

Beaver County
FY2025-2029
Consolidated Plan
FY 2025 Annual Action Plan
U.S. Department of Housing and Urban
Development
Pittsburgh Field Office
Community Planning and Development
7/19/2025

Executive Summary

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

1. Introduction

With the development of a new 5-year plan, Beaver County's priorities, goals and activities are the same as in previous years. FY2025-2029 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and Home Investment Partnerships Program (HOME) funds will be used to help address these needs. Local infrastructure, most of which is already a century old, continues to age and our low-income communities in the County have not been able to rebuild their tax bases. Through this five-year plan, Beaver County intends to help these low-income communities rebuild their tax-base by addressing infrastructure needs, helping small business and start-ups within these communities, addressing blight and making their downtowns vibrant areas of redevelopment. Countywide, homeowner housing, affordable rental housing and ending homelessness are priorities. The other community development goals and priorities remain the same. Because the most significant needs in the County require large amounts of funding, the needs addressed by this plan have not changed from the prior 5-year Consolidated Plan.

The Priority Needs include: Homelessness (including HIV/AIDS), Non-Homeless Special Needs, Affordable Rental Housing, Owner-Occupied Housing, Public Facilities, Infrastructure, Economic Development, Public Services and Planning/Administration. The County has also begun implementing the HOME American Rescue Plan (ARP) to address the affordable housing needs of identified, qualifying, populations.

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

The goals, objectives and outcomes adopted by Beaver County reflect HUD's performance Measurement System and have been developed from the 5-year strategic plan. Please see SP-45 Goals for more information about Beaver County's Goals and Objectives and Screen AP-35 Projects for specific proposed goals and objectives and outcomes for each project. Beaver County's goals and objectives are: To increase or improve the Availability and/or Accessibility of Decent Housing for Low Income Persons (DHA), To Sustain Decent Affordable Housing for Low Income Persons (DHS), To increase or Improve the Availability and/or Accessibility of Suitable Living Environments for Low Income Persons (SLA), To Sustain Suitable Living Environments for Low Income Persons (SLS), To Increase or Improve the Availability and/or Accessibility of Economic Opportunities for Low Income Persons (EOA), and To Sustain Economic Opportunities for Low Income Persons (EOS). These Goals will be met through CDBG, HOME and ESG funded projects that address the needs identified in this Plan. The outcomes are to benefit specific low-income areas, low income persons (clientele) including persons with disabilities, and low-income households. In addition, the County hopes to reduce blight throughout the County.

3. Evaluation of past performance

Beaver County, through its CDBG, HESG and HOME programs, has assisted low income individuals in the endeavor to acquire or keep decent housing, acquire or keep a suitable living environment and access or keep economic development opportunities. Unfortunately, there are always more persons with needs for these programs than the County is able to address with its allocations. Due to increased administrative costs with the cap on administrative and planning activities remaining fixed, the County anticipates being able to fund little or no planning activities during the FY2025 – FY2029 Consolidated Plan. The County used the input given through surveying citizens and agencies to help re-evaluate its goals. Applications submitted for eligible activities assisted the County in helping to re-establish its goals as all of the eligible applications fell within them. In addition, during each yearly application cycle, the County requests a list of each applicants' long-term needs. This helps the County plan for funding for future projects. In addition, as costs rise for all project types, the County has found that it is more difficult to fund eligible projects. These applicants will be referred to other sources of funding. In some cases, the County has asked applicants to seek other available funding and request CDBG as matching funds. All of the applications for eligible activities also reflected the priority needs previously identified in Beaver County which include Infrastructure Improvements, Owner-Occupied Housing, Homelessness (including HIV/AIDS), Non-Homeless Special Needs, Rental Housing, Public Facilities, Public Service, and Economic Development. Because Planning and Studies will generally not be funded through CDBG, the County will continue to refer these applicants to alternative funding streams. Furthermore, Beaver County's Continuum of Care works together to direct all homeless inquiries to appropriate services whether or not the individuals are eligible for specific HUD-funded homeless programs. Because the amount of funding available is inadequate to fully address the County's needs, the County's past goals continue to be relevant. With rising costs, the number of projects that are able to be accomplished under each goal will be fewer than in previous plans. Based on input from surveys, applicants, past CDBG projects, meetings and comments, the County developed its priorities which are listed in SP-25 Priority Needs.

4. Summary of citizen participation process and consultation process

On January 14, 2025, a notice announcing that CDBG applications were being accepted until March 31, 2025 was published in the newspaper of general circulation and posted on Beaver County's website. A copy of the application was also sent to the Community Development Program's (CDP) lists of groups and organizations that work in geographic and program areas encompassed by the CDBG program. On February 28, 2025, a notice of a public needs hearing was published in the Beaver County Times and on the County website. The Public Needs Hearing was held in the Commissioners Public Meeting Room at the Beaver County Courthouse on March 31, 2025. Questions and comments were requested from the public via email or written mail before the meeting and after the meeting. The public notice announcing the second hearing, listing the proposed projects and providing notice of the 30-day public display of the proposed Plan was published in the Beaver County Times on June 13, 2025 and posted on the County website. In addition, a copy of the public notice describing the proposed projects was sent to all applicants. The second public hearing was held on June 30, 2025 and no public comments were given at

that time. The list of projects and application for funding was passed by resolution of the Board of Commissioners of Beaver County at a public meeting. All notices were published in a newspaper that serves all of Beaver County including the areas of racial minority concentration as well as low income areas. Drafts of this proposed plan were placed on display for 30 days at libraries in areas with significant low-income concentrations. For the five-year plan, surveys were conducted of citizens, municipalities and non-profit organizations (including public facilities) to assist the County in prioritizing its needs. In addition, applicants were asked to submit their long-term needs with their CDBG applications. All requirements under the Fair Housing Act are being adhered to per CDP policy. Fair housing issues were asked of citizens and meetings were held with fair housing stakeholders to obtain information on housing discrimination and to gauge how well landlords, Lending organizations and municipalities understand and implement the fair housing law.

5. Summary of public comments

Comments were requested at both public hearings and with the surveys. Please refer to the Citizen Participation Comments section of the Attachments for the hearing minutes which include a summary of verbal comments and responses made at the public hearings. Copies of all written comments received and the CDP's responses are also included in the Citizen Participation attachment to this Plan.

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

All comments made or submitted were accepted. Please refer to the Citizen Participation Comments section of the Attachments for hearing minutes which include verbal comments, written comments and responses.

7. Summary

During FY 2025-FY2029, Beaver County will continue to utilize its CDBG, HOME and HESG funds to meet the affordable housing and community development needs of its low-income, homeless, and special needs populations. It will continue to explore additional funding sources for applicants and avenues of input for its low-income residents, and for those municipalities whose populations are low-mod income.

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

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

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

Agency Role	Name	Department/Agency

CDBG Administrator	BEAVER COUNTY	Community Development Program of Beaver County
HOPWA Administrator		Not Applicable
HOME Administrator	BEAVER COUNTY	Community Development Program of Beaver County
ESG Administrator	BEAVER COUNTY	Community Development Program of Beaver County

Table 1 – Responsible Agencies

Narrative

The Community Development Program of Beaver County (CDP) is the department of Beaver County government that is responsible for administering the HUD entitlement funds received by Beaver County. These funds include Community Development Block Grant (CDBG) funds, Home Partnership Program (HOME) funds and Hearth Emergency Solutions Grant (ESG) funds. The CDP prepares the Annual Action Plan and administers the funding allocated through the Plan.

Consolidated Plan Public Contact Information

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

1. Introduction

The County maintains involvement with municipal leaders, neighborhood groups, special interest groups and social service collaborative groups to assure that all available resources are utilized to best serve communities countywide. The County, through these networks, takes an active role in assuring that the services are effective, non-duplicative and results-oriented.

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

Beaver County will continue to work with public and private entities that are part of the affordable housing delivery system in order to coordinate housing and support service efforts for County residents. The County will continue to work with the Housing Authority of the County of Beaver (HACB) in implementing the Consolidated Plan. The County will provide technical assistance to its Community Housing Development Organizations (CHDO) to develop affordable housing opportunities for income-qualified persons. The County will provide ESG, CDBG, Community Services Block Grant (CSBG), and Homeless Assistance Program (HAP) funding to social service agencies to provide support services, homeless and homelessness prevention services. Data and program information was obtained from the Southwestern Pennsylvania Commission (SPC) which is the Pittsburgh's metropolitan-wide planning agency, in which a Beaver County Commissioner is a member of SPC's Board. The work of the SPC includes the regional transportation plan. In addition, the Beaver County Transit Authority's (BCTA), bus routes are considered in funding housing activities. Beaver County works with for-profit, non-profit and the public housing agency to provide HUD-supported additional affordable housing units to its low-income citizens. Beaver County will continue to work with private developers who propose new supportive housing units with supportive service components.

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 County will continue to work with the Housing and Homeless Coalition of Beaver County (HHCBC) to determine local needs and priorities for housing and supportive services, and to develop projects that address these needs without duplication of existing services. The County will utilize the HHCBC to identify needs and plan for projects to address housing and supportive service needs of homeless and non-homeless populations in Beaver County. The County will continue to maintain its relationship with the HHCBC to create additional affordable housing opportunities. The County serves as the Collaborative Applicant on behalf of the Continuum of Care and holds the CoC Planning Grant, which allows for close alignment with the coordination efforts and needs of the CoC.

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

The County serves as the Collaborative Applicant for the CoC Program and it holds the CoC Planning and HMIS grants so it is directly involved in the ESG and HMIS efforts referred to in this question. The Planning grant supports the work of The County's Housing Coordinator who oversees the ESG program through selection of projects to fund, issuance of contracts, review of monthly expenditures, and annual monitoring of performance and compliance. The Housing Coordinator works closely with the CoC Coordinator (also supported under the County's CoC Planning Grant) to determine housing needs and to update performance standards as needed. The ESG subrecipient participates fully in the CoC by participating in: Coordinated Entry, The Housing & Homeless Coalition, CoC Outcomes Subcommittee, CoC Data Quality Subcommittee, and Point In Time survey planning and execution.

The Policies & Procedures for the HMIS program are updated as needed by the HMIS Lead and CoC Coordinator in consultation with the County's Housing Coordinator. Finalized P&P are reviewed and officially adopted by the CoC Governing Board, which meets quarterly. The County Commissioners and CDP staff are members of this governing board. The County recently expanded the HMIS grant to support close examination and improvement of data quality.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of the County of Beaver
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to this agency. In addition, this agency is a member of the HHCBC which submits information on the homeless section of the Annual Action Plan. The HACB was consulted through the review of their plan, survey and discussion. Outcomes are to provide decent affordable housing to low income and homeless people in Beaver County.
2	Agency/Group/Organization	Beaver County Municipalities
	Agency/Group/Organization Type	Other government - Local Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to each municipality. The Application process informed the County of current needs of these organizations and asked them to submit a list of their long-term needs. In addition, a survey was sent to all municipalities for input on prioritization of expenditure of CDBG funds.

3	Agency/Group/Organization	Beaver County Libraries
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Libraries Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to each library. The Application process informed the County of current needs of these organizations and asks them to submit a list of their long-term needs. In addition, a survey was distributed for input on prioritization of expenditure of CDBG funds.
4	Agency/Group/Organization	Community Centers, Museums, Colleges & Universities in Beaver County
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business and Civic Leaders Community Organizations Grantee Department Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to each organization. The Application process informed the County of current needs of these organizations and asks them to submit a list of their long-term needs. In addition, a survey was distributed for input on prioritization of expenditure of CDBG funds.
5	Agency/Group/Organization	Beaver County Youth Service and Recreation Agencies
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to each organization. The Application process informed the County of current needs of these organizations and asks them to submit a list of their long-term needs. In addition, a survey was distributed for input on prioritization of expenditure of CDBG funds.
6	Agency/Group/Organization	Beaver County Health and Social Service Organizations
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Publicly Funded Institution/System of Care Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to each organization. The Application process informed the County of current needs of these organizations and asks them to submit a list of their long-term needs. In addition, a survey was distributed for input on prioritization of expenditure of CDBG funds.
7	Agency/Group/Organization	Beaver County Corporation for Economic Development
	Agency/Group/Organization Type	Regional organization Planning organization Business and Civic Leaders Industrial Development
	What section of the Plan was addressed by Consultation?	Economic Development Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to them. The Application process informed the County of current needs of these organizations and asked them to submit a list of their long-term needs. In addition, a survey was distributed for input on prioritization of expenditure of CDBG funds.
8	Agency/Group/Organization	Beaver County Planning Commission
	Agency/Group/Organization Type	Other government - County Planning organization Business and Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG application notifying the agency that CDBG funds are available was sent to them. The Application process informed the County of current needs of these organizations and asked them to submit a list of their long-term needs. In addition, a survey was distributed for input on prioritization of expenditure of CDBG funds. They were also consulted to review the County's proposed sewer and waterline projects for consistency with its regional plan. This is done to comply with EO12372.
9	Agency/Group/Organization	Southwestern Pennsylvania Commission
	Agency/Group/Organization Type	Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Southwestern Pennsylvania Commission (SPC) was consulted to review the County's proposed sewer and waterline projects for consistency with its regional plan. This is done to comply with EO12372.

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

All types of agencies were consulted.

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	Beaver County CoC	The Continuum of Care process reveals homeless needs and resources which are incorporated in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

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

Adjacent governments in Pennsylvania (Allegheny County, Butler County, Washington County and Lawrence County) and Ohio (Columbiana County) were consulted in writing for input regarding the development of Beaver County's Consolidated Plan. Data and program information was obtained from the Southwestern Pennsylvania Commission (SPC) which is the regional metropolitan-wide planning agency, in which a Beaver County Commissioner is a member of the SPC board. The work of the SPC includes transportation, workforce development, economic development, community assistance and environmental justice. In addition, discussions are held on an ongoing basis with representatives of the Pennsylvania Department of Community and Economic Development to discuss the plan and whether there are opportunities to how we can partner with the Commonwealth to meet the housing and community development needs in Beaver County.

Narrative (optional):

Beaver County consults on an ongoing basis with local, federal and state governments, economic development agencies, social service providers and community service organizations in the development of its 5-year Consolidated Plan and its yearly Action Plans.

PR-15 Citizen Participation

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

Through the process described in Beaver County's Citizen Participation Plan, the County solicits input on the needs of the community and takes the information into consideration in developing and/or adjusting the goals. See AP-05 Executive Summary and the Citizen Participation Comments attachment for additional citizen participation information obtained for this Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 Public Hearings were held on March 31, 2025 and June 30, 2025, in which those in attendance gave input at the first hearing regarding needs and gave input on planned project funding at the second hearing.	See AP-05 Executive Summary and the Citizen Participation Comment Attachment for comments received.	All comments received were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 Newspaper ads were published and 2 emails were sent which resulted in responses from citizens, agencies and municipalities.	See AP-05 Executive Summary and the Citizen Participation Comment Attachment for comments received.	All comments received were accepted.	
3	Survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Survey was provided online through a link on the Beaver County website, newspaper advertisement and email to lists of agencies, organizations and municipalities. Input was received on priority needs and activities.	See AP-05 Executive Summary and the Citizen Participation Comment Attachment for comments received.	All comments received were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing Municipalities Non-profit agencies	Citizens, leaders of community groups and members of municipal government met with CDP to discuss priorities for projects and applications.	See AP-05 Executive Summary and the Citizen Participation Comment Attachment for comments received.	All comments received were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Internet Outreach	Minorities Persons with disabilities Residents of Public and Assisted Housing Municipalities Non-profit agencies	All notices published in the newspaper, the CDBG Application, and the list of recommended projects were placed on the County website and emailed to municipalities, school districts, non-profit agencies economic development organizations and interested individuals. The display copy of the plan was also placed on the County website.	See AP-05 Executive Summary and the Citizen Participation Comment Attachment for comments received.	All comments received were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Every 5 years, the Community Development Program conducts a needs assessment. This assessment, together with the input provided by citizens, municipalities, service providers and community organizations, helps Beaver County identify the needs of its people and communities for affordable housing, housing for persons with special needs, community development projects and homelessness programs. Based on this needs assessment and information about existing programs, the County then determines the highest priority needs which form the basis of the 5-year strategic plan and the types of projects that may be funded during the years that are covered by the plan.

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

Link to Chas data: <https://www.huduser.gov/portal/datasets/cp.html#year2006-2021>

Summary of Housing Needs

The greatest housing need in Beaver County is addressing the issue of cost-burden for extremely low-income (0-30% adjusted median family income) and low income (> 50%-80% adjusted median family income) renters and owners. The households with the greatest needs are elderly (both renters and owners), small-related (2-4 members) and other (includes one-person households).

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	169,060	164,105	-3.00%
Households	69,805	71,675	+3.00%
Median Household Income	\$50,581	\$59,014	+17%

Table 5 - Housing Needs Assessment Demographics. Source: 2016-2020 ACS Data

Number of Households Table

The table below includes the information taken from the CHAS Tables showing Numbers of Beaver County Households with the following housing issues. They are listed as “Overviews.” This table includes information in Tables 7 through 12 in IDIS (Data Source 2016-2020 CHAS).

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

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

Overview 3. Cost Burden > 30%

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: County

Created on: May 15, 2025

Data for: Beaver County, Pennsylvania

Year Selected: 2016-2020 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income less-than or= 30% HAMFI	4,220	5,910	10,130
Household Income >30% to less-than or= 50% HAMFI	6,220	4,075	10,295
Household Income >50% to less-than or= 80% HAMFI	10,070	4,410	14,480
Household Income >80% to less-than or=100% HAMFI	6,515	1,500	8,015
Household Income >100% HAMFI	25,570	3,595	29,165
Total	52,600	19,490	72,085
Housing Problems Overview 1	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	8,955	7,595	16,550
Household has none of 4 Housing Problems OR cost burden not available, no other problems	43,645	11,895	55,540
Total	52,600	19,490	72,085
Severe Housing Problems Overview 2	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	3,365	3,810	7,175
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	49,230	15,680	64,910
Total	52,600	19,490	72,085
Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden less-than or= 30%	43,805	12,090	55,895
Cost Burden >30% to less-than or= 50%	5,625	3,910	9,535
Cost Burden >50%	2,880	3,000	5,880
Cost Burden not available	290	490	780
Total	52,600	19,490	72,085

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

3. 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.

Housing Needs Summary

Housing Problems (Households with one of the listed needs)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing 1/2 Lacking complete plumbing or kitchen facilities	194	183	153	25	555	53	45	30	28	156
Severely Overcrowded 1/2 With >1.51 people per room (and complete kitchen and plumbing)	14	15	133	0	162	0	4	4	0	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	99	89	51	4	243	8	18	58	30	114
Housing cost burden greater than 50% of income (and none of the above problems)	2203	437	119	0	2759	1979	697	172	8	2856
Housing cost burden greater than 30% of income (and none of the above problems)	1654	1678	403	35	3770	1174	1804	1622	497	5097
Zero/negative Income (and none of the above problems)	469	0	0	0	469	292	0	0	0	292

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

Non-elderly single person, renter households comprise the greatest number with a cost-burden over 50%. Many of these people have limited incomes, such as SSI, unemployment or other issues that result in extremely low income.

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

According to 2024 LSA data, 436 people with a disability are in need of housing assistance yearly. There are approximately 103 victims of domestic violence, dating violence, sexual assault and stalking that are in need of housing yearly. This DV number is strictly determined from the 2024 LSA which does not include data from the County’s Victim’s Service Provider. Due to the VSP’s confidentiality regulations, this data set does not include people served by the VSP as there is no way to ensure duplicate entries are not counted twice. It is not unusual for a household with DV status to be in HMIS (hence they would be counted in the LSA) and in the VSP’s separate confidential database. De-duplicating data without identifying information is not possible.

What are the most common housing problems?

The most common housing problem is Cost Burden which means that the household spends more than 30% of its income for housing with more than 14,317 households experiencing this problem.

Approximately 6,839 households experience at least one of four housing problems, which represents 9.5% of Beaver County.

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

More than 80% of households that pay more than 50% of their income on housing are 0-30% MFI renters. In addition, for 0-30% AMI households Cost Burden is the most significant problem. This is true for both Owner and Renter Households. These households are significantly Small-Related (2-4 members), Elderly and Other (which includes single person households).

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

Based on current HMIS data, 454 people (286 total households with 63 family households) needed emergency shelter in the last year. Of these households with income, the average income was \$1,384/month. The County's Homeless Prevention programs served 620 people (247 total households, with 159 family households). Of the HP households with income, the average income was \$1,566/month. Of the HP programs included in this data, ESG serves people with incomes at or below 30% Area Median Income (AMI) and SSVF serves people at or below 50% median income demonstrating that these programs are serving low-income households. Further the average income for ES is lower than the average income for HP so it can be reasoned that the ES programs are also serving low income households.

These households face numerous risks for becoming homeless including: low incomes, lack of savings, poor rental histories, chronic health issues (both physical and behavioral), access to limited affordable housing options, complications presented by social distancing mandates, and limited access to transportation etc. Both the ES and HP programs link households to mainstream resources and supports to address these barriers and help sustain stable housing, such as: Social Security, Unemployment, SNAP, TANF, utility assistance, case management, affordable housing options, job training/education, and referrals to healthcare providers.

The needs of RRH households who are nearing the end of their RRH assistance vary due to their unique challenges and strengths. The County's RRH programs address challenges and enhance strengths throughout the program enrollment by following a Housing Stability Plan. Challenges may include: continued low income, budgeting challenges, and owing large sums of money to the Housing Authority. The HA recently received Mainstream Vouchers targeted for households exiting CoC funded RRH and PSH thereby providing long term affordable housing options to these vulnerable households. Further RRH providers work with exiting households to identify their specific risks for homelessness and develop action plans to be utilized at the earliest warning signs. Exiting HHs are strongly encouraged to maintain

their current supports. And some RRH programs can continue case management for 6 months after financial assistance has ended to provide tapered support as households transition to independent living situations.

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

The HUD and SSVF definitions are used for “at risk” – essentially those households who have very low income or extremely low incomes and who are imminently at risk of losing their housing as evidenced by specific conditions. “At risk” data comes from the HMIS database and includes households who are enrolled in Homeless Prevention or ES programs.

