, aligning resources to address areas of noncompliance or underperformance. Technical assistance would be prioritized to improve operational efficiency, fiscal oversight, and housing quality. If eligible and appropriate, the City may allocate **CDBG or HOME funds** to assist with emergency rehabilitation, modernization of critical infrastructure, or administrative improvements within SHA properties. Additionally, the city will encourage partnerships with experienced nonprofit housing organizations and community development consultants to provide managerial or strategic support.

Public transparency and resident protection will be emphasized throughout the recovery process, with the city facilitating regular communication between SHA leadership, tenants, and stakeholders to ensure resident concerns are addressed and trust is rebuilt.

Discussion

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

Introduction

In the upcoming program year, the City of Scranton will strengthen its efforts to prevent and reduce homelessness and meet the needs of people with special needs by coordinating closely with the Continuum of Care (CoC), nonprofit service providers, and public health partners. The city will prioritize investment in emergency shelter operations, homelessness prevention programs, and rapid rehousing services, particularly for individuals and families facing eviction, housing instability, or domestic violence. Funding from the Emergency Solutions Grant (ESG) program will support key partners in maintaining shelter capacity and providing case management, while HOME funds will assist with housing production and rehabilitation targeting vulnerable populations.

Additionally, the City will work to improve the accessibility and coordination of services for people with disabilities, older adults, individuals with substance use or mental health conditions, and those living with HIV/AIDS. This strategy includes increasing collaboration between housing providers and supportive service agencies to ensure housing stability and promote long-term self-sufficiency. The city will also continue to leverage the Homeless Management Information System (HMIS) and Coordinated Entry system to track outcomes, identify service gaps, and prioritize resources for the most at-risk households.

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

(HMIS) to improve tracking, referrals, and performance evaluation. Ensure that Coordinated Entry prioritizes those with the greatest service needs.

- **Invest in Prevention Services:**

Fund short-term rental and utility assistance programs to prevent evictions, stabilize housing, and reduce entries into homelessness.

- **Collaborate with Health and Behavioral Service Providers:**

Strengthen partnerships with behavioral health organizations and hospitals to connect homeless

individuals to mental health care, substance use treatment, and primary health services.

- **Outreach and Engagement:**

Support street outreach teams to identify and engage unsheltered individuals, assess their needs, and connect them to housing and supportive services.

- **Expand Permanent Supportive Housing (PSH):**

Work with housing developers and nonprofit providers to preserve and expand PSH options for people with disabling conditions or long histories of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency shelter and transitional housing needs of homeless individuals and families, the City of Scranton will continue to support a network of service providers funded through the Emergency Solutions Grant (ESG) and other local resources. These providers offer vital services such as overnight emergency shelter, case management, meals, hygiene facilities, and referrals to permanent housing and supportive services. Special focus is placed on meeting the unique needs of subpopulations, including families with children, unaccompanied youth, veterans, and individuals with disabilities.

The City will work in coordination with the local Continuum of Care (CoC) to ensure that emergency shelters operate within a low-barrier, housing-first framework and integrate with the Coordinated Entry system. In addition, transitional housing providers will receive technical assistance and support in transitioning individuals to permanent supportive housing or rapid rehousing solutions. Expanding shelter capacity during extreme weather events, enhancing facility safety, and improving access to services such as mental health and substance use treatment will remain core components of Scranton's homelessness response strategy.

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 City of Scranton, in partnership with the Lackawanna County Continuum of Care (CoC), is committed to supporting a robust system of services to help homeless individuals and families transition into stable, permanent housing and reduce their overall time spent experiencing homelessness. This includes a coordinated network of street outreach teams, shelter providers, and housing navigators who prioritize vulnerable populations such as chronically homeless individuals, veterans and their families, families

with children, and unaccompanied youth. Using Coordinated Entry and the Homeless Management Information System (HMIS), individuals are quickly assessed and matched with available housing interventions based on need and vulnerability.