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

Insufficient income and limited affordable housing options are significant risk factors for homelessness in Beaver County. Difficulty keeping the utilities turned on is another risk factor. Low income households are often faced with very difficult budgeting decisions such as whether to pay for rent, food, or medicine. Chronic health issues (physical and behavioral) can impact housing stability as well by limiting a household’s earning potential and some behavioral health issues can make it difficult to solve typical tenant problems and to cope in ways that do not jeopardize housing stability. A change in family configuration can also impact household income and therefore housing stability.

Discussion

Similar to previous 5-year plans, Cost-Burden remains the single greatest housing need in Beaver County, which when combined with other financial stresses in low income households results in homelessness. The problem of Cost Burden is increasingly difficult to address, especially because the people most affected are the lowest income. Without significant funding for subsidized rent and financial support for owners, this problem will not be adequately addressed. The public housing program is vigorous in Beaver County. But, with the number of units near maximum and maximum utilization of vouchers, public housing will not be able to meet the significant needs. The County participates in the HOME program which results in an increase in 5-10 affordable units per year. Unfortunately, this is inadequate to meet the need. The County's Continuum of Care applies competitively for McKinney Vento supportive housing funding every year which greatly assists the County in providing housing for those households that have become homeless. The County's allocation of ESG funding provides short-term assistance for those households at-risk of becoming homeless and those who are homeless. Unfortunately, these programs are designed to only serve those with the most chronic situations leaving other low-income households without sufficient assistance. This makes the efforts discussed in this Plan (developing affordable housing and enhancing economic opportunity) critical to meeting those needs.

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

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

Introduction

Determining disproportionately greater housing needs helps the County determine its affordable housing priorities and programs.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,333	2,717	0
White	5,973	2,144	0
Black / African American	960	433	0
Asian	20	14	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	190	27	0

Table 6 - Disproportionately Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,912	5,176	0
White	4,325	4,600	0
Black / African American	200	411	0
Asian	45	28	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	231	38	0

Table 7 - Disproportionately Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
 Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,694	11,501	0
White	2,474	10,251	0
Black / African American	162	855	0
Asian	15	10	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	24	267	0

Table 8 - Disproportionately Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
 Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	631	7,241	0
White	606	6,741	0
Black / African American	4	347	0
Asian	10	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	14	50	0

Table 9 - Disproportionately Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
 Source:

*The four housing problems are:

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

Discussion

In Beaver County, at all levels of income, the overwhelming majority of housing problems are experienced by Whites at all income levels. However, a disproportionate need exists for the lowest income African American households in one category. A disproportionate need (13.0%) exists in Beaver County for Black/African American Households with 0%-30% of Area Median Income that have one or more of the four housing problems.

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

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

Introduction

In Beaver County 7,500 households at 0-30% of median income have one or more of the severe housing problems which include 1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than 1 person per room, or 4. Cost burden over 30%. Of these households, 4,186 or 81.1% of the households with severe housing problems are white while 817 or 15.8 % of the households with severe housing problems are black/African American. Only 39 households or .9% with severe housing problems are Asian and 59 households or 1.1% are Hispanic. The data on all other races is 0.

For households with income from 30% to 50% median family income, at total of 1476 experience one or more of the severe housing problems. Of these households, 1,234 or 83.6% of the households with severe housing problems are white while 153 or 10.4 % of these households with severe housing problems are black/African American. Only 10 households or 1.5% with severe housing problems are Asian and 34 households or 2.3% are Hispanic. The data on all other races is 0.

For households with income from 50% to 80% median family income, at total of 684 experience one or more of the severe housing problems. Of these households, 1,234 or 91.1% of the households with severe housing problems are white while 40 or 5.8% of these households with severe housing problems are black/African American. Only 10 households or 1.5% with severe housing problems are Asian and 10 households or 1.5% are Hispanic. The data on all other races is 0.

For households with income from 80% to 100% median family income, at total of 192 experience one or more of the severe housing problems. Of these households, all are white. data on all other races is

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,513	5,530	0
White	3,672	4,460	0
Black / African American	596	797	0
Asian	10	24	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	175	42	0

Table 10 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,458	8,648	0
White	1,373	7,572	0
Black / African American	35	572	0
Asian	10	63	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	256	0

Table 11 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	713	13,514	0
White	609	12,134	0
Black / African American	94	925	0
Asian	0	25	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	10	276	0

Table 12 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	96	7,757	0
White	91	7,242	0
Black / African American	0	351	0
Asian	0	10	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	4	60	0

Table 13 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

Discussion

In Beaver County, White households make-up 90.5% of the population and Black/African American households make up 6.5% of the population. For the lowest income households (0-30% median family income) Black/African American households make up 15.8% of the households that experience severe housing problems. In addition, 10.4% of Black/African American households with 30-50% median income experience severe housing problems. Therefore, Black/African American Households experience severe housing problems at a greater rate than white households in Beaver County. Black/African

American households at 50% median income and above do not experience severe housing problems at a disproportionate rate as White households.

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

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

Introduction:

HUD considers a household to have a Cost Burden if it spends over 30% of its income on housing. If a household spends more than 50% of its income on housing then it is deemed Severely Cost-Burdened. In Beaver County, 9,436 households are cost-burdened, spending 30-50% of their income on housing. Of these households, 8,281 or 87.8% are White and 592 or 6.27% are Black/African American. Only 70 or .74% of the households with a 30-50% cost burden are Asian, 15 or .16% are American Indian/Alaskan Native and 255 or 2.7% are Hispanic. The data on Pacific Islanders is 0.

In Beaver County, 5,850 households are Severely Cost-Burdened, spending more than 50% of their income on housing. Of the Severely Cost-Burdened households, 4,853 or 83% are White while 681 or 11.6% are Black/African American. Only 20 or .34% of the households with a 30-50% cost burden are Asian. Only 174 or 2097% of households with a 30-50% cost burden are Hispanic. The data on American Indians/Alaska Natives and Pacific Islanders is 0.

In addition, 153 or 19.6% of Severely Cost-Burdened households with no income are Black/African American.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	54,852	9,436	5,850	782
White	50,620	8,281	4,853	596
Black / African American	2,841	592	681	153
Asian	131	70	20	0
American Indian, Alaska Native	48	15	0	0
Pacific Islander	25	0	0	0
Hispanic	553	255	174	24

Table 14 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Regarding 30-50% cost burden, according to HUD definitions, there is no disproportional need regarding any minorities including Black/African American households when compared to White households. White households are 90.7% of the population and make up 88% of the households that experience severe housing problems. Black/ African American households are 6% of the population and make up 6% of the households that experience a 30-50% cost burden. Regarding greater than 50% cost burden (Severe Cost Burden), there is a disproportional need regarding Black/African American households with 11.6% even though they make-up only 6% of the total households. Therefore, Black/African American households experience Severe Cost Burden at a greater rate than White households. In addition, while not disproportionate, the fact that 19.6% of Black/African American households that are Severely Cost-Burdened have no income or negative income may indicate that these households experience poverty at a greater rate than Whites.

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

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

Blacks/African Americans experience a disproportionately greater need than the needs of that income category as a whole, in certain circumstances. These circumstances include households with 0-30% median income, are Severely Cost Burden, and experiencing a severe housing problem. In addition, the percentage of Black/African American households with no or negative income experience these problems at double the percentage that they make up the whole population. This may signify that Black/African Americans experience poverty at a greater rate than Whites in Beaver County. The fact that Black/African American households experience these problems at these rates in Beaver County indicates that attention should be given to addressing affordable housing and poverty issues that may be specific to Black/African Americans.

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

There are no additional specific needs identified for this specific racial group.

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

The total minority population in Beaver County is roughly 16,739 and approximately 60% of the minority population in Beaver County lives in the 6 municipalities of Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton and Rochester Borough. Aliquippa and Beaver Falls are the most populated low-income communities.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of Beaver (HACB) is the primary agency in Beaver County that provides affordable housing to Beaver County residents.

Totals in Use

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

Table 15 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
				Average Annual Income	0	0			17,380
Average length of stay	0	0	5	6	7	6	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	1.7	2	1	2	0	0
# Homeless at admission	0	0	60	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	546	210	15	195	0	0
# of Disabled Families	0	0	898	146	16	130	0	0
# of Families requesting accessibility features	0	0	1,721	546	46	500	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 16 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,101	307	32	275	0	0	0
Black/African American	0	0	555	218	14	194	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	4	1	0	4	0	0	0
American Indian/Alaska Native	0	0	7	3	0	3	0	0	0
Pacific Islander	0	0	3	1	0	1	0	0	0
Other	0	0	51	16	0	16	0	0	0

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

Table 17 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	34	4	0	4	0	0	0
Not Hispanic	0	0	1,687	542	5	549	2	0	0

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

Table 18 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Typical needs of those residents or applicants for accessible units are to have an apartment that is accessible for persons with wheelchairs, motorized wheelchairs and/or walkers. Features would include doorways with the proper width, kitchen appliances and cabinets that are accessible and bathrooms that meet the needs of the resident/applicant, i.e., able to be accessible with a wheelchair, have either a tub/shower, 3ft shower or 5ft roll in shower. This need is determined at the time the application is submitted. Also, units are available for persons with hearing impairments. Plus, units have features to address the needs of those residents/applicants that are vision impaired. All accessible units are situated on an accessible route within the development, have handicap accessible parking spaces and are one floor dwellings in the County's public housing family developments and mostly situated on the first floor of the public housing elderly high-rise developments.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The most immediate need of public housing residents is the need for more units in communities with long waiting lists. For public housing, 707 families are waiting for 223 apartments that are expected to become vacant. For Section 8 tenant-based assistance, there are 560 families pending. The most immediate need of the Housing Choice voucher program is for additional budget authority to be allocated so that Beaver County can distribute the maximum number of vouchers allowed. Because Severe Cost Burden for households with 30% or less AMFI is the single most significant housing problem for low- and moderate-income households, public housing and housing choice vouchers are especially crucial in Beaver County, especially given that the average household income for public housing residents and households receiving vouchers is less than 30% of the median family income for the area.

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

There is a total of 4,164 extremely low-income renter households (0-30% AMI) with housing problems which include: Lacking complete plumbing or kitchen facilities, overcrowded or experience Cost Burden. When compared with approximately 250 public housing and Section 8 units that become available each year, it would take 8 years of turnover of public housing units and Section 8 vouchers to adequately house this just the lowest income population. It would take 15 years to provide affordable housing through the public housing and Section 8 systems to all of the low income (0-80% AMI) renter households in Beaver County that currently have housing problems.

Discussion

The HACB is a vital partner in providing affordable housing to residents of Beaver County. However, public housing and Section 8 vouchers are not able to meet the need for decent, affordable housing in Beaver County. Many of the people served in the permanent supportive housing programs are ready to exit the program but without sufficient subsidized options it is difficult for the programs to move some of them on. Further, the HA's vacancy rate is currently at the lowest I have ever seen. This challenges homeless households' searches for affordable housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Point in Time (PIT) survey was conducted on January 28, 2025 by CoC partners including housing providers, landlords, first responders, faith-based initiatives, and community advocates. These volunteers canvassed the county in search of unsheltered people. The objective of the PIT survey is to count unsheltered and sheltered people in the county at that point in time. Upon finding an unsheltered person, the outreach volunteers coordinate with The Cornerstone for a Coordinated Entry screening and link to emergency shelter. The information from the PIT survey is formally submitted to HUD and used to gauge progress toward the goal of ending homelessness in Beaver County. The information is also used locally by the CoC Steering Committee to guide decision making and to help inform policies and procedures to best meet the changing needs of homeless people in Beaver County.

The Steering Committee also regularly reviews HMIS data to help review progress toward making homelessness a rare and brief occurrence. The System Performance Measures in this review include average length of time homeless, exits to Permanent Housing and return to homelessness rates. The Steering Committee also utilizes performance data to make the reallocation decision in the CoC grant competition. This decision has the potential to reallocate CoC funds from underperforming programs to new or better performing projects.

The CoC funded programs submit Annual Progress Reports which reveal program performance. The programs monitor these measures throughout the year. The CoC and ESG programs meet monthly to discuss performance issues and to problem solve complex cases. Performance data is also used in the Rank & Review process that prioritizes projects for funding.

The Cornerstone of Beaver County serves as the homeless services hub and helps to coordinate outside partner agencies for utility assistance, information & referral, homeless prevention, and the Greater Pittsburgh Food Bank. Combined with the ESG, Coordinated Entry, and SSVF programs that it runs, this model streamlines access to multiple services in one stop.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered 1	Sheltered 82				
TOTAL			856	519 (Sys PM)	520	330
Persons in Households with Adult(s) and Child(ren)	0	54	482	See narrative for more details	253	126
Persons in Households with Only Children	0	0	0	"	0	0
Persons in Households with Only Adults	1	28	374	"	267	67
Chronically Homeless Individuals	0	1	42 HHs without children	"		
Chronically Homeless Families	0	0	17 HHs with children	"		
Veterans	0	3	33	"	25	44 (in Adult only HHs)
Unaccompanied Child	0	0	0	"		
Persons with HIV	0	0	5	"		

Table 19 - Homeless Needs Assessment

Alternate Data Source Name:

2025 Point In Time Survey (column 1)
 HMIS data (Columns 2, and 4)
 2024 System Performance Measures (Column 3)
 2024 Longitudinal System Analysis (Column 5)

Data Source Comments: The HMIS date covers the period of 10/1/2013-9/30/2014. 2025 PIT sheltered data include ES and TH. Blank spots are data points that were unavailable in the noted data source and could not be pulled from HMIS to consistently and accurately align with the data source.

Indicate if the homeless population is Rural: Beaver County is not a rural county by definition but it does have rural areas. Outreach teams do canvass rural areas but the County acknowledges it is impossible to cover 100% of forest and farm acreage.

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

Where there is data not indicated in the Homeless Needs Assessment chart above it is because it was not available in the noted data source. For example, in the days homeless column (column 5) the data was pulled from the LSA report. However, the LSA does not break out the categories of chronically homeless, DV, Veteran, nor HIV status for that measure for every household type. Anecdotally, it can be determined that Veteran households tend to be rehoused more quickly due to more robust resources targeted to them. So, it would be expected that the data would show a lower number of days for veterans with children than what is reported for overall average for Households with children. Also, for the households with chronic homeless status it would be expected that the data would show a slightly higher number of days than what is reported for the averages reflected in both household types as they tend to face barriers that can make finding appropriate housing a longer than average process.

For the exiting homeless column (column 4), program APRs generated from HMIS were used to complete the fields. But it was not possible to pull data from HMIS for the fields left blank that would have been consistently and accurately aligned with the APRs from which the totals were obtained. It would be expected that the chronically homeless households exited at a similar rate to how they are enrolled. As CH status is prioritized for PSH there are a few CH households who will require PSH for extended periods of time if not their whole lives. But the vast majority of CH households do exit from those programs. Similarly, the 5 people with HIV status reported in column 2 would be expected to also exit homelessness as the CoC partners with healthcare and HIV supportive partners who work with the housing programs to ensure the households ability to exit homelessness.

For the becoming homeless column (Column 3), Measure 5 from the System Performance Measures report was used. This report; however, reflects on the systemic outcomes and does not provide information on household configurations nor the statuses of CH, veteran, and HIV status. According to the LSA, 8% of the people served across the CoC are Chronically Homeless. Therefore, it is expected that about 8% of the people becoming homeless (519) would have chronic homeless status or 41 people. According to the LSA about 6% of people served across the

CoC programs are veterans. Thus, of those exiting, it is expected that about 31 of them would be veterans. HIV status could not be pulled from HMIS to consistently and accurately align with this System Performance Measure nor the LSA.

It should also be noted that the County does not serve unaccompanied youth because the standard protocol is to refer any unaccompanied youth to our Child Welfare partner. The CoC is looking to expand the services available in the County for unaccompanied youth and has developed a Youth Advisory Board to design those supports and programs.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	47	1
Black or African American	35	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	82	1

Alternate Data Source Name:
2025 Point In Time survey data
Data Source

Comments: 2025 PIT sheltered data includes ES and TH only and the data reflect people not households.

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

On the night of the 2025 PIT, 83 people (54 people with children) were in need of housing assistance (defined as those with unsheltered status or enrollment in a homeless shelter or transitional housing program). Of these 83 people, 1 was unsheltered (adult only). Families with children made up 65% of the people surveyed. The 2023 PIT survey recorded 101 people in need of housing assistance and only 39% (39 people) were families with children. No family households were unsheltered in 2025. These data reveal that family households are utilizing sheltered homeless services at a higher rate in 2024. According to the LSA, family households exit to PH at a rate of 50% (a 4% improvement from 2020) and have average lengths of stay in ES and TH of 126 days (a 48 day increase from 2020).

Veteran households in need remained stable from 2023 (36) to 2024 (33) according to the LSA. However, the number of days homeless decreased by 163 days in this same time frame which speaks to the efficiency of the veteran services offered in the County. Veteran services are rendered in partnership with Lawrence County Community Action Partnership. Veteran households exit to PH at a rate of 70% (LSA).

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

The 2025 Point-In-Time data reflected above shows that 57% of sheltered people were White and 44% were Black. Compared to the racial composition of Beaver County’s general population (White 91% and Black 6%), Black people are overrepresented in the homeless system. However, Black people exit to PH at a similar rate as the system average and of those exits, they had a 3% lower rate of return to homeless within 2 years of exit than the system average (2024 LSA)

The 2025 Point In Time data reflect no Hispanic people. Compared to the racial composition of the Beaver County's general population (2.5% according to the U.S. Census), Hispanic people are underrepresented in the homeless system. According to the LSA, Hispanic people exit to PH at a 3% lower rate than the system average and of those exits, they had a 3% lower rate of return to homeless within 2 years of exit than the system average (2024 LSA)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2025 PIT Sheltered count increased by 38 people since the 2020 PIT. This is likely due to the overall 54 bed increase since 2020. There was a 47 bed increase of Rapid Rehousing beds which are often filled with families. Despite this, households that recently scored for RRH are experiencing wait times. Additionally, since 2020 the County has added 43 Permanent Supportive Housing beds. Still, there continue to be wait times for PSH beds. Two PSH programs have applied for expansion funds over the last 5 years and were successfully awarded. Emergency shelter beds were reduced by 9 beds since 2020 but this reflects the reduced need for hotels for social distancing that occurred in 2020.

The 2025 PIT Unsheltered count decreased by 8 people since the 2020 PIT survey. During that time period the shelter count has fluctuated. In the last year, a stable outreach program has been established, which likely helped lower the number this year.

It should also be noted that rents remain high throughout Beaver County which likely has a direct impact on the sheltered and unsheltered counts.

Discussion:

Goals for the upcoming 5 years include:

1. Enhancing Family Emergency Shelter options. Currently, the only family shelter options are in hotels (which are not ideal for all households) and shelter for families with Child Welfare involvement.
2. Enhancing the pathway from homelessness to home ownership. Leadership at Housing Opportunities is active in the CoC subcommittees and has a good understanding of the challenges and needs of folks facing homelessness.
3. Enhancing eviction prevention efforts. The County is working with the Housing Alliance of PA to create a stable line of funding to support a comprehensive eviction/homeless prevention fund that includes: rental assistance, landlord-tenant dispute intervention, and resource navigation.
4. Further development of Landlord partnerships. The CoC Coordinator and several CoC programs recently spoke at the local Landlord Association. Several landlords were interested in partnering with our programs. Further, the housing programs would like to develop some landlord appreciation events to show appreciation and to foster discussion of what is working and what is not.
5. Addressing the lack of affordable housing options. Programs attempt to educate landlords on the positive impact of lower rents and the benefits that come with partnering with them. Other portions of this plan discuss the development of affordable housing at length.

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

Introduction:

Because special needs populations are some of the most vulnerable at risk of becoming homeless or being in poverty, their needs are reviewed and a determination is made as to whether there are any gaps that CDBG, HOME and/or ESG funded projects could fill.

Describe the characteristics of special needs populations in your community:

Based on American Community Survey (ACS) 2018 5-year data, 34.2% or 33,432 adults in Beaver County have a disability. Of those, 22.2% (8,262 people) have cognitive disabilities leaving 77.8% (28,986 people) are physically disabled. The elderly is the population with the largest percentage of disabilities with 60.6% (or 22,573 people). Of the elderly disabled population, 89.5% (21,192 people) have physical disabilities and are considered to be frail elderly. In addition, the median earnings of the disabled population in Beaver County is estimated to be \$23,048 which is less than 50% of median family income for a 1-person household. With this average income, people with disabilities in Beaver County generally will face cost burden issues and will experience issues associated with poverty.

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

Special needs populations require affordable housing and supportive services opportunities to help them address issues of cost burden and inadequate income. These are determined through looking at demographic data, collaboration with programs that serve this population and information from disabled individuals.

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

Based on the Integrated HIV Prevention and Care Plan for Pennsylvania (2017-2021) Beaver County has a prevalence rate of 66 per 100,000 people and a mortality rate of 9 per 100,000 people. With regard to the Eligible Metropolitan Statistical Area, Allegheny County is the highest with prevalence rate of 225 per 100,000 and a mortality rate of 15 per 100,000 people. Armstrong County is the lowest with a prevalence rate of 40 per 100,000 people and mortality rate of 7 per 100,000 people. Regarding people with HIV/AIDS in Beaver County, information on specific population characteristics was not available.

Discussion:

The survey information indicated that providing housing and services for people with disabilities or special needs is of moderate priority. There are significant state, federal and county resources through Beaver County Behavioral Health office and various social service agencies available for people with mental health challenges, cognitive disability, drug and alcohol issues. The Beaver County Office on Aging, Beaver County Association for the Blind and other social service agencies assist elderly persons

and persons with physical disabilities. Services for HIV/Aids population in Beaver County are available through Allies for Health and Wellbeing. All of these organizations are part of the Housing and Homeless Coalition of Beaver County. Further, almost half (195) of the Continuum of Care funded beds are dedicated to people with disabilities.

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

Describe the jurisdiction’s need for Public Facilities:

Improvements to public facilities are a high priority need in Beaver County, especially in low-income communities.

How were these needs determined?

These needs were determined through applications received and survey results. 6 out of 18 or 33% of CDBG applications submitted in 2025 were for public facility improvements. With regard to long-term needs, 30% of long-term projects planned by CDBG applicants were for public facilities. This is consistent with past applications and the County expects this trend to continue throughout the next 5 years. In addition, one public survey respondents felt that public facilities project would benefit their communities the most. This may be because they equate public facilities with public services or public infrastructure. However, 11.8% of respondents to the public survey believe that infrastructure improvements would benefit their communities most.