To further shorten the duration of homelessness and promote long-term stability, Scranton invests in rapid rehousing, permanent supportive housing, and landlord engagement programs to increase the availability and accessibility of affordable rental units. Case managers also provide ongoing support to recently housed individuals and families to prevent returns to homelessness. This includes assistance with employment access, connection to behavioral health services, financial literacy, and housing stability planning. These interventions align with the City's housing-first approach and the broader goal of reducing repeat homelessness through individualized, wraparound support.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Scranton implements targeted prevention strategies through partnerships with the Continuum of Care and local service agencies. These efforts include rental assistance, legal eviction prevention services, housing stabilization case management, and financial literacy programming to help individuals maintain housing and avoid displacement. Special emphasis is placed on assisting extremely low-income individuals and families who face the highest barriers to housing retention

Discussion

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

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

Introduction:

The City of Scranton, like many older urban communities, faces a complex set of barriers that limit the availability and accessibility of affordable housing. Chief among these are restrictive zoning ordinances that limit higher-density housing development, minimum lot size requirements, and the lack of by-right zoning allowances for multifamily or mixed-income projects. These local regulatory barriers reduce the feasibility of developing affordable housing at scale, especially in neighborhoods with access to quality amenities, transportation, and jobs.

Additionally, land availability is constrained in key areas, and the costs of acquiring and preparing sites are often prohibitive for developers without deep subsidies.

Financial barriers also present major challenges. Construction costs have risen steadily due to inflation in labor and materials, while federal and state subsidy levels have not kept pace with the demand for affordable housing. Limited access to development capital, paired with high upfront costs and extended timelines for approvals, can make it difficult for both nonprofit and for-profit developers to bring affordable units online. On the consumer side, many households in Scranton—particularly renters—face stagnant wages, rising housing costs, and a limited supply of quality rental options, especially for extremely low-income families. These economic pressures increase rates of housing cost burden and housing instability.

Further exacerbating these conditions are issues such as housing discrimination or lending practices that impact housing costs. Households of color, people with disabilities, and larger families may face additional barriers when searching for rental housing or attempting to secure a mortgage. The City of Scranton is working to address these obstacles by supporting fair housing education, improving code enforcement in distressed neighborhoods, and encouraging a broader range of housing options through strategic investments using CDBG, HOME, and ESG funds. Additionally, the City is evaluating its land use policies to identify areas where reforms can better align with affordable housing development goals.

The City of Scranton agrees that its compliance in all respects with all applicable federal anti-discrimination laws in materials to the U.S. Government's payment decisions for purpose of section 3729(b)(4) of title 31, United States code. The City of Scranton will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

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

To remove or reduce barriers to affordable housing in Scranton, the City is advancing several targeted

policy reforms. These include revisiting zoning ordinances that limit the development of multifamily or mixed-use housing, especially in high-opportunity areas. Scranton intends to amend outdated land use controls and expand by-right zoning options to allow more flexible types, such as duplexes, townhomes, and accessory dwelling units (ADUs), in traditionally single-family neighborhoods. These zoning modifications are designed to facilitate infill development and increase the supply of affordable housing without requiring lengthy approval processes.

In addition, the city plans to review and revise building codes, development impact fees, and permitting procedures that may disproportionately increase the cost of affordable housing development. Consideration will be given to waiving or reducing fees for projects that meet affordability thresholds and streamlining approval timelines for projects using federal housing subsidies or public-private partnerships. Scranton will also evaluate opportunities to align growth management policies with housing goals to ensure that new residential investment is encouraged in areas with existing infrastructure and transit access.

To promote long-term investment in affordable housing, the City will continue working with regional partners to implement property tax relief programs for affordable housing providers and explore tax increment financing tools to support site acquisition and predevelopment. These actions are supported by broader initiatives in the City's Consolidated Plan and Fair Housing Action Plan, including fair housing outreach, land bank coordination, and targeted use of HOME and CDBG funds to remove financial and regulatory barriers to housing affordability.

The City of Scranton agrees that its compliance in all respects with all applicable federal anti-discrimination laws in materials to the U.S. Government's payment decisions for purpose of section 3729(b)(4) of title 31, United States code. The City of Scranton will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Scranton is committed to taking a comprehensive approach to addressing housing and community development needs beyond direct funding. Through the Annual Action Plan, the City will implement actions to meet underserved needs, reduce lead-based paint hazards, support capacity building for nonprofits, and improve coordination among service providers. Efforts will also focus on leveraging additional resources, strengthening institutional partnerships, and ensuring compliance with HUD requirements, all aimed at creating more equitable, resilient, and inclusive neighborhoods.

Actions planned to address obstacles to meeting underserved needs

To address the persistent obstacles to meeting underserved needs, the City of Scranton will strengthen partnerships with local nonprofits, faith-based organizations, and service providers that work directly with low-income households, individuals with disabilities, the elderly, and other vulnerable populations. These collaborations will focus on expanding the geographic and cultural reach of services by promoting inclusive engagement and outreach strategies. The City will also prioritize Community Development Block Grant (CDBG) funds for initiatives that fill critical service gaps, such as language access programs, legal assistance, and housing navigation support.

In addition, Scranton plans to improve the efficiency of its referral and intake systems through enhanced use of data from the Homeless Management Information System (HMIS) and other tracking tools. This data will inform funding decisions and ensure that resources are targeted to high-need neighborhoods and underserved demographic groups. The City will continue to invest in capacity building for smaller nonprofits, enabling them to compete for funding and deliver services more effectively. Through these coordinated actions, Scranton seeks to ensure more equitable access to housing, health care, and economic opportunity.

Actions planned to foster and maintain affordable housing

Construction and Acquisition Costs.

These efforts are aimed at increasing the overall supply of safe and affordable units while preserving the existing housing stock.

Additionally, Scranton will enforce rental inspection policies and promote landlord engagement initiatives to improve housing quality and stability for renters. Down payment and closing cost assistance will be expanded to help first-time homebuyers overcome financial barriers to ownership. The City will coordinate with the Housing Authority and Continuum of Care providers to ensure permanent housing solutions are available for vulnerable populations, including the elderly, disabled, and those transitioning from homelessness. Together, these strategies aim to sustain long-term

housing affordability across diverse household types and income levels.

Actions planned to reduce lead-based paint hazards

The City of Scranton provides each Homebuyer who closes with the "Lead Safe" brochure, and we make them sign off that they agree and understand the conditions. When conducting a homebuyer inspection, the home is tested for lead paint if applicable. We tried to start a LEAD Removal program using ARPA funds. Unfortunately, this program did not receive interest from properly owners as we expected.

If you have a child, you suspect has been exposed to lead, you can get tested through The Pennsylvania Early and Periodic Screen, Diagnostic, and Treatment (EPSDT) program, Bay Hill Environmental and Quest Diagnostics.

In the mid-20th century, post WWII suburbanization and expansion led to construction of mid-rise single family homes in Scranton.

The average home in Scranton today is about 70 years old, with an average build date around 1956. In this era LEAD paint was being used.

Actions planned to reduce the number of poverty-level families

Reentering the workforce.

reentering the workforce. The city will also invest in small business assistance, particularly for minority- and women-owned enterprises, to foster economic opportunity at the community level.

Additionally, Scranton will enhance its support for low-income households by ensuring continued access to housing assistance programs, childcare subsidies, and utility support services. Public service grants through CDBG will help fund organizations that deliver case management, financial literacy, and employment readiness. By addressing both economic opportunities and the cost burden of daily living, the city aims to reduce the long-term incidence of poverty and promote upward mobility for vulnerable families.