Describe the jurisdiction’s need for Public Improvements:

Public Improvements are the highest priority need in Beaver County, especially in low-income communities.

How were these needs determined?

These needs were determined through applications received and survey results. 7 out of 18 or 39% of CDBG applications submitted in 2025 were for infrastructure or public facility improvements. In addition, 10% of the projects listed as long-term needs by CDBG applicants were infrastructure projects, while 30% were for public facilities, 20% were for economic development and 5% were for public services. This is consistent with past applications and the County expects this trend to continue throughout the next 5 years. Interestingly, there was a three-way split of 17.6% of respondents to the public survey believe that public services, Main Street Development/Economic Development, and Non-Profit Capacity Building would benefit their communities most, followed by 11.8% who believe that Demolition/Blight Removal, Low-Income Homeowner Assistance, and Infrastructure would most benefit their communities. Infrastructure and Plans and studies were third with 5.9% of respondents believing that their communities would most benefit by these specific types of projects. Though, these survey results do not provide an entire picture for the County as a whole and do vary from the types of applications that were received.

Describe the jurisdiction's need for Public Services:

While the jurisdiction has need for public services, especially for low-income households, there is an active, well-funded network of public and social services in Beaver County and with a number of programs that address poverty issues. Although, as the funding landscape is ever evolving there may be a need to consider CDBG for more public service programs/activities. The County is currently monitoring this evolving need.

How were these needs determined?

These needs were determined through applications received and survey results. 1 out of 30 or 5% of CDBG applications submitted in 2025 were for public service projects. In addition, 10% of the projects listed as long-term needs by CDBG applicants were infrastructure projects, while 30% were for public facilities, 20% were for economic development and 5% were for public services. This is consistent with past applications and the County expects this trend to continue throughout the next 5 years. Interestingly, there was a three-way split of 17.6% of respondents to the public survey believe that public services, Main Street Development/Economic Development, and Non-Profit Capacity Building would benefit their communities most, followed by 11.8% who believe that Demolition/Blight Removal, Low-Income Homeowner Assistance, and Infrastructure would most benefit their communities. Infrastructure and Plans and studies were third with 5.9% of respondents believing that their communities would most benefit by these specific types of projects. Though, these survey results do not provide an entire picture for the County as a whole and do vary from the types of applications that were received.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis describes the housing conditions and the market environment of Beaver County. This information assists CDP in setting priorities and funding in the 5-year Consolidated Plan and in the yearly Annual Action Plans.

All residential properties by number of units:

Property type	Number	%
1-unit detached structure	58845	74%
1-unit, attached structure	4860	6%
2-4 units	5799	7%
5-19 units	3533	4%
20 or more units	3129	4%
Mobile Home, boat, RV, van, etc. ⓘ	3022	4%
TOTAL	79188	100%

<input type="checkbox"/>	Displayed	<input checked="" type="radio"/>	Used in Report	
Data Source:	<input type="text" value="Default Data"/>		<input type="text" value="2016-2020 ACS"/>	

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	89	0%	892	5%
1 bedroom	798	2%	4771	25%
2 bedrooms	10853	21%	7447	39%
3 or more bedrooms	40678	78%	6182	32%
TOTAL	52418	101%	19292	101%

<input type="checkbox"/>	Displayed	<input checked="" type="radio"/>	Used in Report	
Data Source:	<input type="text" value="Default Data"/>		<input type="text" value="2016-2020 ACS"/>	

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

Introduction

The jurisdiction is primarily built out, especially in the areas with the most concentrated low-income areas. These areas were thriving during steel production and much of the housing and infrastructure in place and in need of improvement exists in these areas. With the construction of the ethane cracker plant, market-rate housing continues to be built in higher-income communities in Beaver County. Many of these suburban townships are in close proximity to growth areas in other counties such as Cranberry Township in Butler County and Moon Township in Allegheny County.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	58,845	74%
1-unit, attached structure	4,860	6%
2-4 units	5,799	7%
5-19 units	3,533	4%
20 or more units	3,129	4%
Mobile Home, boat, RV, van, etc	3,022	4%
Total	79,188	100%

Table 20 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	89	0%	892	5%
1 bedroom	798	2%	4,771	25%
2 bedrooms	10,853	21%	7,447	39%
3 or more bedrooms	40,678	78%	6,182	32%
Total	52,418	101%	19,292	101%

Table 21 – Unit Size by Tenure

Data Source: 2016-2020 ACS Data

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

There are 1844 units of federally-funded public housing for low-income elderly and general households. In addition, there are 781 Section 8 Housing Choice Vouchers in Beaver County, 105 units of elderly housing through the Section 8 New Construction, 160 units of general Housing and 153 units of permanent supportive housing which were financed and/or subsidized by The Pennsylvania Housing

Finance Agency. A total of 119 units received HOME funds and 8 TBRA units are funded by the HOME program. Through the Beaver County Continuum of Care, 40 units are funded through the CARL Program, 12 units are funded through Safely Home, and 24 units are funded through the Crescent Commons Program.

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

The Executive Director of the Housing Authority of Beaver County has acknowledged the dwindling funding for Section 8 and how that has led to a significant reduction in the number of vouchers.

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

No. While there are many subsidized affordable housing units, most are filled to capacity and have lengthy waiting lists. An important public housing goal in Beaver County is to allow applicants to live in the municipality that they choose, remaining near social support networks including relatives and services important to them. This is consistent with survey results which indicated that the vast majority of people do not want to relocate. Unfortunately, the supply of affordable housing does not meet the demand especially for the lowest income households who are unable to afford market rate rents. The Housing Alliance of PA conducted an analysis in 2023 that showed there are only 68 affordable housing units for every 100 extremely low-income household in Beaver County.

Describe the need for specific types of housing:

There continues to be a great need for affordable multifamily units, affordable housing for elderly, and affordable units for single person households. Of greatest need is housing for the working poor and for those households with income from 0-30% of median family income.

Discussion

There continues to be a great need for affordable housing in Beaver County. This need must be met through a variety of initiatives, most of which are outside of the CDP program.

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

Introduction

While the median cost of housing in Beaver County is generally less than housing within the Pittsburgh region, it is still too high for many low-income residents. The housing trends for Beaver County point to deteriorating housing inventory and infrastructure while new, market rate, housing is being built in the more affluent suburban communities. Fair market rents are still unaffordable to many low-income households in Beaver County making affordability a continued challenge.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	120,100	148,700	24%
Median Contract Rent	484	553	14%

Table 22 – Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than \$500	8,602	45.0%
\$500-999	9,384	49%
\$1,000-1,499	765	4%
\$1,500-1,999	427	2%
\$2,000 or more	88	0%
Total	19,266	100.0%

Table 23 - Rent Paid

Data Source: 2016-2020 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,890	No Data
50% HAMFI	9,212	7,843
80% HAMFI	14,272	18,510
100% HAMFI	No Data	25,858
Total	27,374	52,211

Table 24 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	862	904	1090	1386	1515
High HOME Rent	647	725	896	1137	1248
Low HOME Rent	647	725	896	1038	1158

Table 25 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. Comparing the housing needs presented in this plan with the number of units affordable to households at each income level, the number of units available exceed the number of households at all income levels except those that are extremely low-income renters, or at 0-30% of household adjusted median family income. While there is a need for 9,384 units, only 3,890 are available; nearly 2.5 times the number of available units are needed for this population in Beaver County. Unfortunately, no data is available on the number of units that are affordable to Beaver County’s low-income homeowners. This is unfortunate because the County continues to see, through its Home Improvement Program, an overwhelming need for assistance to low-income homeowners to maintain the livability of their housing.

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

In Beaver County, according to 2016-2020 CHAS Data, the median household income increased by 17% from \$50,581 to \$59,014; the median home value increased by 24% from \$120,100 to \$148,700 and the median rent amount increased 14% from \$484 to \$553. Based on these numbers, both rent and housing prices increased more than the median income. Renters and homebuyers had to spend more than in the past for rent. This change directly increased the cost-burden for renters and would affect low-income renters hardest because they must use more income for necessities and the rent is more likely to take more than 30% or 50% of their income.

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

HUD Fair Market Rent is now calculated by zip code. Beaver County’s Median Rent is \$553. Aliquippa and Beaver Falls, the most populous low-income communities have the lowest Fair Market Rents in Beaver County. Unfortunately, these are skewed high in Beaver County. The lowest Fair Market Rent in Beaver County is 64% of Median Rent for an efficiency, 61% of Median Rent for a 1-bedroom apartment, 51% of Median Rent for a 2-bedroom apartment, 40% of Median Rent for a 3-bedroom apartment and

37% of Median Rent for a 4-bedroom apartment. These Fair Market Rent rates are significantly higher than the Median Rent Rate.

Contrast this with Allegheny County where the City of Pittsburgh is located. The lowest Fair Market Rent is 60% of Median Rent for an efficiency, 57% of Median Rent for a 1-bedroom apartment, 48% of Median Rent for a 2-bedroom apartment, 38% of Median Rent for a 3-bedroom apartment and 34% Median Rent for a 4-bedroom apartment.

This means that, in Beaver County, low-income renters in “affordable” HUD-qualified units are most likely paying more than their counterparts renting from private landlords. This also might explain why, in Beaver County, the most severe housing problem is overwhelmingly cost burden.

Discussion

Based on information available on the cost of housing, there is not enough housing for households with 0-30% of HAMFI, the lack of affordability of housing most impacts low-income households and the fair market rent rate makes it more difficult for low-income households to obtain affordable housing.

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

Introduction

This section provides information related to existing housing supply, specifically age and condition, how many units are vacant and abandoned and the risk to low income families by lead-based paint.

Definitions

Beaver County considers substandard housing all units that do not have complete plumbing or kitchen facilities. Substandard condition but not suitable for rehabilitation are units that have been condemned by local code enforcement officers.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8814	17%	7038	36%
With two selected Conditions	77	0%	496	3%
With three selected Conditions	22	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	43470	83%	11706	61%
Total	52,383	100%	19,280	100%

Table 26 - Condition of Units

Data Source: 2016-2020 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,352	10%	1117	6%
1980-1999	7190	14%	2771	14%
1950-1979	22647	43%	8093	42%
Before 1950	17220	33%	7320	38%
Total	52,409	100%	19,301	100%

Table 27 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	39,867	76%	15413	80%
Housing Units built before 1980 with children present	2490	5%	1925	10%

Table 28 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	6,973	159	7,132
Abandoned Vacant Units	6,973	159	7,132
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 29 - Vacant Units

Alternate Data Source Name:

2020 ACS Data Census Profile – Generated by Southwestern PA Commission

Need for Owner and Rental Rehabilitation

In Beaver County, 17% of owner-occupied units and 36% of rental units have one sub-standard condition. Because housing cost burden is the single most prevalent sub-standard condition facing households in Beaver County, the need for rehabilitation based on sub-standard condition is probably low. The age of the housing stock is also a factor in the need for rehabilitation. In Beaver County, 78% of the housing stock was built before 1980 which suggests an increasing need and cost over time to maintain the housing which requires attention, especially for low-income renters who may not be able to afford mounting costs to maintain the property. Based on the numbers of owner and renter units, this affects more owners than renters. However, it is more likely that a rental property owner is less likely to maintain a unit, especially where the fair market rent is much higher than what low-income households are able to pay. One way a landlord may keep rents low is to postpone upkeep to maintain adequate cash flow on the building. This is a scenario more likely for lowest income renters because they are less able to pay fair market or higher rents.

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

Upon extrapolating the census data on Beaver County households, approximately 4,415 families with children live in housing units built before 1980, thereby having a potential risk to exposure to lead-based paint. Of these families, approximately 38.4% are likely to be low- or moderate-income households.

Discussion

As demonstrated in the housing statistics, substandard housing conditions are not a significant issue in Beaver County compared to cost burden. Housing with lead-based paint is likely a more significant problem than substandard housing for low and moderate families but not nearly as significant as cost burden.

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

Introduction

This section provides information on the condition of public housing and assisted units in Beaver County.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			1,844	781	48	733	0	0	39
# of accessible units			105						

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

Table 30 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There are 1844 public housing units in Beaver County all of which is managed by the Housing Authority of Beaver County (HACB). This housing is generally in excellent condition as indicated by the average inspection scores.

Public Housing Condition

Public Housing Development	Average Inspection Score
Sheffield Towers	97
Linmar Terrace Ext	95
King Beaver	99
Morado Dwellings	91
Pleasantview Homes	97
Midcrest Homes	95
A.C. Edgecomb Apts	99
Pulaski Homes	91
Gordon Camp	94
Ambridge Crestview Village	90

Table 31 - Public Housing Condition

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

HACB renovates units every year to keep public housing updated. HABC also performs ongoing maintenance to ensure that all units are good condition. All of the public housing in Beaver County is included in the approved Public Housing Agency Plan which HACB develops.

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

HACB’s strategy is to physically improve units, increase the number of units available and through tenant councils to obtain input on improving the conditions of public housing developments.

Discussion:

Public housing in Beaver County is a good source for affordable housing and is managed to provide excellent opportunities for low-income households to live in quality housing which they can afford.

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

Introduction

This section provides information on the facilities, housing and services that are available to help homeless people in Beaver County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	54	0	0	135	0
Households with Only Adults	35	0	12	60	0
Chronically Homeless Households	0	0	0	90	0
Veterans	2	0	1	8	0
Unaccompanied Youth	2	0	0	33	0

Table 32 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Beaver County CoC PA-603 2024 HIC Data

Data Source Comments:

Not shown in this chart is RRH data from 2024 HIC which includes: 64 beds for HH w/ children, 37 beds for HH w/o children, 0 chronically homeless beds, 0 veteran beds, and 9 unaccompanied youth beds.

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

The Housing & Homeless Coalition is a network of partner agencies that provide a robust spectrum of services. These partners meet monthly to discuss obstacles, updates, and opportunities, and to share resources. They work together to provide a unique complement of services to efficiently address the issues impacting housing stability for homeless households. Coordinated Entry uses a biopsychosocial screening tool which identifies the areas where a household needs support. The CE worker refers households to the appropriate supports to address these issues including but not limited to financial (social security, public assistance, education/job training etc.), medical, behavioral health, food, child care and transportation resources. The Housing & Homeless Coalition listserv is comprised of approximately 300 entities and monthly partner meetings generally have between 40-50 partners in attendance. Permanent Supportive Housing, Transitional Housing, and Rapid Rehousing partners also build social service linkages into their intake and case management processes so that they can assist homeless households to achieve housing stability prior to exit from the programs. Further, the Steering Committee monitors system outcomes and provides guidance accordingly.

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

Coordinated Entry (CE) serves as the front door (but not the only door) to many of Beaver County's CoC programs. There are 3 Permanent Supportive Housing programs, 6 Rapid Rehousing programs, 1 Transitional Housing programs, and 6 Emergency Shelter programs. In addition, Beaver County Behavioral Health provides specialized case management for people with mental health and/or substance use disorders. Children & Youth Services (CYS) supports families who face challenges with ensuring consistent child well-being and safety. CYS provides ES to these families who also face the challenge of housing instability. The CYS Emergency Shelter staff work closely with CE in order to transition these families into more stable housing situations. The Women's Center provides Emergency Shelter as well as mental health counseling and legal advocacy to people fleeing domestic violence situations and to homeless women. The Housing Authority of the County of Beaver (HACB) is not only the largest affordable housing provider in the county but it also operates 2 Permanent Supportive Housing programs, and 1 RRH program for people fleeing DV. It rents apartments to The Cornerstone of Beaver County (TCBC) which operates as Emergency Shelter. HACB also holds 30 mainstream vouchers for households who are exiting from Permanent Supportive Housing or Rapid Rehousing to ensure long term housing stability for these formerly homeless households. TCBC provides Homeless Prevention and Rapid Rehousing through ESG funding as well as the Supportive Services to Veteran Families and CE. TCBC hosts outside agencies in their building as well, thereby streamlining access to utility assistance, food resources, homeless prevention, and information and referral. Beaver County's Fair Housing officer is employed through CDP to address local cases of suspected discrimination. Several Drug & Alcohol partners attend the Housing & Homeless Coalition to share their resources and referral process. In fact, some housing programs have formal agreements with Drug & Alcohol treatment providers. CoC partners make every effort to assist homeless households navigate the continuum of housing options while linking them to relevant supportive services, often addressing their barriers to housing stability.

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

Introduction

The County has facilities and services to assist people who are not homeless but require assistance after they leave mental and physical health institutions. These facilities and services are designed to provide this population the supportive housing that they need.

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

The elderly need assistance with medication management, social activities and transportation. The frail elderly and other people with physical disabilities need assistance with personal care, medication and/or healthcare management, social activities and transportation. Some may need employment assistance or job coaching. People with mental, developmental and/or drug addictions need case management, medication management, employment, social activities and/or transportation. Those who are able to work may need employment assistance. Persons with HIV/AIDS and their families need personal care, medication and/or healthcare management, social activities and/or transportation. Some may need employment assistance. Public housing residents need employment, transportation and other assistance that helps ameliorate the effects of poverty.

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

The primary provider of services for these populations is Beaver County Behavioral Health (BCBH). BCBH provides case management to assist people with mental health, drug and alcohol and/or developmental disabilities find appropriate housing and services to allow them to successfully return to the community. In addition, the Beaver County Office on Aging provides case management and supportive housing programs for elderly and frail elderly to successfully return home or to another place where they can receive care appropriate to their needs. The social service departments of hospitals and other physical health institutions assist in ensuring that people returning from a hospital setting have appropriate physical and medical care set up for them when they leave the institution. The Beaver County Transit Authority has specific transportation programs set up to assist people with disabilities and operates routes in close proximity to most of the public housing developments.

The CoC also has a policy to be coordinate with systems of care to ensure people are not being discharged to homelessness. This coordination includes: providing monthly updates on subsidized housing vacancies, providing training on available housing resources, and being available to provide case by case guidance.

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

The County will continue to work closely with the numerous social service agencies that serve persons with special needs to ensure that housing and supportive services needs are met through funding public service activities through CDBG as necessary and as funds are available. The CDP will continue to enforce HOME requirements regarding handicapped accessible units. The HACB will continue to ensure that the handicap accessibility standards are met for public housing. See Sections AP-65 Homeless and Other Special Needs Activities and AP-75 Barriers to Affordable Housing for more information on which how these needs are linked to Beaver County's one-year goals. The projects and/or services funded through CDBG, HOME and ESG that are to be undertaken in accordance with the one-year goals are listed in the AP-35 Projects section of this Plan.

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

For this information, see Sections AP-65 Homeless and Other Special Needs Activities and AP-75 Barriers to Affordable Housing for more information on how these needs are linked to Beaver County's one-year goals. The projects and/or services funded through CDBG, HOME and ESG that are to be undertaken in accordance with the one-year goals are listed in the AP-35 Projects section of this Plan.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The greatest negative effect of public policies on affordable housing is that fair market rents are not in the affordable range for low-income households in Beaver County. Also, in the low-income communities because of the age of housing, the cost required to keep housing at a quality level is more than can be recouped through equity in the house. Tax rates are generally higher in the low-income, most densely populated areas because these communities have the oldest, most-concentrated infrastructure and housing, coupled with the fact that these municipalities are no longer able to rely on taxes from large manufacturing businesses and higher income families to pay for the costs associated with this infrastructure.

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

Introduction

This section will identify local economic trends that help identify the non-housing community development goals and objectives of the 5-year Strategic Plan.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	534	128	1	0	-1
Arts, Entertainment, Accommodations	7,261	4,762	11	11	0
Construction	4,153	4,540	6	10	4
Education and Health Care Services	14,613	11,290	22	26	4
Finance, Insurance, and Real Estate	4,217	1,380	6	3	-3
Information	992	344	2	1	-1
Manufacturing	7,521	7,317	11	17	6
Other Services	2,920	1,993	4	5	1
Professional, Scientific, Management Services	7,303	2,310	11	5	-6
Public Administration	0	0	0	0	0
Retail Trade	8,788	6,254	13	14	1
Transportation and Warehousing	4,115	2,640	6	6	0
Wholesale Trade	3,082	1,308	5	3	-2
Total	65,499	44,266	--	--	--

Table 33 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	83,564
Civilian Employed Population 16 years and over	79,235
Unemployment Rate	5.09
Unemployment Rate for Ages 16-24	14.41
Unemployment Rate for Ages 25-65	3.65

Table 34 - Labor Force

Data Source: 2016-2020 ACS Data

Occupations by Sector	Number of People
Management, business and financial	18,614
Farming, fisheries and forestry occupations	2,822
Service	8,765
Sales and office	17,245
Construction, extraction, maintenance and repair	7,032
Production, transportation and material moving	5,249

Table 35 – Occupations by Sector

Data Source: 2016-2020 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	45,611	62%
30-59 Minutes	22,797	31%
60 or More Minutes	5,412	7%
Total	73,820	100%

Table 36 - Travel Time

Data Source: 2016-2020 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,903	199	1,791

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	18,149	1,212	7,913
Some college or Associate's degree	22,920	1,300	5,356
Bachelor's degree or higher	20,937	384	2,889

Table 37 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	74	85	216	430	1,108
9th to 12th grade, no diploma	1,312	474	775	1,950	2,394
High school graduate, GED, or alternative	4,226	5,190	4,291	17,788	16,542
Some college, no degree	3,836	4,106	3,375	10,037	6,171
Associate's degree	1,034	2,499	3,319	6,363	2,574
Bachelor's degree	1,312	5,575	4,397	7,200	3,783
Graduate or professional degree	117	1,380	2,386	3,382	2,799

Table 38 - Educational Attainment by Age

Data Source: 2016-2020 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,598
High school graduate (includes equivalency)	40,336
Some college or Associate's degree	46,281
Bachelor's degree	46,100
Graduate or professional degree	60,618

Table 39 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2020 ACS data, 2016-2020 ACS

Data Source Comments: Median earnings in the past 12 Months by sex and educational attainment for the population 25 years and over 2016-2020 ACS 5-year Estimates

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

Occupations are overwhelmingly education and healthcare services at 14,613 as compared with occupations such as agriculture and construction at 4,687. Retail Trades employed the second most workers with 8,788, followed by Manufacturing with 7,521.

Describe the workforce and infrastructure needs of the business community:

In terms of educational attainment, the composition of the workforce in Beaver County is spread relatively evenly among high school graduates (28%), some college or an associate's degree (35%) and Bachelor's degree or higher (32%). The number in the workforce with less than a high school degree is only 4%. There are 65,499 people in the workforce in Beaver County and 44,266 jobs leaving 21,233 people than are jobs to support them. Access to good public transportation and good roads are important for those workers who must commute out of the County for work.

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

Investments in the natural gas industry may have a positive impact in the County especially if companies hire County residents as a result. Though recently completed, the construction of the ethane cracker plant employs approximately 6000 people in Beaver County. Because most Beaver County workers do not have the necessary skills for these specialized construction jobs, many of these hires came from other areas. This plant is expected to create 600 permanent jobs. Even if the 6,000 temporary construction jobs are added to the count, 3000 people would still be without jobs.

It is anticipated, as a result of the ethane cracker plant construction, that the restaurant, hotel, retail and housing markets will see additional activity. Needs for workforce development are for training for jobs specific to the natural gas industry. Because Beaver County has many more workers than jobs in the accommodations, and retail industries, there should not be any more specific needs for additional training or business support for these industries. The largest age group of people in Beaver County are 45-64 years old. This group will be beginning to retire in the next 5 years and these jobs will need to be filled by younger people. Because the older age group is so significant, this may have a substantial economic impact on the County. Stores providing necessities have fared well as most people shop for necessities at chain stores. The appeal of the boutique store also makes it vulnerable to downturns in consumer spending.

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

First, in all business sectors, there are more workers than there are jobs to be filled. Some sectors with the significant job opportunities including arts, entertainment, accommodations, health care services, and retail trade are sectors where many jobs do not require college or advanced degrees. This no longer

corresponds with education level of most of the workforce which is relatively evenly divided. The sector with the least disparity between the number of jobs to workers is in Manufacturing where there are 7,317 jobs and 7,521 workers. These positions are now more likely to require some education or training beyond high school.

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

Workforce initiatives are primarily spearheaded by Job Training of Beaver County and include programs to assist both low income and non-low-income workers find jobs, and train them for current and expected jobs in growth industries as defined by the Southwest PA Workforce Development Board. Unfortunately, Beaver County is not included with Allegheny County in statistical analysis even though it borders Beaver County and is where the workers that commute outside the County to jobs are most likely to work. The Community College of Beaver County also has workforce training programs and works closely together Job Training of Beaver County. These efforts support the Consolidated Plan by affording workers, especially low-income workers, opportunities to increase their household income.

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

No

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

Local and regional plans that impact economic growth include the Rivertowns partnership which is made up of the municipal managers of Beaver County's 10 historically downtown areas. These areas have experienced the most pronounced business decline. Through demolition, streetscape, façade and small business technical assistance, the County assists these communities to increase their economic viability. The County plans to initiate a Building Integrity Program to address blight and save important commercial buildings from demolition. The County also participates in regional planning through representation on the Southwestern Pennsylvania Commission, the Pittsburgh metropolitan regional planning organization.

Discussion

Beaver County continues to suffer from the fact that there are more workers than jobs in the County which indicates that many people who live in Beaver County must work in neighboring counties. Additional jobs have come from the natural gas industry, but the County has yet to see the growth

necessary to ameliorate the long-term effects on the workforce of the long-term decline in the steel and manufacturing industries. There are established organizations working on this effort.

MA-50 Needs and Market Analysis Discussion

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

There are no areas in the County where households with multiple housing problems are concentrated. The dictionary defines "concentration" as "to come to or toward a common center; converge; or collect." According to this definition, it would naturally follow that the lowest income areas would also have the most concentration of cost-burden especially because the ability to pay for housing is directly impacted by household income.

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

HUD defines concentration as being more than 10 percentage points more than the whole County, therefore, areas with more than 10 percentage points higher than the County percentage of low-income persons or racial (or ethnic) minorities would be considered a concentration. According most recent data furnished by HUD, the percentage of Beaver County population that is low or moderate income is 42.47%. The following municipalities have low-income populations of more than 51.05%: Aliquippa (74.90%), Ambridge (69.49%), Beaver Falls (66.73%), Bridgewater (61.87%), Darlington Borough and Darlington Township (51.05%), Fallston (61.87%), Freedom (60.77%), Midland (60.63%), New Brighton (61.87%), Pulaski (55.44%), Rochester Borough (57.28%), and Vanport (53.74%). All of these municipalities except one have over 51% low-moderate populations and CDBG projects serving the whole municipality would qualify based on low-moderate area.

Beaver County's minority population is 7.03%. The following municipalities are considered areas of racial minority concentration: Aliquippa, Ambridge, Beaver Falls, and Midland.

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

The markets in these areas are depressed, though economic revitalization efforts are being made.

Are there any community assets in these areas/neighborhoods?

These municipalities suffer from housing, commercial building and infrastructure deterioration. Assets in the areas are the municipal officials, citizens and non-profit groups that work tirelessly to address the issues that stem from not enough funding to adequately address the municipality's needs. All of these municipalities have libraries and public parks. All have public school districts. All of these areas also have history and buildings significant to Beaver County and to the United States.

Are there other strategic opportunities in any of these areas?

Some of these municipalities have tax-friendly business parks and have direct access to the Ohio and/or Beaver Rivers.

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

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

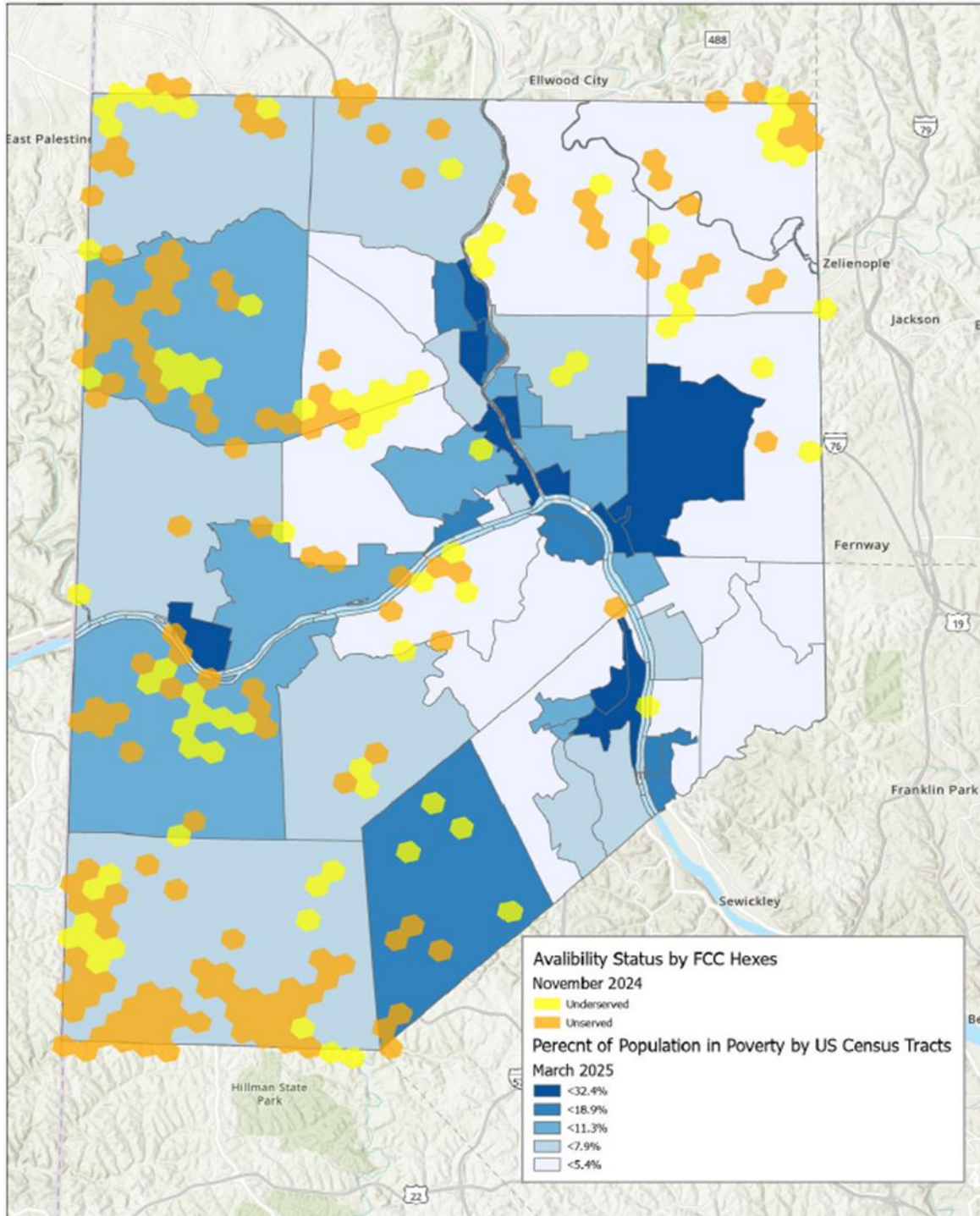
Broadband internet access is essential for all households, including those in low and moderate-income neighborhoods, as it facilitates access to education, healthcare, employment opportunities, and essential services.

According to the U.S. Census Bureau, between 2019 and 2023, 87.7% of Beaver County households had a broadband internet subscription, leaving approximately 9,000 households without reliable internet access. Any gap in connectivity hinders residents' ability to fully participate in the digital economy and access vital services.

Additionally, as of February 2024, the last month before the federal Affordable Connectivity Program (ACP) was frozen, 8,800 Beaver County residents filed claims for the \$30 monthly discount for internet service.

In 2021, the Beaver County Commissioners set aside ARPA fund dollars to set in motion the Beaver County Broadband Feasibility Study that would ultimately lay the groundwork for securing public-private partnerships with Tier 1 ISPs to connect every location defined by the NTIA as being unserved (2,359 locations). Early projects have reached completion—about 1,200 locations—and as of April 2025, nearly all eligible locations are considered to be in the construction phase, awaiting connection, anticipated no later than 2026.

Map 1.1: Colored hexagons show unserved and underserved locations in proximity to percentages of the population in poverty in Beaver County, Pennsylvania.



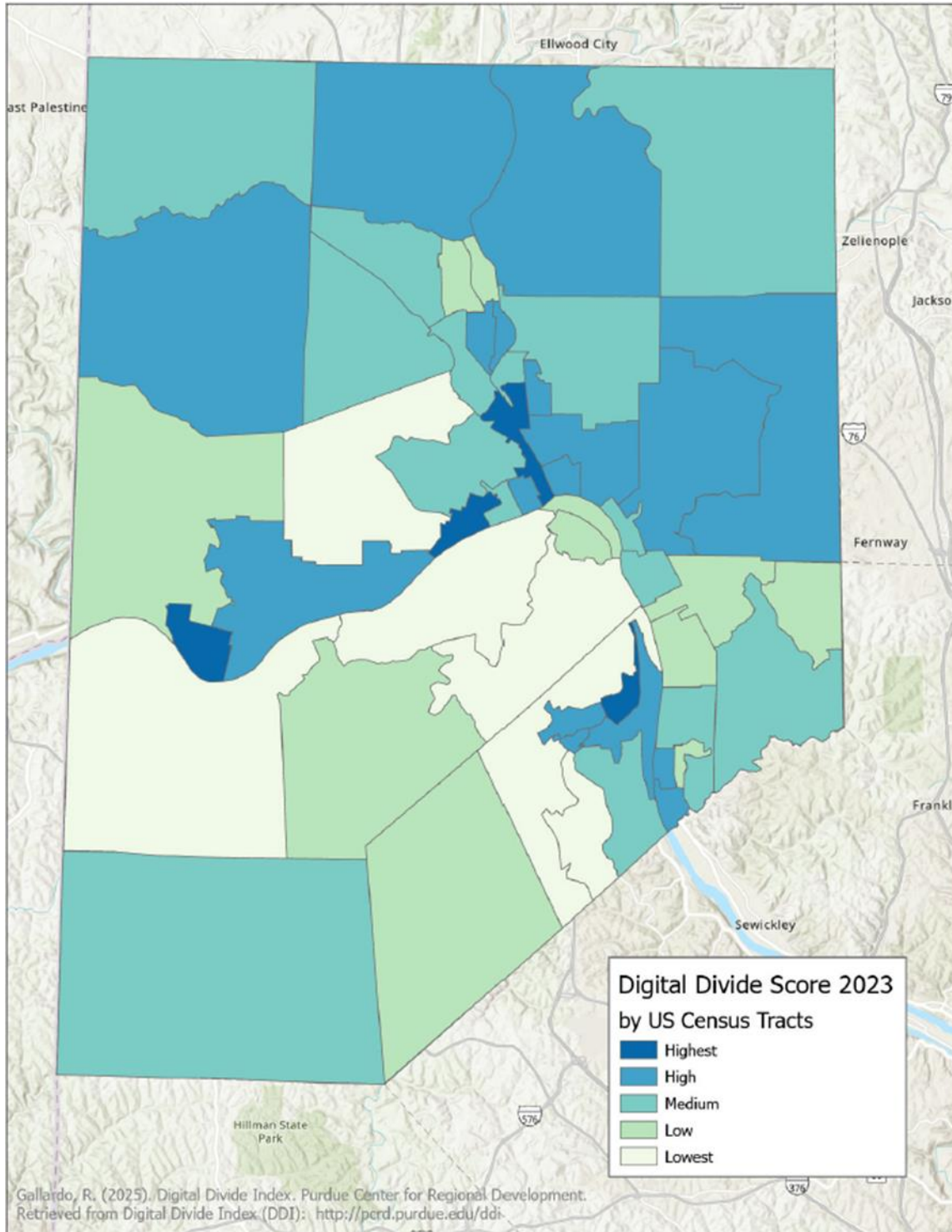
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Increased competition among broadband internet service providers (ISPs) is vital for enhancing service quality, reducing costs, and encouraging innovation. When multiple providers operate within a market, consumers benefit from greater choices, which compels companies to improve their services, offer competitive pricing, and ensure network reliability. Competition drives ISPs to invest in advanced technologies and infrastructure, resulting in higher speeds and improved coverage. Furthermore, it aids in expanding access to underserved or rural areas, thereby promoting digital equity. Ultimately, the presence of multiple ISPs in a given area stimulates economic growth, boosts consumer satisfaction, and ensures that broadband services meet the evolving needs of the community.

In Beaver County, Pennsylvania, the need for expanded broadband infrastructure is particularly pressing. Currently, 9.5% of the County's population lives below the poverty line. Expanding broadband coverage can foster competition among ISPs, helping to keep internet prices competitive and prioritizing low-cost service options as ISPs strive for market penetration. During a community discussion hosted by the Pennsylvania Broadband Development Authority (PBDA) in September 2023, attendees reported that lower-priced options were unavailable due to the limited number of ISPs serving the county. This lack of competition results in minimal incentive for ISPs to offer more affordable services.

Map 1.2:

A digital divide score measures infrastructure available and the socioeconomics to calculate a score, where a higher number indicates less equitable access to the internet.



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2025, climatecentral.org published an interactive map showing temperature anomalies in the United States by geographic area since the first Earth Day in 1970. The map shows that Pennsylvania has generally increased in temperature 0.5-1 degrees Fahrenheit each decade.

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

Based on the map provided by climatecentral.org, the climate shift index in Beaver County remains at 0 and the average temperature has increased about 0.5 degrees. Associated with increased temperatures are increased dramatic weather events. According to NOAA maps showing frequency of billion-dollar disasters by types from 1980 to 2024, Pennsylvania has experienced 114 confirmed weather/climate disaster events with losses exceeding \$1 billion each to affect Pennsylvania. These events included 8 drought events, 5 flooding events, 1 freeze event, 64 severe storm events, 16 tropical cyclone events, and 20 winter storm events. As part of Pennsylvania, Beaver County was impacted by these weather events as well. It is less likely that low and moderate households have access to emergency funds that can be used to deal with disasters. In addition, because of the severe cost-burden of housing experience by so many households in Beaver County, rebuilding after natural disasters and severe weather events likely serves to increase that cost burden.

Strategic Plan

SP-05 Overview

Strategic Plan Overview


The County gives low-income communities priority in terms of funding. Priority needs include infrastructure improvements, public facilities, owner-occupied housing, rental housing, economic development, non-homeless special needs, homeless (including HIV and Aids) and public services. The influence of market conditions on affordable housing requires additional units for extremely low-income households, preservation of existing affordable housing stock and the demolition of dilapidated structures that are no longer habitable. All of the resources discussed in this Consolidated Plan will be used to address Beaver County's priority needs. The County works to address the needs identified in this plan through a comprehensive institutional delivery structure made up of municipal governments, other county departments, local community organizations, social service organizations and economic development organizations. The County goals for its Strategic Plan are: to make decent housing available and accessible, to make decent housing sustainable; to make suitable living environments available and accessible, to make suitable living environments sustainable, to make economic opportunities available and accessible and to make economic development sustainable to its citizens, especially those of low and moderate means. The County will meet these goals through defined outcomes and specifically defined accomplishments. Through the HACB, the County will meet the needs of public housing residents. Through various HOME, CDBG and affordable housing funds, the County will work to remove barriers that exist to affordable housing and barriers to fair housing choice. The County will reduce homelessness through a system that provides a single point of entry, prevention and rapid rehousing and other services. Lead-based paint hazards will be evaluated in affected units that are rehabbed with funding through this plan. The County remains committed to reducing poverty of its citizens through cooperation with the myriad of county, municipal, school district, health and social service organizations. Finally, the County conducts regular, ongoing monitoring to ensure that its housing and community development projects comply with program and comprehensive planning requirements.

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

Geographic Area

Table 40 - Geographic Priority Areas

Geographic Area (view/add)

Sort*	Area Name	Area Type 
1	Aliquippa, City of	Strategy area
2	Ambridge Borough	Local Target area
3	Baden Borough	Local Target area
4	Beaver Falls, City of	Strategy area
5	Bridgewater Borough	Local Target area
6	Darlington Borough	Local Target area
7	East Rochester Borough	Local Target area
8	Eastvale Borough	Local Target area
9	Fallston Borough	Local Target area
10	Freedom Borough	Local Target area
11	Glasgow Borough	Local Target area

12	Homewood Borough	Local Target area
13	Koppel Borough	Local Target area
14	Low Income Areas in municipalities that do not qualify as a whole	Other
15	Midland Borough	Local Target area
16	Minority Concentration Areas	Other
17	New Brighton Borough	Local Target area
18	Pulaski Township	Local Target area
19	Rivertowns of Beaver County	Other
20	Rochester Borough	Local Target area
21	Shippingport Borough	Local Target area
22	South Heights Borough	Local Target area
23	Vanport Township	Local Target area
24	White Township	Local Target area
	Aliquippa, City of	Other

	Beaver Falls	Local Target area
	Countywide	Other
	Frankfort Springs Borough	Local Target area

General Allocation Priorities

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

The areas with the highest concentrations of low-income people and minorities are given the greatest consideration, followed by the areas with high concentrations of low-income persons but not high minority concentrations. Low-income areas within jurisdictions without a concentration of low-income persons are given third priority. Projects that serve only low-income people throughout the County are given serious consideration if the project helps meet a priority need. Projects that are in areas without a concentration of low-income people are given the least consideration.

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

Priority Needs

Table 41 – Priority Needs Summary

1	Priority Need Name	Infrastructure Improvements
	Priority Level	High/Moderate
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Darlington Borough Frankfort Springs Borough Freedom Borough Glasgow Borough Midland Borough New Brighton Borough Pulaski Township Rochester Borough Shippingport Borough South Heights Borough Vanport Township Other areas Main Street communities located in Beaver County
	Associated Goals	Suitable Living Environment-Avail/Access (SLA) Suitable Living Environment-Sustainability (SLS)
	Description	Infrastructure improvements
	Basis for Relative Priority	Though ranked #2 by survey respondents, a majority of CDBG applications are for infrastructure improvements, which is why it is listed as High/Moderate.

2	Priority Need Name	Owner-occupied housing
	Priority Level	Moderate
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Darlington Borough Frankfort Springs Borough Freedom Borough Glasgow Borough Midland Borough New Brighton Borough Pulaski Township Rochester Borough Shippingport Borough South Heights Borough Vanport Township Other areas Projects that serve low-income residents throughout Beaver County Main Street communities located in Beaver County
	Associated Goals	Decent Housing - Availability/Accessibility (DHA) Decent Housing - Affordability (DHAF) Decent Housing - Sustainability (DHS)
	Description	Support owner-occupied housing
	Basis for Relative Priority	There are a high number of low-income owner households with cost-burden over 30%, which makes it difficult for them to adequately maintain their housing. Because of the age of the housing stock, it is important to assist in maintaining the current housing stock. This was a priority in survey results.