Actions planned to develop institutional structure

There are a host of non-profit organizations that provide programs and services to area youth, the elderly, and persons who are disabled. This network of organizations provides a range of services including food, housing and household goods, primary medical care and dental care, home health services, job training and placement, financial literacy, integrated mental health and substance abuse treatment, childcare services, and other services provided by individualized case management. The city continues to reach out to newly established organizations that provide services to our low-moderate

residents and their families.

Actions planned to develop the institutional structure will focus on strengthening coordination among government agencies, nonprofit organizations, housing developers, and service providers to create a more efficient and responsive housing and community development network. The jurisdiction will enhance agency communication through regular stakeholder meetings and joint planning sessions to align priorities and share resources. Capacity building initiatives, including technical assistance and training for local nonprofits, will be implemented to improve program delivery and compliance with federal and state requirements. Partnerships with regional planning bodies, educational institutions, and the private sector will be expanded to leverage expertise and funding opportunities. Additionally, the jurisdiction will work to improve data collection and performance tracking systems, enabling better evaluation of program outcomes and identification of service gaps. These efforts will create a more cohesive institutional framework that can effectively address housing, infrastructure, and community development needs.

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

The City of Scranton through its Office of Economic and Community Development works closely with the Scranton-Lackawanna Continuum of Care which coordinates its partner agencies that result in a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions. This is part of a larger strategic plan to utilize all possible resources to meet needs of its residence by leveraging CDBG and HOME spending. The city ensures that high-priority public and private housing and social service agencies and their programs will continue to receive the resources required to achieve an appreciable impact. The greatest gap in meeting the housing, community development, and economic development needs in the City is the reduced capacity of many agencies, given funding limitations in recent years, to carry out their work to the extent that is needed in the community. Reduction in work force opportunity has resulted in dwindling resources, posing a serious challenge to meet escalating demands for affordable housing and related services. To overcome this gap, the City continues to implement the above-mentioned larger strategic plan to focus on its capacity and delivery on priority needs. Strategic planning and evaluation will continue to be performed periodically to ensure the streamlining of operations. The City of Scranton's OECD has prioritized the creation of Standard Operating Procedures to ensure quality and control of all the programs and services it provides. The City's OECD will continue to coordinate between public housing, private housing, and social service agencies in its various efforts, especially regarding the neighborhood's initiatives.

To enhance coordination between public and private housing and social service agencies, the City of Scranton plans to convene regular cross-sector meetings involving the Housing Authority, Continuum of Care providers, and nonprofit organizations. These meetings will serve as a platform to share data, align funding strategies, and jointly address gaps in housing stability and supportive services. A central goal is

to ensure that individuals and families transitioning from homelessness, institutional care, or unstable housing situations are connected efficiently to wraparound services including mental health care, employment assistance, and permanent housing.

Additionally, Scranton will support the development of a shared referral system and integrated client tracking tools to reduce duplication of services and improve outcomes. Technical assistance will be provided to smaller community-based organizations to strengthen their capacity to collaborate on HUD-funded initiatives and to apply for competitive funding. By building more robust partnerships and improving communication across agencies, Scranton aims to deliver more responsive, coordinated, and equitable housing and service delivery systems.

Again, an obstacle we run into is this is a moving target daily.

Discussion:

Program Specific Requirements

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

Introduction:

To enhance coordination between public and private housing and social service agencies, the City of Scranton plans to convene regular cross-sector meetings involving the Housing Authority, Continuum of Care providers, and nonprofit organizations. These meetings will serve as a platform to share data, align funding strategies, and jointly address gaps in housing stability and supportive services. A central goal is to ensure that individuals and families transitioning from homelessness, institutional care, or unstable housing situations are connected efficiently to wraparound services including mental health care, employment assistance, and permanent housing.

Additionally, Scranton will support the development of a shared referral system and integrated client tracking tools to reduce duplication of services and improve outcomes. Technical assistance will be provided to smaller community-based organizations to strengthen their capacity to collaborate on HUD-funded initiatives and to apply for competitive funding. By building more robust partnerships and improving communication across agencies, Scranton aims to deliver more responsive, coordinated, and equitable housing and service delivery systems.