3	Priority Need Name	Homeless (including HIV/Aids)
	Priority Level	High
	Population	Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Projects that serve low-income residents throughout Beaver County
	Associated Goals	Decent Housing - Availability/Accessibility (DHA) Decent Housing - Affordability (DHAF) Decent Housing - Sustainability (DHS)
	Description	Housing and supportive services for homeless persons
	Basis for Relative Priority	This need was ranked high in the surveys of citizens, municipalities and organizations. Because of the need that exists in Beaver County and the access to HUD funded programs to address these needs, the County ranks this as a high priority.
4	Priority Need Name	Non-Homeless Special Needs
	Priority Level	Moderate

<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Darlington Borough Frankfort Springs Borough Freedom Borough Glasgow Borough Midland Borough New Brighton Borough Pulaski Township Rochester Borough Shippingport Borough South Heights Borough Vanport Township Other areas Projects that serve low-income residents throughout Beaver County Main Street communities located in Beaver County</p>

	Associated Goals	Decent Housing - Availability/Accessibility (DHA) Decent Housing - Affordability (DHAF) Decent Housing - Sustainability (DHS) Suitable Living Environment-Avail/Access (SLA) Suitable Living Environment-Sustainability (SLS) Economic Opportunity-Avail/Accessibility (EOA) Economic Opportunity-Sustainability (EOS)
	Description	Assist non-homeless special needs populations with housing and/or services
	Basis for Relative Priority	This was ranked lower in priority by survey respondents. Because this population is served by a variety of other agencies, this is an important priority but not as important as those activities that cannot be funded through other means, such as infrastructure improvements. This need is important in that CDBG may play a role to provide funding where no other means exists or to provide matching funds for other grants.
5	Priority Need Name	Rental Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Projects that serve low-income residents throughout Beaver County
	Associated Goals	Decent Housing - Availability/Accessibility (DHA) Decent Housing - Affordability (DHAF) Decent Housing - Sustainability (DHS)
	Description	Support rental housing for low- and moderate-income households
	Basis for Relative Priority	This was ranked lower than assistance to low-income home owners and homebuyers public survey. In addition, these activities are primarily accomplished through public housing and private developers who have better access to capital and financing for projects at this level of expense. The County uses HOME funding to assist in these projects where necessary.
6	Priority Need Name	Public Facilities

Priority Level	Moderate
Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Darlington Borough Frankfort Springs Borough Freedom Borough Glasgow Borough Midland Borough New Brighton Borough Pulaski Township Rochester Borough South Heights Borough Vanport Township the 10 traditional main street communities located in Beaver County
Associated Goals	Suitable Living Environment-Avail/Access (SLA) Suitable Living Environment-Sustainability (SLS)
Description	Build and rehabilitate public facilities for low income communities

	Basis for Relative Priority	This was ranked low in the CDBG activities survey but a high volume of applications were received for public facilities. These projects are expensive and may not always be funded through other means. These projects are also important in providing opportunities for low-income communities to have similar access to opportunities available in higher income communities.
7	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Projects that serve low-income residents throughout Beaver County
	Associated Goals	Suitable Living Environment-Avail/Access (SLA) Suitable Living Environment-Sustainability (SLS)
	Description	Provide public services
	Basis for Relative Priority	This need was ranked high in the CDBG survey, though it cannot be met extensively due to the 15% public service cap. This need is also being met by a myriad of social service agencies in Beaver County. In addition, private foundations and other state and local agencies traditionally provide funding for these activities. CDBG may play a role to provide funding where no other means exists or to provide matching funds for other grants.

8	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Freedom Borough Midland Borough New Brighton Borough Rochester Borough Projects that serve low-income residents throughout Beaver County the 10 traditional main street communities located in Beaver County
	Associated Goals	Economic Opportunity-Avail/Accessibility (EOA) Economic Opportunity-Sustainability (EOS)
	Description	Support economic development
	Basis for Relative Priority	Help for existing businesses and help for new businesses when coupled together ranked high on the CDBG funding survey. In addition, a majority of the most densely populated communities with highest concentrations of low-income people are traditional main street communities. It is important for these to remain economically viable so that their residents may have access to economic opportunities available in other non-low-income communities. Increasing economic opportunities for low-income persons helps them to be able to move out of their low-income status.

Narrative (Optional)

These priority needs have been developed based on the activities allowed under the HUD CDBG, HOME and ESG regulations and input from citizens, municipalities, community organizations and social service agencies in Beaver County.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Fair market rents are as high as the median rent and cost burden remains the singularly most significant burden on low income households.
TBRA for Non-Homeless Special Needs	Most of this population is served through other County agencies including Beaver County Behavior Health and the Beaver County Office on Aging.
New Unit Production	There are not enough units that are for households with 0-30% median family income and public housing has waiting lists.
Rehabilitation	Most of the housing in Beaver County was built before 1979 and many low-income households experience significant cost burden.
Acquisition, including preservation	Most development, both historical and economic, happened in the steel era and before. Deterioration of many structures is an issue in a number of low-income communities. Buildings that have cultural significance but are vacant may be repurposed into affordable housing.

Table 42 – Influence of Market Conditions

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

Introduction

The SP-20 Strategic Plan Goals and AP-20 Annual Goals and Objectives lists the federal, state and local resources expected to be made available through the CDP to address the needs, Goals and Goal Outcome Indicators identified in the plan. All funds are being used for priority needs and goals. Please refer to AP-38 Projects Summary for a listing of the funding amount and type by project. The AP-38 also shows the goal that each project supports and the need each project addresses.

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	3,190,637	80,000	0	3,270,637	13,082,548*	Anticipated private funding of approximately \$50,000 will be contributed yearly by building owners to Facade Improvement projects for rehabilitation of commercial building facades. Anticipated State leveraged funds include: \$374,635 yearly in PA Community Services Block Grant (CSBG) *Projected amounts for the remainder of the Con Plan may not be accurate due to proposed HUD cuts at the federal level, beginning FY2026.

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	542,349.79	0	0	542,349.79	2,169,399*	<p>Anticipated privately leveraged funds will be from the CHDO for the single family owner-occupied units. All of the HOME match requirement will be satisfied by HOME developers.</p> <p>*Projected amounts for the remainder of the Con Plan may not be accurate due to proposed HUD cuts at the federal level, beginning FY2026.</p>

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	281,941	0	0	281,941	1,127,764	State leveraged funds include PA Homeless Assistance Program (HAP) in the amount of \$148,056 annually with an additional award of \$39,000 for July 1, 2025 – June 30, 2026. Locally leveraged Act 137 funds include funding for CoC Planning Match and ESG Match. Federally leveraged funds include \$63,930 yearly in Supportive Services for Veterans Families (SSVF) funds. ESG matches will be satisfied by each agency receiving funds. *Projected amounts for the remainder of the Con Plan may not be accurate due to proposed HUD cuts at the federal level, beginning FY2026.

Table 43 - Anticipated Resources

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

See above table (AP-15 Anticipated Resources) under Narrative Description column for an explanation of private, state and locally leveraged funds as well as a description of how matching requirements will be satisfied. Matching requirements for the HOME program will be satisfied with local 137 funds and PHARE monies. Matching requirements for the ESG program will be satisfied by each agency receiving the funds. Upon application for ESG funding, each agency must indicate the amount and source of its matching funds.

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

No publicly owned land or property has been identified to be used to address the needs identified in this plan.

Discussion

All funds will be used to meet the goals and objectives of Beaver County's Strategic Action Plan and Annual Action Plan. No Low-Income Housing Tax Credits will be available this year to help address priority needs or specific objectives identified in the strategic plan. It is anticipated that competitive FY2025 McKinney-Vento Homeless Assistance Act funds (Continuum of Care) in the amount of \$1,696,617 will be available to address the priority need of homelessness and the objective of making decent housing available.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Development Program of Beaver County	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 44 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The service delivery system in Beaver County is networked together through the Beaver County Collaborative Action Network (BCCAN) where the agencies work together to provide services. Public agencies such as Beaver County Behavioral Health and Children and Youth Services utilizes wrap-around and intensive case management where necessary to ensure that appropriate services are delivered to the populations that they serve. As with all service delivery systems, sometimes people in need are not aware of the services available to them which would be a gap in the system.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		

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

Table 45 - Homeless Prevention Services Summary

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

All unsheltered people who present for homeless assistance, or are encountered through the Emergency Shelter or Outreach systems, are directed to Coordinated Entry (CE). CE screens the household for strengths and barriers and determines which housing program type is the best fit for the household. Part of this screening process is to refer households to stabilizing resources while they wait for a program opening. This includes mainstream resources to increase income, obtain other benefits, access healthcare, and education/job training. Chronically homeless households benefit from outreach as they are often least likely to seek assistance. They also benefit from referrals to health care, mental health, and drug & alcohol treatments as these are often the source of the presenting disability. Families with children benefit from referrals to local education liaisons who help them navigate the education system ensuring the children’s uninterrupted education. Referrals for childcare, life skills, transportation, and food resources are often made for homeless families as well. Veteran households are generally referred to SSVF for assistance with navigating the VA and other veteran benefit systems. Very few unaccompanied youth exist in Beaver County and all are to Children & Youth Services for assistance with family reunification or accessing foster care. Otherwise, youth aged 17-18 are referred to a housing partner who provides supportive housing specifically for this age group. This program provides them with case management, and referrals to education, life skills, and healthcare as needed.

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

A strength of Beaver County’s CoC for serving people with special needs is a robust network of partners who meet at least monthly to provide service updates, problem solve difficult cases, identify gaps, and share resources. CoC partners include housing providers, emergency shelters, healthcare providers,

behavioral healthcare providers, food security resources, utility assistance, mainstream resources, job training, education, faith-based initiatives, first responders, local government officials, landlords, and community advocates. These partners work together to help people with complex needs efficiently navigate the housing system in order to secure housing stability both short term and long term. The CoC also has a homeless services hub, The Cornerstone, that streamlines entry into the system and efficiently guides people to the programs and services (through Coordinated Entry) most suitable for their situations. They also operate several programs (ESG, SSVF) and house several outside agencies in their building thereby providing multiple relevant services in one location. Local foundations provide for ancillary supports such as bus tickets and restaurant gift cards. Landlords work closely with the program which has led to an understanding of potential challenges and knowledge of the resources they can depend on when faced with those challenges.

Despite these efforts, gaps remain. Rapid Rehousing, Permanent Supported Housing, and Transitional Housing programs often have wait lists. The CE subcommittee reviews the waitlists regularly to resolve barriers and expediate enrollment, but households still had an average 68 day wait in 2018. Additional Rapid Rehousing funds were obtained in the 2019 CoC Competition to address this gap. In addition, Beaver County does not have an operational men's emergency shelter. A grant was secured to hire a firm to locate a feasible site for such a shelter and funds from the Cares Act will be used to acquire a site and begin within operation in the next 6-9 months.

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

The County will continue to work closely with representatives of all agencies through these collaborative networks in identifying gaps in the institutional structure and service delivery systems in Beaver County and developing strategies that utilize CDBG, HOME, ESG, Act 137 Affordable Housing funds and other funding sources to address the priority needs described in this plan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing - Availability/Accessibility (DHA)	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Owner-occupied housing Homeless (including HIV/Aids) Non-Homeless Special Needs Rental Housing	CDBG: \$770,520 HOME: \$2,711,748.95 ESG: \$1,409,705	Rental units constructed: 25 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 1000 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted Overnight/Emergency Shelter Beds Added: 100 Beds Homelessness Prevention: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Decent Housing - Sustainability (DHS)	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Owner-occupied housing Homeless (including HIV/Aids) Non-Homeless Special Needs Rental Housing	CDBG: \$1,682,885	Homeowner Housing Rehabilitated: 500 Household Housing Unit Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted

3	Suitable Living Environment-Avail/Access (SLA)	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Darlington Borough Frankfort Springs Borough Freedom Borough Glasgow Borough Midland Borough New Brighton Borough Pulaski Township Rochester Borough Shippingport Borough South Heights Borough Vanport Township Low Income Areas in municipalities	Infrastructure Improvements Non-Homeless Special Needs Public Facilities Public Services	CDBG: \$1,682,885	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40,000 Persons Assisted Other: 5 Organizations Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					that do not qualify as a whole Countywide Rivertowns of Beaver County			

4	Suitable Living Environment-Sustainability (SLS)	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Darlington Borough Frankfort Springs Borough Freedom Borough Glasgow Borough Midland Borough New Brighton Borough Pulaski Township Rochester Borough Shippingport Borough Vanport Township Low Income Areas in municipalities that do not qualify as a	Infrastructure Improvements Non-Homeless Special Needs Public Facilities Public Services	CDBG: \$4,957,950	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted 100 buildings demolished
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					whole Countywide Rivertowns of Beaver County			

5	Economic Opportunity- Avail/Accessibility (EOA)	2025	2029	Non-Housing Community Development	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Darlington Borough Frankfort Springs Borough Freedom Borough Glasgow Borough Midland Borough New Brighton Borough Pulaski Township Rochester Borough Shippingport Borough South Heights Borough Vanport Township Low Income Areas in municipalities	Non-Homeless Special Needs Economic Development	CDBG: \$1,739,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted 75 Businesses Assisted Other: 30 Organizations Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					that do not qualify as a whole Countywide Rivertowns of Beaver County			
6	Economic Opportunity-Sustainability (EOS)	2025	2029	Non-Housing Community Development	Aliquippa, City of Beaver Falls, City of Ambridge Borough Bridgewater Borough Freedom Borough Midland Borough New Brighton Borough Rochester Borough Countywide Rivertowns of Beaver County	Non-Homeless Special Needs Economic Development	CDBG: \$550,000	Businesses Assisted: 25 Businesses (Facades/Rehab) 10 Buildings Demolished

Table 46 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing - Availability/Accessibility (DHA)
	Goal Description	DHA - To increase the availability and accessibility of decent housing to low- and moderate-income people. Projects include but are not limited to CDBG Homebuyer program, all HOME projects and all ESG AND ESG-related projects such as HMIS.
2	Goal Name	Decent Housing - Sustainability (DHS)
	Goal Description	DHS -To sustain the quality of Owner/Renter Housing for low and moderate households. Projects include but are not limited to CDBG Home Improvement Program, Emergency Home Improvement Program and Foreclosure Prevention.
3	Goal Name	Suitable Living Environment Available/Access (SLA)
	Goal Description	SLA -To increase the availability and accessibility of a suitable living environment for low- and moderate-income persons. Projects include but are not limited to CDBG ADA improvements, new infrastructure, new public facilities, public services and organization technical assistance.
4	Goal Name	Suitable Living Environment-Sustainability (SLS)
	Goal Description	SLS -to sustain a suitable living environment for low- and moderate-income persons. Projects include but are not limited to CDBG Infrastructure, public facilities and residential demolition.
5	Goal Name	Economic Opportunity-Avail/Accessibility (EOA)
	Goal Description	EOA-To make economic opportunity available and accessible to low- and moderate-income persons. Projects include but are not limited to CDBG Entrepreneurship Program and Main Street Network.
6	Goal Name	Economic Opportunity-Sustainability (EOS)
	Goal Description	EOS - To sustain economic opportunity for businesses in low- and moderate-income areas and persons. Projects include but are not limited to Facade Improvement Projects and commercial demolition projects.

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

The County anticipates a total of 105 affordable housing opportunities will be made available through HOME-funded projects during this 5-year plan. Through CHDOs and/or private developers 75 rental units will be rehabbed or newly constructed for 75 low-moderate income families, based upon the projection of 70 rental units created between the Bricks and St. Cecilia projects and an additional 5 from other developers with funding from 2028 or 2029.

Five units of homeowner housing will be newly constructed or rehabbed by CHDOs or private developers which will be sold to low-moderate income families. Approximately 25 households will be assisted with Tenant Based Rental Assistance (TBRA) with Home funds. Less TBRA households will be assisted as funding will be directed towards the Bricks and St. Cecilia projects.

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

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

HACB will construct as part of any new public housing units, the required number of units designed according to the Uniform Federal Accessibility Standards (UFAS) to meet the needs of residents with mobility impairments.

Activities to Increase Resident Involvements

The HACB will continue to include 26 residents on their Advisory Board and recruit residents to serve on tenant councils. HACB will continue to refer families for homeownership through a housing counselor who provides credit counseling and help interested, qualifying residents to purchase homes.

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

No

Plan to remove the ‘troubled’ designation

This is not applicable because the HACB is not "troubled" under 24 CFR part 902.

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

Barriers to Affordable Housing

The greatest negative effect of public policies on affordable housing is that fair market rents are not in the affordable range for low-income households in Beaver County. Also, in the low-income communities because of the age of housing, the cost required to keep housing at a quality level is more than can be recouped through equity in the house. Tax rates are generally higher in the low-income, most densely populated areas because these communities have the oldest, most-concentrated infrastructure and housing, coupled with the fact that these municipalities are no longer able to rely on taxes from large manufacturing businesses and higher income families to pay for the costs associated with this infrastructure.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Beaver County's strategy to remove or ameliorate the barriers to affordable housing is to make housing more affordable for low-income families through Tenant Based Rental Assistance, additional affordable housing and housing rehabilitation programs for low-income families. In addition, fair housing violations will be addressed through referral of claims to Neighborhood Legal Services for action. The FY2025-2029 Fair Housing Action Plan will be updated each year of this 5-year plan and revised as necessary.

SP-60 Homelessness Strategy – 91.215(d)

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

Beaver County's CoC established an Outreach Worker position through Home4Good funding in 2020. This position has grown and now is available throughout the County on regularly scheduled basis. Community members and first responders refer to the Outreach Worker when they encounter unsheltered people. The Outreach Worker is employed by the same agency that provides the Homeless Hotline, shelter, transportation, Coordinated Entry, and several other programs to support people experiencing unsheltered homelessness. This approach streamlines access to both Outreach and many of the resources an unsheltered person needs. In fact, the Outreach Worker can even do the Coordinated Entry screening in the community where the unsheltered person is located.

The Homeless Hotline is widely advertised and signage with QR codes to food and shelter resources are also provided throughout the community. This helps to get information about shelter and the other housing programs out to people experiencing homelessness.

Assessments of needs are completed through the Coordinated Entry (CE) program. This CE worker screens households for their strengths, barriers, and risk factors to determine which program type best fits their needs. The CE tool prioritizes those who are unsheltered and have multiple barriers to housing. In order to provide the broadest access to CE, these screenings can also be completed over the phone and in the community. In fact, the CE worker has a regular schedule of visiting the shelters to provide the screening on site. This reduces the need for transportation and it reduces the time to get the screening completed – expediting access to the housing resources available through CE.

Addressing the emergency and transitional housing needs of homeless persons

The County designated CDBG-CV and ESG-CV funds in 2021 for the acquisition and rehabilitation of a building and for operations and essential services for a Men's Emergency Shelter. It became fully operational in June of 2023.

The County also funds two apartments and hotels to meet the needs of families and those who the traditional shelters cannot serve. The Salvation Army also offers shelter for families with Child Welfare involvement.

The Women's Center of Beaver County provides emergency shelter to people fleeing domestic violence and women facing homelessness.

The CoC maintains its commitment to maintaining a Transitional Housing program for people with behavioral health challenges and legal histories.

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.

Every effort is made to transition homeless households (especially chronically homeless; families; and Veterans) to Permanent Housing within 30 days. This can be done through a variety of programs including Rapid Rehousing, Permanent Supportive Housing, mainstream vouchers, Public Housing and Housing Choice vouchers. For those households whose Coordinated Entry assessment score is appropriate for Permanent Housing but must wait for an opening, the CE worker provides guidance for the household to start gathering required documents and looking for a unit. If the wait is going to be long, she may refer the household to other Permanent Housing options on the free market when appropriate. The Coordinated Entry subcommittee conducts monthly case reviews of the wait lists to help address remaining barriers and thereby reduce the length of homelessness. The Rapid Rehousing and Permanent Supportive Housing program staff work with households throughout their enrollment to address barriers to independent living such as low income, unmanaged illnesses, unpaid fines etc. Households in Permanent Supported Housing or Rapid Rehousing who are ready for more independent living are referred to the Housing Authority's Mainstream Vouchers program which is targeted for people exiting these programs. Despite serving 113 more people from FY 2023 to FY 2024, the mean length of homelessness was reduced by the County by 5 days, demonstrating that the system is becoming more efficient. Beaver County intends to maintain these efforts so that homeless households can efficiently access Permanent Housing.

The CoC helps homeless households to access affordable units through a number of methods including maintaining an affordable housing list, continuing to build a landlord partner list, continuing to maintain/increase RRH and PSH funds, providing case management for navigating these affordable housing options, providing a renters preparation training, and providing public education about the value of affordable housing. The CoC also partners with the Housing Authority who gives preference to the homeless preference and can provide mainstream vouchers for them.

In an effort to reduce the risk of returning to homelessness, households and program staff create a Housing Stability Plan at enrollment to outline how the household will combat the issues and conditions that led to their housing instability. Such strategies include: job training/education to raise household income; budgeting; addressing unmanageable illnesses; and connecting with supports such as transportation, child care, food resources. As the household prepares for exit from the program, they work with staff to outline warning signs of housing instability and to plan (including specific resources) for how to quickly address the issues. According to the 2024 System Performance Measures report, the return to homelessness rate decreased by 3.3% from the previous year.

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

Homeless Prevention (HP) programs help low income households who are at risk of homelessness by paying rental arrears or by helping them locate and secure an affordable unit. Referrals to the HP programs are determined by whether or not they have received an eviction notice. Other HP programs are specific to particular needs such as also having child welfare involvement, being a veteran, and/or those with opioid use disorders. In total, the CoC has 5 HP programs.

Households who are homeless while in an institution or while engaged with other services (housing, health, employment, education) are referred to Coordinated Entry (CE) in the hopes that a housing option will be available upon their discharge from the institution or program. If they are at risk of homelessness, the CE worker will refer them to the appropriate HP program. To make this process accessible to those in institutions, the CE screening can be completed over the phone or in the community as appropriate. For example, a household may be in substance use rehabilitation and their Drug & Alcohol case managers will coordinate this contact with CE as part of their discharge planning. CoC social service partners, which address education, employment, and health care concerns, are also aware of and connect households to CE and HP programs.

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

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

The Pennsylvania Childhood Lead Surveillance Report indicates that in 2022, 1,337 children in Beaver County were tested for elevated blood lead levels before their 2nd birthday. Of these, 10 had elevated blood lead levels of 10 or above. The County will continue to implement the federal lead-based paint regulations within its residential rehabilitation, homebuyer and rental assistance programs.

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

Beaver County will continue to implement the federal lead-based paint regulations within its residential rehabilitation, homebuyer and rental assistance programs. Through these programs, the number of housing units containing lead-based paint will decrease, thereby increasing the inventory of lead-safe housing available to low/moderate-income families throughout the County. In 1994, the HACB completed lead-based paint hazard testing of all of its family public housing units and found no evidence of lead-based paint hazards.

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

Each property is evaluated on a case-by-case basis to determine the level of action required. The HACB, as part of the Home Improvement Projects, conducts lead based paint abatement. This includes qualification of households, inspection and abatement of lead-based paint in the projects, procurement of third-party service contractors, implementation of the bidding process, awarding of contracts, monitoring and financial management and record keeping. The HACB reviews each property, notifies residents and takes corrective actions as appropriate to eliminate the hazards of lead paint in accordance with the regulations at 24 CFR Part 35. In all projects that involve substantial rehabilitation of multi-family housing and are not funded through the HACB, the developer is responsible by contract to abide by 24 CFR Part 35 and provide documentation of compliance to the Community Development Program of Beaver County.

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

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

The County, through the Community Services Block Grant Program (CSBG) administers an anti-poverty program. Program elements include employment, youth programs, crisis prevention, outreach and referral, legal services, domestic violence prevention, homecare services, home ownership and consumer services. The County receives state funding for the Homeless Assistance Program which helps fund programs for case management, bridge housing, emergency shelter and assistance for rent and utilities. Funding is also provided by other federal, state and local programs that assist in reducing poverty such as public assistance, food stamps, and programs available for people with disabilities. Anti-poverty programs are also funded by the United Way and Salvation Army. Local churches and small non-profit organizations assist in this effort as well.

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

The programs described above are coordinated through the work of HHCBC and the Beaver County Collaborative Action Network (BCCAN) which has membership from all sectors of public service and meet regularly to identify affordable housing and social service needs of people in poverty. These organizations also facilitate continued collaboration among the agencies to ensure effective delivery of services to people experiencing poverty.

SP-80 Monitoring – 91.230

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

The Community Development Program of Beaver County will keep records on the progress toward meeting the consolidated plan goals and on the statutory and regulatory compliance of each activity. For each activity that is authorized under the National Affordable Housing Act, the CDP uses fiscal and management procedures that ensure program compliance, funds accountability and complete and accurate reporting to HUD. These programs are subject to the Single Audit Act. Similar procedures will be followed for non-CDBG funded projects. The County will continue to be proactive in reassigning program funds as they become available. Beaver County will utilize the performance measurement system developed by HUD including the objectives, outcomes, indicators and accomplishments developed by HUD to monitor the productivity of its program. Where the HUD system does not provide for a suitable outcome or objective, the County will develop new measurements by gathering input from applicants, using staff and consultants to help develop the measurement tool, collecting the data and then evaluating and refining the tool. Subrecipient agreements are monitored yearly and managed on an ongoing basis. All projects constructed or rehabilitated with HOME funds are inspected on a regular basis. Developments with 1 to 4 units are inspected every 3 years, developments with 5-25 units are inspected every 2 years and developments with more than 25 units are inspected yearly. To ensure that there is long-term compliance with housing codes for both the CDBG and HOME programs HUD's "Housing Quality Standards Checklist" (Form HUD-52580-A) is completed during each inspection. If the unit is found to be deficient, a copy of the report is sent to the developer with a cover letter giving the developer a reasonable time to correct the deficiency. To ensure the timeliness of expenditures, the Community Development Program conducts monthly budget reviews of expenditures on projects, reviews monthly IDIS and other financial reports, and examines projections based on active projects. In addition, project managers report on the progress of each project on a monthly basis. Minority business outreach will continue through technical assistance through CDBG-funded business development programs.

Expected Resources

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

Introduction

The SP-20 Strategic Plan Goals and AP-20 Annual Goals and Objectives lists the federal, state and local resources expected to be made available through the CDP to address the needs, Goals and Goal Outcome Indicators identified in the plan. All funds are being used for priority needs and goals. Please refer to AP-38 Projects Summary for a listing of the funding amount and type by project. The AP-38 also

shows the goal that each project supports and the need each project addresses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	542,349.79	0	0	542,349.79	2,169,399	Anticipated privately leveraged funds will be from the CHDO for the single-family owner-occupied units. All of the HOME match requirement will be satisfied by HOME developers.

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re- housing (rental assistance) Rental Assistance Services Transitional housing							State leveraged funds include PA Homeless Assistance Program (HAP) in the amount of \$148,056 annually with an additional award of \$39,000 for July 1, 2025 – June 30, 2026. Locally leveraged Act 137 funds include funding for CoC Planning Match and ESG Match. Federally leveraged funds include \$63,930 yearly in Supportive Services for Veterans Families (SSVF) funds. ESG matches will be satisfied by each agency receiving funds.
			281,941	0	0	281,941	1,127,764		

Table 47 - 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

See above table (AP-15 Anticipated Resources) under Narrative Description column for an explanation of private, state and locally leveraged funds as well as a description of how matching requirements will be satisfied. Matching requirements for the HOME program will be satisfied by HOME developers. Matching requirements for the ESG program will be satisfied by each agency receiving the funds. Upon application for ESG funding, each agency must state the amount and source of its matching funds.

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

No publicly owned land or property has been identified to be used to address the needs identified in this plan.

Discussion

All funds will be used to meet the goals and objectives of Beaver County’s Strategic Action Plan and Annual Action Plan. No Low-Income Housing Tax Credits will be available this year to help address priority needs or specific objectives identified in the strategic plan. It is anticipated that competitive McKinney-Vento Homeless Assistance Act funds (Continuum of Care) in the amount of \$2,855,746 will be available to address the priority need of homelessness and the objective of making decent housing available.

Annual Goals and Objectives

AP-20 Annual Goals and Object

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing - Availability/Accessibility (DHA)	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Owner-occupied housing Homeless (including HIV/Aids) Non-Homeless Special Needs Rental Housing	CDBG: \$154,104 HOME: \$542,349.79 ESG: \$281,941	Rental units constructed: 5 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit TBRA/Rapid Rehousing: 200 Households Assisted Homeless Persons Overnight Shelter: 100 Persons Assisted Homeless Prevention: 300 Persons Assisted Direct Financial Assistance to Homebuyers: 2 Households
2	Decent Housing - Sustainability (DHS)	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Owner-occupied housing Homeless (including HIV/Aids) Non-Homeless Special Needs Rental Housing	CDBG: \$336,577	Homeowner Housing Rehabilitated: 100 Public Service Activities for Low/Mod Housing Benefit: 50 Households assisted
3	Suitable Living Environment - Avail/Access (SLA)	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Aliquippa, City of Beaver Falls, City of Ambridge Borough Freedom Borough Midland Borough New Brighton Borough Rochester Borough	Infrastructure Improvements Non-Homeless Special Needs Public Facilities Public Services	CDBG: \$336,577	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8,777 Persons Assisted Other: 1 Organization

					Low Income Areas in municipalities that do not qualify as a whole Rivertowns of Beaver County			
4	Suitable Living Environment - Sustainability (SLS)	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Beaver Falls, City of Bridgewater Borough Midland Borough New Brighton Borough Low Income Areas in municipalities that do not qualify as a whole Countywide	Infrastructure Improvements Non-Homeless Special Needs Public Facilities Public Services	CDBG: \$991,590	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted 20 Buildings Demolished
5	Economic Opportunity-Avail/Accessibility (EOA)	2025	2029	Non-Housing Community Development	Countywide Rivertowns of Beaver County	Economic Development	CDBG: \$347,800	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Business Assisted: 15 Other: 6 Organizations assisted
6	Economic Opportunity-Sustainability (EOS)	2025	2029	Non-Housing Community Development	Rivertowns of Beaver County	Economic Development	CDBG: \$110,000	Businesses assisted: 5 Businesses Assisted 2 Buildings Demolished

Goals Summary Information

Table 48 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing - Availability/Accessibility (DHA)
	Goal Description	DHA - To increase the availability and accessibility of decent housing to low- and moderate-income people. Projects include but are not limited to CDBG Homebuyer program, all HOME projects and all ESG AND ESG-related projects.
2	Goal Name	Decent Housing - Sustainability (DHS)
	Goal Description	DHS -To sustain the quality of Owner/Renter Housing for low and moderate households. Projects include but are not limited to CDBG Home Improvement Program, Emergency Home Improvement Program and Foreclosure Prevention.
3	Goal Name	Suitable Living Environment Available/Access (SLA)
	Goal Description	SLA -To increase the availability and accessibility of a suitable living environment for low- and moderate-income persons. Projects include but are not limited to CDBG ADA improvements, new infrastructure, new public facilities, public services and organization technical assistance.
4	Goal Name	Suitable Living Environment-Sustainability (SLS)
	Goal Description	SLS -to sustain a suitable living environment for low- and moderate-income persons. Projects include but are not limited to CDBG Infrastructure, public facilities and residential demolition.
5	Goal Name	Economic Opportunity-Avail/Accessibility (EOA)
	Goal Description	EOA-To make economic opportunity available and accessible to low- and moderate-income persons. Projects include but are not limited to CDBG Entrepreneurship Program, Small Business Technical Assistance and Main Street Network.

6	Goal Name	Economic Opportunity-Sustainability (EOS)
	Goal Description	EOS - To sustain economic opportunity for businesses in low- and moderate-income areas and persons. Projects include but are not limited to Facade Improvement Projects, Building Integrity Program and commercial demolition projects.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following table lists the projects that will be undertaken through this Annual Action Plan. All projects are congruent with Beaver County's Consolidated Plan Goals. It is anticipated that each project will take 2 years to complete (FY2025 and FY2026).

Projects

Aliquippa	Road Repaving Project
Airport Innovators Incubator Complex Corp	Project 365 – Community Building Redev
Ambridge Borough	19 th St – Sanitary Sewer Replacement
Beaver Falls	ADA Restroom Renovation – BF Library
Beaver Falls Community Development Corporation	Bike Trail Connector – Lighting Upgrades
Carnegie Free Library of Beaver Falls	HVAC Upgrades – Phase II
SOMA Gathering	Floor Replacement
The Cornerstone of Beaver County	ESG Match/Homeless Support Services
Job Training of Beaver County	Smart Start Entrepreneurship Education
Always You ImpactWorks	Workforce Dev for ALICE Households
Housing Opportunities	Foreclosure and Housing Counseling
Beaver County	Home Improvement Program
Beaver County	Emergency Home Improvement (EHIP)
Beaver County	Countywide Residential Demolition
Beaver County	HMIS & User Fees
Beaver County	Façade Improvement Program (FIP)
Beaver County	Main Street Network
Beaver County	CDBG Program - Administration

Table 49 – Project Information

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

Allocation priorities to benefit low-mod income people and low-mod income minorities as determined by the Consolidated Plan Goals and community needs determined through an application process. The greatest obstacle to addressing underserved needs continues to be the lack of adequate funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	Aliquippa Street Repaving
	Target Area	Aliquippa, City of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$326,250
	Description	TK CD250100 Repaving roads on Waugaman St, Sheffield Ave, and Wykes St, Public Facilities and Improvements 570.201(c), 03K (Street Improvements), 24 CFR 570.201(c) Matrix Code; Goal: 3-SLA; Low Mod Area by Census data 570.208(i)(a)(1) & (vi); City of Aliquippa; \$316,250 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 9,022 people will benefit (63.4% of which are low and moderate income.)
	Location Description	Waugaman St, Sheffield Ave, and Wykes St, Aliquippa
	Planned Activities	TK CD250100 Repaving roads on Waugaman St, Sheffield Ave, and Wykes St, Public Facilities and Improvements 570.201(c), 03K (Street Improvements), 24 CFR 570.201(c) Matrix Code; Goal: 3-SLA; Low Mod Area by Census data 570.208(i)(a)(1) & (vi); City of Aliquippa; \$316,250 Project Budget, \$10,000 Activity Delivery Costs
2	Project Name	Airport Innovators – Project 365
	Target Area	Aliquippa, City of
	Goals Supported	Economic Opportunity – Available/Access (EOA)
	Needs Addressed	Economic Development
	Funding	CDBG: \$210,000
	Description	JJ CD250101 Rehabilitation of vacant building to create a community building that will promote workforce development and community learning, 24 CFR 570.201(c) Matrix Code 03E Neighborhood Facilities, Goal: EOA, Low Mod Area by Census data 570.208(a)(1)(i) & (vi),

		CT6045, CT6047, and CT6057; City of Aliquippa; \$200,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,007 families will benefit (6,905 persons of which 4,615 are low and moderate income).
	Location Description	2103 Sheffield Road, Aliquippa, PA
	Planned Activities	JJ CD250101 Rehabilitation of vacant building to create a community building that will promote workforce development and community learning, 24 CFR 570.201(c) Matrix Code 03E Neighborhood Facilities, Goal: EOA, Low Mod Area by Census data 570.208(a)(1)(i) & (vi), CT6045, CT6047, and CT6057; City of Aliquippa; \$200,000 Project Budget, \$10,000 Activity Delivery Costs
3	Project Name	19 th Street Sanitary Sewer Replacement
	Target Area	Ambridge, Borough of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$270,340
	Description	JJ CD250200 Sanitary sewer replacement along 19 th Street between Oak Alley and Merchant Street in Ambridge, Public Facilities and Improvements 570.201(c), 03J – Water/Sewer Improvements, Goal: SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6042; \$260,340 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 people will benefit (55% of which are low and moderate income).
	Location Description	19 th Street between Oak Alley and Merchant Street, Ambridge, PA
	Planned Activities	JJ CD250200 Sanitary sewer replacement along 19 th Street between Oak Alley and Merchant Street in Ambridge, Public Facilities and Improvements 570.201(c), 03J – Water/Sewer Improvements, Goal:

		SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6042; \$260,340 Project Budget, \$10,000 Activity Delivery Costs
4	Project Name	Carnegie Free Library of Beaver Falls - ADA Restroom Renovation
	Target Area	Beaver Falls, City of
	Goals Supported	Suitable Living Environment-Availability/Access (SLA)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$110,000
	Description	JJ CD250502 Upgrade existing bathroom on the ground level of library to meet ADA requirements and provide access for the public in Beaver Falls, Public Facilities and Improvements 570.201(c), 03E – Neighborhood Facilities, Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$100,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8,777 people will benefit (67.1% of which are low and moderate income).
	Location Description	1301 7 th Avenue, Beaver Falls, PA
Planned Activities	JJ CD250502 Upgrade existing bathroom on the ground level of library to meet ADA requirements and provide access for the public in Beaver Falls, Public Facilities and Improvements 570.201(c), 03E – Neighborhood Facilities, Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$100,000 Project Budget, \$10,000 Activity Delivery Costs	
5	Project Name	Beaver Falls CDC – Bike Trail Connector – Lighting Upgrades
	Target Area	Beaver Falls, City of
	Goals Supported	Suitable Living Environment-Sustainability (SLA)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$226,577
	Description	JJ CD250500 Install new lighting on the Beaver Falls Bike Trail connector in Beaver Falls, Public Facilities and Improvements 570.201(c), 03F – Parks, Recreational Facilities, Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$221,577 Project Budget, \$5,000 Activity Delivery Costs

	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8,777 people will benefit (67.1% of which are low and moderate income).
	Location Description	7 th Avenue Extension, Beaver Falls, PA
	Planned Activities	JJ CD250500 Install new lighting on the Beaver Falls Bike Trail connector in Beaver Falls, Public Facilities and Improvements 570.201(c), 03F – Parks, Recreational Facilities, Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$221,577 Project Budget, \$5,000 Activity Delivery Costs
6	Project Name	Carnegie Free Library of Beaver Falls – HVAC Upgrades Phase II
	Target Area	Beaver Falls, City of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$285,000
	Description	JJ CD250501 Phase II of the installation of a new HVAC system in the Carnegie Free Library of Beaver Falls, Public Facilities and Improvements 570.201(c), 03E – Neighborhood Facilities, Goal: SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$275,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8,777 people will benefit (67.1% of which are low and moderate income).
	Location Description	1301 7 th Avenue, Beaver Falls, PA 15010

	Planned Activities	JJ CD250501 Phase II of the installation of a new HVAC system in the Carnegie Free Library of Beaver Falls, Public Facilities and Improvements 570.201(c), 03E – Neighborhood Facilities, Goal: SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$275,000 Project Budget, \$10,000 Activity Delivery Costs
7	Project Name	SOMA Gathering – Floor Replacement
	Target Area	Beaver Falls, City of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Economic Development
	Funding	CDBG: \$25,000
	Description	JJ CD250503 Replace existing flooring in the SOMA common space in Beaver Falls, Public Facilities and Improvements 570.201(c), 03E – Neighborhood Facilities, Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$20,000 Project Budget, \$5,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 people will benefit (67.1% of which are low and moderate income).
	Location Description	1401 6 th Avenue, Beaver Falls, PA 15010
Planned Activities	JJ CD250503 Replace existing flooring in the SOMA common space in Beaver Falls, Public Facilities and Improvements 570.201(c), 03E – Neighborhood Facilities, Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$20,000 Project Budget, \$5,000 Activity Delivery Costs	
8	Project Name	TCBC – ESG Match/Homeless Support Services
	Target Area	Countywide
	Goals Supported	Decent Housing – Availability/Accessibility (DHA)
	Needs Addressed	Housing
	Funding	CDBG: \$112,604

	Description	HS CD255507 ESG Match/Homeless Support Services for The Cornerstone of Beaver County; Public Services - 05Z Other Public Services Not Listed in 03T and 05A-05Y 24 CFR 570.201(e); Goal: DHA, Low Mod Limited Clientele Activities - Income Eligibility 570.208(a)(2)(i)(c) Countywide; CDBG Funding: \$106,104 Project Budget, \$6,500 Activity Delivery Costs.
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 355 households will benefit (all of which are low and moderate income).
	Location Description	602 6 th Street, Beaver Falls, PA/Countywide
	Planned Activities	HS CD255507 ESG Match/Homeless Support Services for The Cornerstone of Beaver County; Public Services - 05Z Other Public Services Not Listed in 03T and 05A-05Y 24 CFR 570.201(e); Goal: DHA, Low Mod Limited Clientele Activities - Income Eligibility 570.208(a)(2)(i)(c) Countywide; CDBG Funding: \$76,104 Project Budget, \$5,000 Activity Delivery Costs.
9	Project Name	JTBC Smart Start Entrepreneurship Program
	Target Area	Countywide
	Goals Supported	Economic Opportunity-Avail/Accessibility (EOA)
	Needs Addressed	Economic Development
	Funding	CDBG: \$72,800
	Description	CR CD255511 Entrepreneurship education program for potential small business owners. Microenterprise assistance 570.201(o)(3); 18C, Goal: EOA, LMC Income Eligible 570.208(a)(2)(i)(C) Countywide; \$67,800 Project Budget, \$5,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 families will benefit (all of which are low and moderate income).
	Location Description	277 Beaver Valley Mall, Monaca, PA 15061

	Planned Activities	CR CD255511 Entrepreneurship education program for potential small business owners. Microenterprise assistance 570.201(o)(3); 18C, Goal: EOA, LMC Income Eligible 570.208(a)(2)(i)(C) Countywide; \$67,800 Project Budget, \$5,000 Activity Delivery Costs
10	Project Name	Always You – ALICE Workforce Development
	Target Area	Countywide
	Goals Supported	Economic Opportunity – Available/Access (EOA)
	Needs Addressed	Economic Development
	Funding	CDBG: \$123,578
	Description	CR CD255502 Workforce development initiative designed for individuals with disabilities and members of ALICE households. 24 CFR 570.201(e); 05H – Employment Training, Goal: EOA, LMC Income Eligible 570.208(a)(2)(i)(C) Countywide; \$117,578 Project Budget, \$6,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 individuals will benefit (all of which are low and moderate income).
	Location Description	One Campus Drive, Monaca, PA 15061
Planned Activities	CR CD255502 Workforce development initiative designed for individuals with disabilities and members of ALICE households. 24 CFR 570.201(e); 05H – Employment Training, Goal: EOA, LMC Income Eligible 570.208(a)(2)(i)(C) Countywide; \$117,578 Project Budget, \$5,000 Activity Delivery Costs	
11	Project Name	Foreclosure and Housing Counseling
	Target Area	Countywide
	Goals Supported	Decent Housing - Sustainability (DHS)
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$67,500
	Description	JJ CD255505 – Mortgage foreclosure prevention counseling; DHS, Housing Services 570.201(k), 05U Housing Counseling, Benefit Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C); \$65,000 Project Budget, \$2,500 Activity Delivery Costs

	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 low- and moderate-income families will benefit.
	Location Description	293 Pinney St, Rochester, PA 15074
	Planned Activities	JJ CD255505 – Mortgage foreclosure prevention counseling; DHS, Housing Services 570.201(k), 05U Housing Counseling, Benefit Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C); \$65,000 Project Budget, \$2,500 Activity Delivery Costs
12	Project Name	Home Improvement Program (HIP)
	Target Area	Countywide
	Goals Supported	Decent Housing - Sustainability (DHS)
	Needs Addressed	Owner-occupied Housing
	Funding	CDBG: \$405,000
	Description	CR CD255500 Renovation of owner-occupied houses for low income homeowners. Goal DHS (14A Rehab; Single-Unit Res.- 570.202) Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide \$400,000 Project Budget, \$5,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will benefit (all of which are low and moderate income).
	Location Description	Countywide
	Planned Activities	CR CD255500 Renovation of owner-occupied houses for low income homeowners. Goal DHS (14A Rehab; Single-Unit Res.- 570.202) Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide \$400,000 Project Budget, \$5,000 Activity Delivery Costs
13	Project Name	Emergency Home Improvement Program (EHIP)
	Target Area	Countywide
	Goals Supported	Decent Housing - Sustainability (DHS)
	Needs Addressed	Owner-occupied Housing