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	10,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	10,000

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit people of low and moderate incomes. 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. | |
| | 100.00% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

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

Funded affordable housing developments can serve as hubs for supportive services that promote long-term stability and self-sufficiency for residents, particularly those with higher needs such as formerly homeless individuals, veterans, seniors, and people with disabilities. These services may include case management, job training, financial literacy, mental health and substance use counseling, childcare, transportation assistance, and healthcare navigation. By pairing affordable housing with wraparound support, developments address barriers like unemployment, health challenges, and social isolation, fostering housing stability, community integration, and reduced reliance on emergency systems.

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:

Guidelines for Resale or Recapture of HOME Funds (24 CFR 92.254): For homebuyer activities, the City will use the recapture provision to recover all or a portion of the HOME investment if the property is sold during the affordability period. Net proceeds, after repaying any superior non-HOME debt and closing costs, will be returned to the HOME program for eligible activities.

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:

Ensuring Affordability of HOME-Assisted Units (24 CFR 92.254(a)(4)): Affordability will be ensured through legally binding written agreements and deed restrictions recorded against the property

for the duration of the affordability period, based on the level of HOME investment. The period will comply with HUD affordability requirements (5–20 years) depending on per-unit investment.

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:

Plans for Refinancing Existing Debt (24 CFR 92.206(b)): The City does not plan to use HOME funds to refinance existing debt secured by multifamily housing. If future refinancing is considered, it will be limited to projects that (1) demonstrate a financial need, (2) are financially viable after refinancing, and (3) will continue to meet HOME affordability requirements

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Preference for Persons with Special Needs or Disabilities (HOME TBRA) (24 CFR 92.209(c)(2)(i)): No formal preference is currently planned. If implemented in future HOME TBRA activities, any preference will be based on documented housing needs and will comply with fair housing and HUD guidelines.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Narrowing the Gap in Benefits for a Specific Disability Category (24 CFR 92.209(c)(2)(ii)): Not applicable currently. If a disability-specific preference is introduced, the city will provide documentation demonstrating how the preference addresses disparities in benefits and services for that group.

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

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

The City follows standardized eligibility and prioritization guidelines for ESG-funded activities, ensuring consistent assessment of client needs and alignment with HUD's requirements. Assistance is targeted to households at greatest risk of homelessness or those currently experiencing homelessness, with services designed to achieve housing stability.

The City of Scranton's Office of Economic and Community Development (OECD) is in constant contact with the Scranton/Lackawanna County Continuum of Care (CoC) regarding performance standards for activities we fund under the ESG grant programming. We also discussed how best to use the HMIS System and Scranton/Lackawanna County's Continuum of Care (CoC) lead agency, Lackawanna County Housing Coalition, can produce uniform reports for all prime recipients and provide detailed and improved reports for the ESG program. The CoC Currently uses the HMIS technical standards and will abide by these standards for HESG data and reporting requirements.

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 jurisdiction participates in the Continuum of Care's coordinated entry system, which provides a standardized assessment process, prioritizing households based on vulnerability, length of homelessness, and service needs. This ensures that ESG-funded resources are directed at the most vulnerable individuals and families.

The consistency of usage with the Consolidated Plan, quarterly e-snaps report, Annual Action Plan and CAPER, will be used as a guide for which performance standards will be recorded, tracked and produced in monthly or quarterly reports. General performance standards such as the unduplicated number of persons or households assisted from emergency shelters/streets into permanent housing, race, ethnicity, age, will be reported by HMIS, led by United Neighborhood Centers of Northeastern Pennsylvania (UNC). Further assessments such as outcomes using HUD funds, the most pressing needs for clients, barriers to transitional housing, the connection of other mainstream resources, and outcomes of families and individuals upon completion of a program will be reported by the Scranton/Lackawanna County Continuum of Care.