	Funding	CDBG: \$85,000
	Description	CR CD255501 Emergency repairs to owner-occupied houses for low income homeowners, Goal: DHS (14A Rehab; Single-Unit Res. - 570.202) Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide \$75,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will benefit (all of which are low and moderate income).
	Location Description	1013 8 th Avenue, Beaver Falls, PA
	Planned Activities	CR CD255501 Emergency repairs to owner-occupied houses for low income homeowners, Goal: DHS (14A Rehab; Single-Unit Res. - 570.202) Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide \$75,000 Project Budget, \$10,000 Activity Delivery Costs
14	Project Name	Residential Demolition
	Target Area	Countywide
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Slum and Blight
	Funding	\$85,000
	Description	CC CD255518 Demolition and clearing of blighted structures. Goal: SLS, Clearance, Demo, Remediation - 570.201(d) SBS Address Slum or Blight on a spot basis 570.208(b)(2); \$75,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 16 households living around the dilapidated structures will benefit
	Location Description	Countywide
Planned Activities	CC CD255518 Demolition and clearing of blighted structures. Goal: SLS, Clearance, Demo, Remediation - 570.201(d) SBS Address Slum or Blight	

		on a spot basis 570.208(b)(2); \$75,000 Project Budget, \$10,000 Activity Delivery Costs
15	Project Name	HMIS Homeless Management Information System & User Fees
	Target Area	Countywide
	Goals Supported	Decent Housing - Availability/Accessibility (DHA)
	Needs Addressed	Homeless (including HIV/Aids)
	Funding	CDBG: \$40,500
	Description	HS CD255515 Countywide system to provide information, referral and case management to homeless individuals, provide tracking and reporting of homeless activities, and pay for HMIS user fees; Public Services 24 CFR 570.201(e) Matrix Code 03T Operating Costs of Homeless Programs, Goal: DHA, Low Mod Limited Clientele Activities - Presumed 570.208(a)(2)(i)(A) Countywide; CDBG Funding: \$38,000 Project Budget, \$2,500 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 450 people will benefit (all of which are low and moderate income and are homeless or at risk of becoming homeless will be assisted)
	Location Description	Countywide
	Planned Activities	HS CD255515 Countywide system to provide information, referral and case management to homeless individuals, provide tracking and reporting of homeless activities, and pay for HMIS user fees; Public Services 24 CFR 570.201(e) Matrix Code 03T Operating Costs of Homeless Programs, Goal: DHA, Low Mod Limited Clientele Activities - Presumed 570.208(a)(2)(i)(A) Countywide; CDBG Funding: \$38,000 Project Budget, \$2,500 Activity Delivery Costs
16	Project Name	Facade Improvement Program (FIP)
	Target Area	Rivertowns of Beaver County
	Goals Supported	Economic Opportunity-Sustainability (EOS)
	Needs Addressed	Economic Development
	Funding	CDBG: \$110,000
	Description	CP CD256000 Rehabilitation of facades in designated facade areas on main streets of the Rivertowns of Beaver County. This includes LMA activities in Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton

		and Rochester Borough and Spot Slum and Blight activities in Beaver, Bridgewater and Monaca. Goal: EOS, 14E Rehab; Commercial 570.202(a)(3). LMA by Census data 570.208(a)(1)(i)(vi) and SBS 570.202(b). \$100,000 Project, \$10,000 Activity Delivery costs.
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 4 businesses will receive assistance and community residents will benefit from enhanced economic activity in their communities.
	Location Description	Designated facade areas on main streets of Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton and Rochester Borough.
	Planned Activities	CP CD256000 Rehabilitation of facades in designated facade areas on main streets of the Rivertowns of Beaver County. This includes LMA activities in Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton and Rochester Borough and Spot Slum and Blight activities in Beaver, Bridgewater and Monaca. Goal: EOS, 14E Rehab; Commercial 570.202(a)(3). LMA by Census data 570.208(a)(1)(i)(vi) and SBS 570.202(b). \$100,000 Project Budget, \$10,000 Activity Delivery costs.
17	Project Name	Main Street Network
	Target Area	Rivertowns of Beaver County
	Goals Supported	Economic Opportunity-Avail/Accessibility (EOA)
	Needs Addressed	Economic Development
	Funding	CDBG: \$65,000
	Description	CC CD256002 Technical assistance for main street development in the communities of Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton and Rochester Borough. Goal: EOA, Benefits Low Mod Area (LMA) by Census 570.208 (a)(1)(i) & (vi). (19C Non-profit Capacity Building - 570.201(p)) \$60,000 Project Budget, \$5,000 Activity Delivery Costs
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 organizations will serve approximately 35,975 persons, all of the residents of Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton and Rochester Borough

	Location Description	Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton and Rochester Borough
	Planned Activities	CC CD256002 Technical assistance for main street development in the communities of Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton and Rochester Borough. Goal: EOA, Benefits Low Mod Area (LMA) by Census 570.208 (a)(1)(i) & (vi). (19C Non-profit Capacity Building - 570.201(p)) \$60,000 Project Budget, \$5,000 Activity Delivery Costs
18	Project Name	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Decent Housing - Availability/Accessibility (DHA) Decent Housing - Sustainability (DHS) Suitable Living Environment-Avail/Access (SLA) Suitable Living Environment-Sustainability (SLS) Economic Opportunity-Avail/Accessibility (EOA) Economic Opportunity-Sustainability (EOS)
	Needs Addressed	Infrastructure Improvements Owner-occupied housing Homeless (including HIV/Aids) Non-Homeless Special Needs Rental Housing Public Facilities Public Services Economic Development
	Funding	CDBG: \$650,488
	Description	LM CD259999 Administration costs for the CDBG program, General Program Admin - 570.206, Matrix Code 21A, \$650,488
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable for administrative activities.
	Location Description	1013 8 th Avenue, Beaver Falls, PA
	Planned Activities	LM CD259999 Administration costs for the CDBG program, General Program Admin - 570.206, Matrix Code 21A, \$650,488

19	Project Name	HOME 2025
	Target Area	Countywide
	Goals Supported	Decent Housing - Availability/Accessibility (DHA)
	Needs Addressed	Owner-occupied housing
	Rental Housing	
	Funding	HOME: \$542,349.79
	Description	JJ HOME 2025 activities include: HOME Grant Administration at \$54,234.97; CHDO (Community Housing Development Organization) Operations at \$27,117.45; CHDO Set Aside for new construction at \$81,352.35; and Construction/Rehab of rental housing at \$379,645.02
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 low and moderate families will benefit
	Location Description	Countywide
	Planned Activities	JJ HOME 2025 activities include: HOME Grant Administration at \$54,234.97; CHDO (Community Housing Development Organization) Operations at \$27,117.45; CHDO Set Aside for new construction at \$81,352.35; and Construction/Rehab of rental housing at \$379,645.02
20	Project Name	HESG 2025
	Target Area	Countywide
	Goals Supported	Decent Housing - Availability/Accessibility (DHA)
	Needs Addressed	Homeless (including HIV/Aids)
	Funding	ESG: \$281,941
	Description	HS HESG 2025 Hearth Emergency Solutions Grant activities will include: Rapid Rehousing at \$67,000; Homeless Prevention at \$62,208; Shelter Operations and Essential Services at \$131,588, and HESG Administration at \$21,145; The goal for all projects is DHA.
	Target Date	8/31/2027

Estimate the number and type of families that will benefit from the proposed activities	355 individuals and their families who are homeless or at risk of becoming homeless will benefit
Location Description	Countywide
Planned Activities	HS HESG 2025 Hearth Emergency Solutions Grant activities will include: Rapid Rehousing at \$67,000; Homeless Prevention at \$62,208; Shelter Operations and Essential Services at \$131,588, and HESG Administration at \$21,145; The goal for all projects is DHA.

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

Projects are planned in the following areas where low-mod income concentrations are over 51%: Aliquippa, Ambridge, Beaver Falls, Midland, New Brighton, and Rochester Borough. The areas with the highest racial minority concentration are: Aliquippa, Ambridge, Beaver Falls and Midland. Projects for public facilities, affordable housing and public services benefit only low- and moderate-income persons throughout Beaver County. All HESG and HOME funds are allocated to projects that benefit only low-income persons throughout Beaver County. Economic development projects such as streetscape and facade improvements are located in low-moderate income areas, spot slum and blight areas and provide technical assistance to more than 51% low-moderate income persons.

Geographic Distribution

Target Area	Percentage of Funds
Aliquippa, City of	16
Beaver Falls, City of	20
Ambridge Borough	8
Baden Borough	0
Beaver Borough	0
Bridgewater Borough	0
Darlington Borough	0
Darlington Township	0
East Rochester Borough	0
Fallston Borough	0
Freedom Borough	0
Homewood Borough	0
Koppel Borough	0
Midland Borough	0
Monaca Borough	0
New Brighton Borough	0
New Galilee Borough	0
Pulaski Township	0
Rochester Borough	0
Rochester Township	0
Vanport Township	0
West Mayfield	0
White Township	0

Target Area	Percentage of Funds
Low Income Areas in municipalities that do not qualify as a whole	0
Countywide (including Admin)	56
Rivertowns of Beaver County	5

Table 50 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The areas with the highest concentrations of low-income minorities are given the greatest consideration, followed by the areas with high concentrations of low-income persons but not high minority concentrations. Low income areas within jurisdictions without a concentration of low-income persons are given third priority. Projects that serve only low- income people throughout the County are given serious consideration if the project helps meet a priority need. Projects that are in areas without a concentration of low-income people are given the least consideration.

Discussion

The greatest obstacle to addressing underserved needs continues to be the lack of adequate funding.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Beaver County continues to support affordable housing through the CDBG and HOME programs. All homeless affordable housing and funding for those experiencing homelessness will be provided through the ESG & CoC programs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	68
Special-Needs	40
Total	108

Table 51 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	104
Acquisition of Existing Units	0
Total	108

Table 52 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeless: No ESG funds will be used to meet affordable housing goals.

Non-Homeless and Special Needs: The County anticipates a total of 6 affordable housing opportunities will be made available through HOME-funded projects. Habitat for Humanity CHDO will construct 2 single family homes (Wagner Road and Grove Ave) for an extremely low-income household. One or more private developers will rehab or newly construct 4 new units of affordable housing for 4 low–moderate income families. Also, there will be 4 newly rehabbed or newly constructed HOME-ARP units for 4 Qualifying Population households (Return St). Through the Emergency Home Improvement Program (EHIP) approximately 50 homes owned by Low-moderate income families will be rehabbed. Of these, 25 will be for persons with disabilities. Through the Home Improvement Program 50 homes owned by low-moderate income families will be rehabbed, 15 of which will be for persons with disabilities.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Beaver (HACB) provides public housing and other affordable housing to Beaver County residents.

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

HACB will continue to upgrade renovate its public housing units. HACB will submit an Elderly Designated Housing Plan for King Beaver Apartments and A.C. Edgcombe Apartments. HACB is also exploring mixed financed development opportunities for a Low Income Housing Tax Credit (LIHTC) development as it reaches the end of IRS tax compliance period (15th Year). Dawes Manor in the Borough of New Brighton is in its 15th year. The Housing Authority will explore the most cost-effective means to keep these properties affordable and to bring them into their public housing portfolio.

The Resident Opportunity and Supportive Services - Service Coordinator (ROSS-SC) grant originally awarded in July 2011 funds two service coordinators who coordinate the provision of workshops and supportive services to public housing residents in family developments. These service coordinators will continue to assist residents through the provision of supportive services such as financial counseling, leadership training, ISA accounts, crime watch programs, family activities, education services, business plan development, and summer youth employment. On April 23, 2020, HACB received notification that its third renewal application was approved with a term of June 1, 2020 to May 31, 2023.

Finally, two caseworkers will continue to be employed to coordinate the provision of supportive services for frail elderly residents.

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

The HACB has 32 residents on their Resident Advisory Board. Also, HACB offers homeownership opportunities to its residents. The HACB refers those residents to a housing counselor who provides credit counseling and helps interested, qualifying residents to purchase homes.

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

The HACB is not designated as "troubled" therefore this section does not apply.

Discussion

The HACB is a vital partner in providing affordable housing to residents of Beaver County.

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

Introduction

Beaver County's strategy for ending homelessness is to provide diverse housing opportunities coupled with strong supportive services to quickly rehouse households and assist them in achieving long-term stable housing. This work is achieved through the Continuum of Care (CoC) process which includes a broad support network to address the needs of homeless households including: a variety of housing programs, behavioral and physical health supports, food security resources, utility assistance programs, veteran services, and education & job training partners. Furthermore, The Cornerstone of Beaver County serves as the CoC's housing and homeless services hub offering ESG (RRH and HP), SSVF (RRH and HP), and several locally funded RRH and HP programs to serve specific populations. It also operates Coordinated Entry which screens and links homeless households to the appropriate housing and ancillary services to end their homelessness. The Cornerstone also houses outside partner agencies streamlining access to utility assistance and food resources. And they regularly host a mobile medical unit. The CoC's housing programs work closely with The Cornerstone to seek sustainable long-term solutions to clients' housing crises.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The CoC's 1-year goals are to: establish Family Emergency Shelter, enhance eviction prevention programs, and formalize system wide performance standards. Longer term goals include: increase landlord partnerships, meet regularly with supportive housing providers for case review and sharing best practices; monitor and plan around these System Performance Measures: increase exits to PH, decrease length of time homeless, and decrease returns to homelessness; increase access to mainstream resources; identify and attain local CoC performance standards; review and update the list of prioritized populations; monitor CoC housing providers; identify any missed goals and share best practices; continue countywide use of Coordinated Entry; utilize HMIS to track outcomes and guide planning efforts; distribute relevant HMIS data (at least quarterly) to increase effectiveness; include education or work readiness programs in program and individual goals; work to remove common barriers to employment (i.e. lack of identification, transportation barriers, criminal records, GED completion, etc.); address lack of affordable housing; and leverage support and resources from private and corporate sources.

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

Reaching out to unsheltered homeless people remains a priority for the Beaver County CoC. A formal Outreach program has been established to assist households who are unsheltered with navigating housing resources. The Point-in-Time survey will be conducted annually. First responders are engaged so they can refer homeless households to the CoC's services. Households who are least likely to seek housing support can be located through these combined outreach efforts. These households then go

through the Coordinated Entry process to be screened for the appropriate housing and supportive services to attain long-term housing stability. Utility assistance programs, Coordinated Entry, SNAP, SSVF, HMIS, Fair Housing, ESG funded-services, transportation, and shelter programs are coordinated from the Cornerstone’s centralized location – streamlining a comprehensive approach to ending homelessness for unsheltered people. Unsheltered people are reached by providing a variety of housing supports. In the 2024 CoC competition, 3 Permanent Supportive Housing, 1 Transitional Housing, and 2 Rapid Rehousing programs were renewed. CoC funding also ensures Coordinated Entry, HMIS and Planning efforts remain in place to support the needs of unsheltered households. HACB holds 30 mainstream vouchers for people who are exiting Permanent Supportive Housing or Rapid Rehousing. Goals for the coming year include, opening a family emergency shelter, enhancing eviction prevention programs, formalizing system wide performance standards, continuing to monitor the Coordinated Entry wait times to determine obstacles and identify gaps in the system; enhancing landlord partnerships, and increasing affordable housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County has 6 Emergency Shelter programs to meet a variety of needs. However, the County continues to explore the establishment of an emergency shelter for family households with children whose unique needs require rapid re-housing in transitional or permanent housing. The County has 1 Transitional housing program for people who have substance use challenges and a criminal history. Despite the push to eliminate TH over the years, Beaver County has remained committed to this TH due to the needs of its target population. All the emergency and transitional housing programs have a strong case management component to make sure that program participants receive the support and services they need to ultimately attain permanent housing.

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

The CoC Steering Committee recognizes the populations outlined in this question as prioritized populations. These prioritizations are built into the Coordinated Entry tool which provides a prioritization score for each household, thereby ensuring rapid housing support to those with the greatest needs. Quickly linking households to PH and reducing the risk of returning to homelessness remain goals of the CoC.

The County Office of Veterans’ Affairs, the Veterans’ Leadership Program, and the Pittsburgh Veterans’ Administration Hospital collaborate closely with the SSVF program to quickly link veteran households to stable housing and supportive services such as: food resources, utility assistance, health care etc. A by-name list is kept with various veteran agencies to ensure no veteran remains homeless. Beaver County

continues to offer a Veterans' Court which has been successful in redirecting veterans from incarceration to treatment programs that result in stable housing.

The Coordinated Entry program prioritizes veterans, homeless individuals and families with children, and youth-headed households and refers to supportive housing programs with beds designated for these populations.

The Public Housing Authority prioritizes homeless households making affordable housing more accessible for these households. The RRH options were also recently expanded in the CoC. RRH studies have shown this program type to be a strong model for homeless families. As the rental costs continue to rise in Beaver County, the Public Housing Authority continues to strategize with landlords to maintain the affordable rents. Further, ESG, SSVF, Homeless Assistance Program, and two other locally funded programs offer Homeless Prevention to divert housing crises before they occur.

All of these housing programs work to address the issues that led to housing instability so that the household can resolve them and therefore reduce their risk of returning to homelessness. Services that help resolve some of these issues include: accessing mainstream resources such as Social Security and public assistance; enrolling in education or job training programs; addressing unmanageable health issues; and building an informal support network.

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 CoC has a policy to coordinate with systems of care (including: foster care, health care, mental health care, and correctional facilities) to ensure people are not being discharged from institutions directly to the streets, emergency shelters, or other homeless programs. The Housing Authority of Beaver County designates units to provide affordable housing to individuals at risk of long-term institutionalization (811 units). These units ensure people being discharged from such institutions have stable housing options. The County expects CoC partners to serve people with special circumstances including criminal histories and those exiting institutions. The County collaborates with churches and agencies serving people coming from jail. Also, the jail works closely with the Cornerstone on housing plans for people with families prior to release. Beaver County partners with agencies that serve persons with AIDS to identify and address the housing and supportive services needs of this population and to ensure they are not exited from institutions to homelessness. The CoC works closely with stakeholders from publicly funded institutions and systems of care to ensure that people are not discharged to homelessness. Children and Youth Services: contracts with Job Training of Beaver to prepare young adults exiting foster care for the work force; contracts with Harmony House to provide transitional housing to its families; emergency shelter for its families; and in conjunction. The Cornerstone contracts with CYA to employ a Housing Specialist to work directly with their homeless families. The County's

inpatient psychiatric unit and The Cornerstone work to ensure no one is discharged to homelessness. The CoC works with education liaisons in the schools to provide housing support and transportation from the housing unit to the school even if it is out of district.

Needs of Victims of Domestic Violence: There are approximately 103 victims of domestic violence, dating violence, sexual assault and stalking that are in need of housing yearly*. These victims (women, children, and men) are served by the Women's Center of Beaver County which provides shelter and supportive services including counseling and legal advocacy. In addition, the Women's Center works closely with the Housing and Homeless Coalition of Beaver County to assist these victims find permanent housing.

* This DV number is strictly determined from the 2024 LSA which does not include data from the County's Victim's Service Provider due to confidentiality restrictions and the inability to de-duplicate data between the two sources.

Discussion

The needs of Beaver County's Homeless and special needs populations will continue to be addressed with federal, state, local and private funds through Beaver County's network of service agencies, the Housing and Homeless Coalition, and housing providers. The establishment of The Cornerstone and the utilization of a Coordinated Entry system (a single point of entry to all the County's homeless and housing support resources), provide better coordination of services, widespread information dissemination, and ease of access for County residents. Through its monthly Coalition meetings, the Beaver County Continuum of Care is recognizing the needs of the homeless and imminently homeless populations, removing barriers to access safe, affordable housing, and sharing valuable information. The CoC continues to utilize its partner network to end homelessness in the County and if/when it does happen it is a rare and brief occurrence. The CoC will continue to follow and update its Strategic Plan so that current and new resources can be directed to gaps and prioritized issues.

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

Introduction:

Beaver County is committed to addressing barriers to affordable housing and removing impediments to fair housing choice within the County.

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:

Since the greatest barrier to affordable housing in Beaver County remains the cost burden on low income families, Beaver County's strategy to remove or ameliorate the barriers to affordable housing is to make housing more affordable for low-income families through creating additional affordable housing opportunities. See AP-55 for specific numbers of opportunities that Beaver County plans to create. In addition, Fair Housing violations will be addressed through referral of claims to Neighborhood Legal Services for action. See the Fair Housing Action Plan in Grantees Unique Appendices for the specific actions that Beaver County plans to take to address impediments to fair housing choice.

Discussion:

Beaver County will continue to use available funding to help address barriers to affordable housing and removing impediments to fair housing choice within its jurisdiction.

AP-85 Other Actions – 91.220(k)

Introduction:

Utilizing its resources, the County continues to strive to address obstacles, support affordable housing development, reduce lead paint hazards and reduce poverty. The County will also continue to develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs in Beaver County is the lack of available funds to address all of the identified affordable housing and community development needs. Beaver County continues to work diligently to apply for available federal and state funds and to leverage additional funds through cooperation and collaboration with local agencies, businesses and nonprofit organizations. In addition, the County utilizes an online grant notification resource and informs municipalities and organizations of potential grants.

Actions planned to foster and maintain affordable housing

Beaver County will foster and maintain affordable housing through the housing activities described in this plan.

Actions planned to reduce lead-based paint hazards

Beaver County will continue to implement the federal lead-based paint regulations within its residential rehabilitation, homebuyer and rental assistance programs. Through these programs, the number of housing units containing lead-based paint will decrease, thereby increasing the inventory of lead-safe housing available to low/moderate-income families throughout the County. In 1994, the HACB completed lead-based paint hazard testing of all of its family public housing units and found no evidence of lead-based paint hazards. Beaver County will continue to notify the public of the hazards of lead paint and to encourage corrective actions such as the replacement of windows and trim, painting or covering damaged surfaces, etc. Each property is evaluated on a case-by-case basis to determine the level of action required. The HACB administers the Lead Based Paint Abatement Program. This includes qualification of households, inspection and abatement of lead-based paint in its developments, procurement of third-party service contractors, implementation of the bidding process, awarding of contracts, monitoring and financial management and record keeping. Homes rehabilitated through the Home Improvement Program (HIP) are also included in the HACB's program. The HACB reviews each property, notifies residents and takes corrective actions as appropriate to eliminate the hazards of lead paint in accordance with the regulations at 24 CFR Part 35. In all projects that involve substantial rehabilitation of multi-family housing that are not funded through the HACB, the developer is responsible by contract to abide by 24 CFR Part 35 and provide documentation of compliance to the

Community Development Program of Beaver County.

Actions planned to reduce the number of poverty-level families

The County, through the Community Services Block Grant (CSBG) Program, administers an anti-poverty program. Program elements include employment, youth programs, crisis prevention, outreach and referral, legal services, domestic violence prevention, respite services, home ownership and consumer services. CDP will also continue to partner with other local agencies that work to address issues related to poverty.

Actions planned to develop institutional structure

A Community Housing Development Organization (CHDO) is given funding each year to help it keep capacity to implement affordable housing initiatives. The County will utilize the Housing and Homeless Coalition of Beaver County to identify needs and plan for projects to address housing and supportive service needs of homeless and non-homeless populations in Beaver County. The County will continue to maintain its relationship with the Housing Authority of the County of Beaver to create additional affordable housing opportunities. The County maintains involvement with municipal leaders, neighborhood groups, special interest groups and social service collaborative groups to assure that all available resources are utilized to best serve communities countywide. The County, through these networks, takes an active role in assuring that the services are effective, non-duplicative and results-oriented.