Scranton-Lackawanna Continuum of Care is the central point of information, assessment, and referral services for all Scranton / Lackawanna County residents experiencing a housing crisis. It includes a call center and several assessment centers which serve all persons experiencing a housing

crisis in Lackawanna County.

The Scranton-Lackawanna Continuum of Care screens possible program participants with a brief interview to determine the household's basic eligibility for housing assistance and refers them to the nearest regional coordinated assessment center. The coordinated assessment centers schedule an in-person appointment to determine the level of housing assistance needed to resolve the crisis and to identify available assistance options. People in crisis are then connected with the most appropriate housing assistance program to resolve the housing crisis. These efforts are coordinated with Rapid Re-Housing and hotel/motel vouchers provided by Scranton's Sub Recipients to reduce the number of homeless persons in the greater Scranton area

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

ESG funds are awarded to qualified private nonprofit organizations, including community and faith-based entities, through a competitive Request for Proposals (RFP) process. Applications are evaluated on capacity, past performance, and alignment with strategic priorities.

The City of Scranton consults with the Lackawanna County Continuum of Care and as a group we make funding decisions based on the CoC professionalism and experience with the homeless or formerly homeless individuals. Since the COVID 19 Pandemic has ended several of our nonprofit organizations have seen an increase in services provided and a huge decrease in funding. One of the biggest hurdles the City of Scranton is currently having is CODE BLUE.

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.

When homeless or formerly homeless representation is not available on advisory boards, the City consults directly with individuals who have lived experience through focus groups, listening sessions, and collaboration with peer advocates to inform funding and policy decisions. Participation of homeless people is encouraged at all Continuum of Care meetings but especially during the planning process of the CoC annual NOFA application.

Homeless and formerly homeless participants can discuss supportive housing programs and provide the community with their experiences and input. They are also able to suggest changes to be made and leave comments for the organizations/agencies to review. This is still an ongoing procedure

5. Describe performance standards for evaluating ESG.

ESG performance is evaluated using measurable outcomes such as reduced length of homelessness,

successful housing placements, retention rates, and increased income or benefits among participants. Subrecipients are required to submit quarterly reports and participate in HMIS data collection to track progress toward these goals.

The Emergency Solutions Grant program with different eligible activities requires different assessment standards. Scranton's Office of Economic and Community Development (OECD) works with sub-recipients to ensure a level of timely, accurate, and complete data collection by which an accurate evaluation of program performance can continually be measured. Scranton's OECD reviews all available data to evaluate performance. Copies of all applicable federal regulations and local Standard Operation Procedures are distributed to assist Sub-Recipients with requests for reimbursement and the standard reporting process. All HESG contracts entered 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 claimed or payment is made. The city has direct access to any records relevant to the project. All records pertaining to the grant are retained for a period of at least five (5) years following submission of the final expenditure report. If 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

City of Scranton CODE BLUE: When temperatures in Scranton is expected to drop below 20 degrees Fahrenheit a "Code Blue Alert" is issued. These alerts are how we communicate to residents that extremely cold conditions will impact on the City of Scranton and to warn everyone, especially those most vulnerable to cold weather, like the homeless or elderly, about the cold.

The decision to declare a Code Blue Alert often follows the alerts issued by Lackawanna County, but sometimes Scranton might issue its own Code Blue if we expect weather conditions that could be particularly harsh for our city's residents.

The Department of Homeless Services and ReadyPA.gov recommend that a Code Blue be declared if snow predications of 12" or more are in the forecast and any time a combination of rain, sleet, snow with temperatures of 32 degrees (with windchill) are forecasted.

For the 2025-2026 winter season the City of Scranton was in an agreement with Catholic Social Services to man a Code Blue Shelter at Weston Field. We are currently int the process of re upping that agreement for the 2026-2027 winter season but running into funding issues.

Between November 1st 2025 and April 30th 2026 Code Blue was declared 86 times.