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

The County continues to coordinate housing and support service efforts for County residents. The County will continue to work with the HACB in implementing the Consolidated Plan. The County will provide technical assistance to its CHDOs to develop affordable housing opportunities for income-qualified persons. The County will provide ESG, CDBG, CSBG, and HAP funding to social service agencies to provide support services, homeless and homeless prevention services. Finally, Beaver County will work with private developers who propose new supportive housing units with supportive service components. The County will continue to work with the Housing and Homeless Coalition of Beaver County to determine local needs and priorities for housing and supportive services, and to develop projects that address these needs without duplication of existing services. Enhancing coordination with private industry, business, developers and social service agencies: Through its downtown revitalization program, the County maintains contact with businesses in the downtown areas of the County and provides technical assistance to the local revitalization organizations in those areas. CDP maintains an open-door policy for any business or organization seeking assistance and will refer the business or organization to additional funding sources where the County's resources are limited. The CDP maintains contact with the economic development agencies of the County including but not limited to the Corporation for Economic Development, the County's economic development administrator, and the

local revitalization organizations from the main street river town communities. The CDP also funds projects through local non-profit and social service agencies to assist people with employment and business-related needs. In addition, the County will continue to fund the Smart Start Entrepreneurship Education program which provides workshops to help low-income persons understand what is involved in starting a small business and the Small Business Technical Assistance program to provide technical assistance for low income persons who have decided to start small businesses.

Discussion:

CDP staff will continue to provide technical assistance to neighborhood organizations in low-income and minority concentration areas and work closely with municipal governments to help build capacity for CDBG eligible projects.

Program Specific Requirements

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

Introduction:

All unobligated program income received in the preceding program year is allocated to activities in the current plan. No new Section 108 loan proceeds will be received in the current fiscal year. The interest earned from the Section 108 Loan investment account will be used to complete under-funded activities. This Annual Action Plan covers FY 2025 only.

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	0
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:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan (FY2025).	78%

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

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

as follows:

No forms of investment other than those identified in Section 92.205 will be used.

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:

See HOME Homebuyer Recapture Policy in the Grantee Unique Appendices of this plan.

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:

See HOME Homebuyer Recapture Policy in the Grantee Unique Appendices of this plan.

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:

HOME funds will not be used to refinance existing debt.

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

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

For written standards for providing ESG assistance, refer to AP-90: ESG Standards for Assistance in the Grantee Unique Appendices of this plan.

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

The CoC received a CoC grant in 2015 to develop a Coordinated Entry process for accessing homeless services. At that time the Coordinated Entry worker and CoC Coordinator piloted various tools and researched the requirements for Coordinated Entry. They assembled a Coordinated Entry subcommittee (made up of various stakeholders) to create the Coordinated Entry process, screening tool, and Policies & Procedures which the CoC Steering Committee formally adopted and implemented in January of 2018, and continues to update as needed. Currently, the process works such that the Coordinated Entry worker (under the direction of The Cornerstone of Beaver County) verifies homelessness and then conducts a comprehensive screening. The screening identifies challenges, strengths, and provides a prioritization score. The score also corresponds with the

appropriate housing program type. The CE worker then refers the household to the specific program with openings. She links the household to the program to ensure a connection is made. If there are no openings within the program type for which the household scored, she will place the household on the waiting list. Households are also informed of their right to appeal the decision of the scoring tool. The CE worker monitors the wait lists to ensure the shortest wait times. Further the CE subcommittee reviews the lists on a regular basis to problem solve obstacles and identify alternative options if needed.

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

The Cornerstone conducts the countywide homeless ESG programs. The RFP process is used to solicit proposals from other non-profits that also serve the homeless.

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

The CoC Steering Committee serves as the governing board of the CoC. It's Governance Charter stipulates that the committee membership will include a homeless or formerly homeless person. The Steering Committee has upheld this statute since its inception. Currently there is at least 1 formerly homeless person serving on the committee.

Additionally, the CoC created a Lived Expert Group of homeless and formerly homeless people who provide input on policies, procedures, and makes other recommendations to the CoC and ESG programs as they deem appropriate. This formalize group has also prioritized having representation on the Steering Committee thereby meeting the participation requirements.

5. Describe performance standards for evaluating ESG.

The CoC Steering Committee serves as the governing board of the CoC and it includes ESG in its membership. It's Governance Charter states it will consult with ESG recipients and sub-recipients to establish performance standards. The CoC Coordinator also works with the ESG sub-recipients to understand their data and performance.

Discussion:

Description of consultation with each Continuum of Care that serves the jurisdiction in determining how to allocate ESG funds each program year; developing the performance standards for, and evaluation the outcomes of, project and activities assisted by ESG funds; and developing funding, policies, and procedures for the administration and operation of the HMIS. 24 CFR (I)(4)(vi) :

The County is the Collaborative Applicant for the CoC. Annually and throughout the year, CDP consults the leadership of the County's CoC regarding ESG funding allocations, budgets within those allocations, provision of services & the contracts that relate to the provision of services & financial assistance. A report is given by the County monthly at the Housing & Homeless Coalition meeting. Further, the ESG program is represented in the membership of the CoC's governing board, the Steering Committee. ESG data and outcomes are recorded in HMIS and regularly reviewed by CDP's HMIS Administrator and CoC Coordinator. The Steering Committee uses this HMIS data for planning and coordinating the CoC's efforts. The CoC Coordinator also works closely with ESG staff to incorporate ESG data into CoC reports as appropriate and to analyze the data for areas that need improved. ESG is also incorporated into the CoC's Coordinated Entry.

CDP, ESG leadership, and the CoC Coordinator participate in planning and evaluating the ESG program with attention to the use of best practices and areas for improvement. The ESG program has established policies and procedures for intake, case management, program administration, and HMIS data requirements. The Cornerstone of Beaver County which is the County's homeless services hub and The Women's Center receive ESG funding and they efficiently refer participants to other services that they need.

Annually and throughout the year, CDP consults the leadership of the County's CoC regarding ESG funding allocations, budgets within those allocations, provision of services and the contracts that relate to the provision of services and financial assistance. A report is given by the CoC monthly at the Housing & Homeless Coalition meeting. The planning process includes an evaluation of best practices and areas to be improved. The Cornerstone, the point of entry for homeless programs, exists to assist those homeless or precariously housed. HMIS tracks all of the homeless efforts and reports are made available to the CoC on a regular basis. The ESG program has established policies and procedures for intake and case management and the administration and operation of HMIS.

The County will expend ESG funds within 24 months of the commencement of the Program Year. The County will not expend greater than 7.5% of the grant amount on program administration. Less than 60% of the grant amount will be utilized for emergency shelter activities and street outreach.

Attachments

Citizen Participation Comments

See Email Attachment

**FY 2025 ACTION PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT PROGRAMS**

**Commissioners Meeting Room, Beaver County Courthouse
9:00am
March 31, 2025**

Introductory remarks- Marlene Landrum

***Staff in Attendance: Marlene Landrum, Director
Christina Phlegar, Assistant Director of Project Management***

Welcome to all in attendance at this 1st public hearing on Beaver County's 2025 – 2029 Consolidated Plan and 2025 Annual Action plan for certain federal and state grant programs. These programs include Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Hearth Emergency Solutions Grant (HESG or ESG), Community Services Block Grant (CSBG), Homeless Assistance Program (HAP) and other grants obtained on either a competitive basis or as a direct allocation of funds to the County.

I am Marlene Landrum; the Director of the Community Development Program and this is Christina Phlegar, Assistant Director of Project Management.

An ad was published in the Beaver County Times and on the Beaver County website announcing this hearing and asking for questions and comments regarding what Beaver County's needs are related to community development and feedback on programs that are currently in place. No written comments were received. If you would like to comment after the public hearing is over, please send comments in writing to the Community Development Program of Beaver County, 1013 Eighth Avenue, Beaver Falls, PA 15010.

Today's hearing is the first of two public hearings to be conducted on the County's upcoming 5-Year Consolidated Plan and annual action plan. The proposed 5-year Consolidated Plan will take effect on September 1, 2025 and run through August 31, 2029. This year's proposed Annual Action plan is part of the Consolidated Plan. It will take effect on September 1, 2025 and will run through August 31, 2026. This marks the 1st year of the Consolidated Plan.

The deadline for this year's projects is today. A number of applications have been received and they will all be reviewed for selection for funding. The proposed projects will then be presented at a 2nd Public Hearing on June 30th, 2025 at 9am in this conference room.

In selecting projects for funding, the Community Development Program of Beaver County attempts to make allocation recommendations that are fair and equitable and in the best interest of the County as a whole. Funding awards are made in an attempt to be consistent with the overall goal of the program which is “to improve the quality of life of county residents, to improve economic and housing opportunities, especially for lower income persons, and to assist the homeless and those at risk for homelessness”. In light of this goal, the priority needs identified so far are Infrastructure Improvements, Public Facilities, Owner-Occupied Housing, Rental Housing, Homelessness, Non-Homeless Special Needs, Public Services and Economic Development.

The purpose today is to record any comments that may be significant in the overall planning process and may be used to help evaluate the overall goal of the program, identify priority needs and determine the proposed activities to meet those needs and achieve that goal.

At today’s hearing, you may also comment on the annual performance of Community Development’s programs.

At this time, I would like to extend to everyone in attendance the opportunity to share the needs, projects, and comments that you may have as communities, agencies, and residents in Beaver County (**Marlene Landrum**).

“As main street development has always been near to my heart, I believe that is an area that should remain at the forefront of your funding priorities. I would also like to add that the Community Development office has been doing an awesome job hitting the social and economic needs of the Community,” (**Commissioner Jack Manning**).

“Yes, you guys are doing a great job, please continue to assist the people in our community that need it the most. Of course, that is dependent on the state of the federal government and whether or not they decide to make unnecessary funding cuts for our area,” (**Commissioner Tony Amadio**).

I would like to thank everyone in attendance at this Public Hearing and ask everyone to also complete The Consolidated Plan Public survey which is posted on the Community Development of Beaver County’s website. If you need help accessing the survey please contact our office at 724-770-7040.

I would also like to extend an invitation to attend the 2nd Public Hearing on June 30th, 2025 in the Commissioner’s Public Conference Room (**Marlene Landrum**).

Grantee Unique Appendices

See email Attachment

**Beaver County, PA
HOME Recapture Policy**

The HOME Program is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (HOME statute), as amended. HOME provides formula grants to localities, including Beaver County (which is the local PJ) to expand the supply of decent, safe, sanitary, and affordable housing available to low-income and very low-income residents. Eligible HOME-funded activities include the acquisition, construction or rehabilitation of rental or homeownership housing, homebuyer assistance, and tenant-based rental assistance.

PJ programs to assist homebuyers may include acquisition, rehabilitation, or new construction of single-family for-sale housing to individual low-income homebuyers. The HOME subsidy can be provided to the developer, the homebuyer, or both, and can be structured in a variety of ways, including low-interest, zero-interest, or deferred payment loans, grants, or interest rate subsidies.

Section 215 of the HOME statute establishes specific requirements that all HOME-assisted homebuyer housing must meet in order to qualify as affordable housing. Specifically, all HOME-assisted homebuyer housing must have an initial purchase price that does not exceed 95 percent of the median purchase price for the area, be the principal residence of an owner whose family qualifies as low-income at the time of purchase, and be subject to either resale or recapture provisions. The HOME statute states that resale provisions must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The HOME statute also specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families.

Beaver County has chosen to comply with the HOME program requirements by choosing recapture provisions to preserve the affordability of units during the HOME period of affordability. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via covenants running with the land. The recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The following table outlines the required minimum affordability periods.

If the total HOME investment direct subsidy (recapture) in the unit is:	The period of affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

The HOME recapture provisions are established at §92.253(a)(5)(ii), and permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the County is able to recapture a portion of the HOME-assistance provided to the original homebuyer. The County will only recapture Direct HOME Subsidy from the original buyer.

Direct HOME subsidy is defined as the amount of HOME assistance, including any program income, which enabled the homebuyer to buy the unit. The direct subsidy includes downpayment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer.

In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

The County has chosen to recapture a portion of the net proceeds should the property sell during the period of affordability. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances with the County recapture more than is available from the net proceeds of the sale.

The County will not utilize recapture provisions when a project receives only a development subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer.

The form of recapture to be used by the County shall be “a sharing of net proceeds”. Sharing of net proceeds is defined as the sales price of the property **LESS** the outstanding mortgage debt owed to the primary lender **LESS** the homeowner’s contribution of the initial down payment. Net proceeds will be shared between the County and the homeowner based on an annual pro-rata share during the term of affordability if the title of the property is changed before the period of affordability.

For example, if the property were to sell in year 1 of the affordability period, and the affordability period was 5 years, then the County would receive 100% of the net proceeds and the homeowner would receive none of the net proceeds. If the property were sold in year 2, the County would receive 80% and homeowner would receive 20%. If the property were sold in year 3, the County would receive 60% and homeowner would receive 40%. If the property were sold in year 4, the County would receive 40% and homeowner would receive 60%. If the property were sold in year 5, the County would receive 20% and homeowner would receive 80%. After the year 5 there would be no sharing of net proceeds. The homeowner would keep 100% of the sale proceeds.

In the event of the property changing title due to foreclosure, the County will **not** share any net proceeds from the sale. The County will retain any remaining net proceeds following payment of the first mortgage. The County shall have the right of first refusal to buy out the first mortgage from the primary lender in the event of foreclosure.

Enforcement mechanisms to be used to impose the County’s recapture provisions is a recorded

mortgage and note that incorporates the recapture provisions and details the period of affordability based on the amount of direct HOME funds invested in project.

FY2025 Fair Housing Action Plan

<u>Goal</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones and Timeframe for Achievement</u>	<u>Action Steps and Responsible Program Participant(s)</u>	<u>(Achieved) Metrics, Milestones and Timeframe</u>
<p>Ensure compliance with all Fair Housing and Anti-Discrimination laws</p>	<p>Potential complainants need to understand the law</p> <p>All stakeholders may not be compliant</p> <p>Potential complainants need a quick and direct way to begin the process of filing a complaint</p> <p>Municipalities should be informed if their zoning ordinances may conflict with Fair Housing or Anti-Discrimination laws</p>	<p>Fair Housing compliance</p> <p>Racial segregation, especially for African Americans</p> <p>Financial inequalities</p> <p>Affordable housing</p>	<ol style="list-style-type: none"> 1. Maintain contact information. Done yearly 2. Review and update Fair Housing information provided for the BCCAN and County websites. Done yearly 3. Continuation of phone line for Fair Housing Inquiries and complaints on Fair Housing issues. 4. Answer Fair Housing inquiries and 	<ol style="list-style-type: none"> 1. Fair Housing Officer to provide updates. 2. The Fair Housing Office phone number will be advertised in 3 different ways to reach as many potential claimants as possible. This will be documented by the Fair Housing Officer. 3. The Fair Housing Officer will keep a log of all phone calls received, 	<p>Achievements will be reported yearly in the Consolidated Annual Performance and Evaluation Report (CAPER)</p>

			<p>refer complaints to Neighborhood Legal Services. Done every time a Fair Housing complaint is filed.</p> <p>5. Review zoning ordinances around the county as necessary.</p>	<p>the name of the caller, and the referral or resolution of the call. The number of calls received, referrals to Neighborhood Legal Services or any other referrals will be reported monthly.</p> <p>4. NLS will assist claimants in bringing housing discrimination claims from Beaver County residents to HUD for disposition.</p>	
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ESG Standards for Assistance

1. Include written standards for providing ESG assistance (may include as attachment)
 - a. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.
Will be made through a certification of homelessness and/or an eligibility & needs assessment.
 - b. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.
Will be baselined by the client/potential client signing a release of information to facilitate a team approach to removing barriers to housing. All inter-agency collaboration will be guided by HUD's regulations on confidentiality.
 - c. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
The HESG assessment tool (See Attached) is under development using HUD standards as guidelines and will be used to determine whether an applicant is eligible for HESG assistance as well as designation of the program participant as either Homelessness Prevention or Rapid Re-Housing.

Information from Beaver County shelters, outreach workers and service providers who work with homeless households residing in motels and staying in cars as well as providers who work with nearly-homeless households indicate a combination of factors that can lead to homelessness including, but not limited to, joblessness, under-employment, untreated disabling mental health issues and lack of family support. All of the above would constitute the local data Beaver County Hearth Emergency Solutions Grant program would use to prioritize assistance.

1. The County will determine rapid re-housing eligibility through the attached assessment tool, which is under development:
 - a. *Prioritization for rapid re-housing will include the following:*
 - i. *Homeless households with children*
 - ii. *Households that demonstrate housing instability by their answer to the assessment tool question concerning their "previous night's sleeping arrangement" and their "anticipated sleeping arrangement for this evening" (sleeping outside, in a car, motel/hotel)*
 - iii. *Households staying in housing deemed uninhabitable*
 2. The County will determine homeless prevention eligibility through the attached assessment tool, which is under development:
 - a. *Prioritization for homeless prevention will include the following:*
 - i. *Household closest to going to shelter, car or the street*
 - ii. *Households recently experiencing a traumatic life event that increases their risk of housing instability*
 - iii. *Households that have been issued magisterial orders of possession, based on failure to pay rent*
- d. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid

re- housing assistance.

A fixed amount of contribution will not be required. There will, however, be a fixed amount of assistance given per program participant. The HESG case manager will work with the client to exhaust all other source of financial assistance available and then determine the amount and number of times assistance is given. For example, utility assistance can often be accessed through the utility company's CAP program, Crisis, Dollar Energy and LIHEAP. Rental assistance might be available through the county's state-funded Homeless Assistance Program, the County Assistance Office, Catholic Charities and St. Vincent De Paul Society. The practice of negotiation with landlords to forgive arrearages or provide a payment plan was successful in the HPRP implementation and will be used in HESG.

Household income will be calculated, per the assessment, to include SSE, SSDI, Social Security, general assistance, private disability insurance, TANF, veterans disability payment, veterans pension, pension from employment, alimony or spousal support, workers compensation, employment income, unemployment compensation and child support. Familial financial support is also calculated where appropriate.

- e. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

A prevention or rapid re-housing program participant receiving rental assistance will not be provided with rental assistance for more than 24 months in a 3-year period, with re-evaluation at least quarterly for all program participants. Re-adjustments may be made upon completion of the evaluations.

- f. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.
TYPE: Housing stabilization services include, but are not limited to assessment, eligibility determination, evaluation of client needs and referrals to credit counseling, mediation, legal services, housing search and placement, housing inspection and referrals to job training.

DURATION: A prevention or rapid re-housing program participant receiving rental assistance will not be provided with rental assistance for more than 24 months in a three-year period, with re-evaluation at least quarterly for all program participants and a re-adjustment of both financial assistance and housing stabilization services, depending on the results of the evaluation (eg. Increase in income).

AMOUNT: Based on our successful experience with Beaver County HPRP, we will not set caps on either the number of times a program participant may receive assistance nor on the amount of assistance. The HESG case manager will make that determination after careful consideration of each applicant's unique needs.

Low to Moderate Income Areas - Beaver County



2016-2020 American Community Survey 5-Year Estimates, 2020 Census Tracts

Census Tract Name	Associated Municipality	Percent of Considered Population that is Low or Moderate Income ¹
Census Tract 6057	Aliquippa City	79.10%
Census Tract 6012	Beaver Falls City	77.90%
Census Tract 6021	Rochester Borough	73.70%
Census Tract 6045	Aliquippa City	73.50%
Census Tract 6054	Bridgewater Borough, Fallston Borough, New Brighton Borough	73.30%
Census Tract 6041	Ambridge Borough	72.50%
Census Tract 6035	Freedom Borough	70.70%
Census Tract 6013	Beaver Falls City	66.10%
Census Tract 6028	Midland Borough	65.50%
Census Tract 6040	Ambridge Borough	65.40%
Census Tract 6014	New Brighton Borough	65.10%
Census Tract 6047	Aliquippa City	65.10%
Census Tract 6034	Monaca Borough	64.00%
Census Tract 6052	West Mayfield Borough, White Township	60.90%
Census Tract 6016	Pulaski Township	59.30%
Census Tract 6011	Beaver Falls City	57.30%
Census Tract 6042	Ambridge Borough	55.00%
Census Tract 6006.01	Darlington Borough, Darlington Township	52.80%
Census Tract 6033	Monaca Borough	52.30%
Census Tract 6053	Beaver Borough, Homewood Borough, Koppel Borough, New Galilee Borough	52.00%
Census Tract 6056	East Rochester Borough, Rochester Township	51.70%
Census Tract 6037	Baden Borough	51.50%
Census Tract 6025	Vanport Township	50.90%
Census Tract 6046	Aliquippa City	50.20%
Census Tract 6023	Beaver Borough	49.00%
Census Tract 6018.02	New Sewickley Township	47.80%
Census Tract 6027.02	Glasgow Borough, Ohioville Borough	46.90%
Census Tract 6027.01	Industry Borough	46.40%
Census Tract 6048	Hopewell Township, South Heights Borough	43.40%
Census Tract 6050.02	Frankfort Springs Borough, Hanover Township	41.40%
Census Tract 6036	Conway Borough	40.80%
Census Tract 6006.02	South Beaver Township	39.50%
Census Tract 6030	Raccoon Township	38.20%
Census Tract 6049.01	Hopewell Township	37.70%
Census Tract 6050.01	Independence Township	37.30%
Census Tract 6018.01	New Sewickley Township	36.90%
Census Tract 6049.02	Hopewell Township	36.20%
Census Tract 6039	Harmony Township	35.80%
Census Tract 6055	Center Township, Potter Township	35.50%
Census Tract 6029	Georgetown Borough, Greene Township, Hookstown Borough, Shippingport Borough	33.90%
Census Tract 6051	Franklin Township, Marion Township	33.50%
Census Tract 6038.03	Economy Borough	33.40%
Census Tract 6010	Patterson Heights Borough, Patterson Township	33.10%
Census Tract 6017	Daugherty Township, Eastvale Borough	30.90%
Census Tract 6026.02	Brighton Township	30.90%
Census Tract 6058	Ellwood City Borough, North Sewickley Township	30.20%
Census Tract 6038.02	Economy Borough	30.00%
Census Tract 6024	Beaver Borough	29.40%
Census Tract 6026.01	Brighton Township	26.10%
Census Tract 6032.02	Center Township	24.30%
Census Tract 6038.01	Economy Borough	22.10%
Census Tract 6007.02	Chippewa Township	20.40%
Census Tract 6007.01	Chippewa Township	18.60%

Notes

¹This dataset is developed by the Department of Housing and Urban Development (HUD).

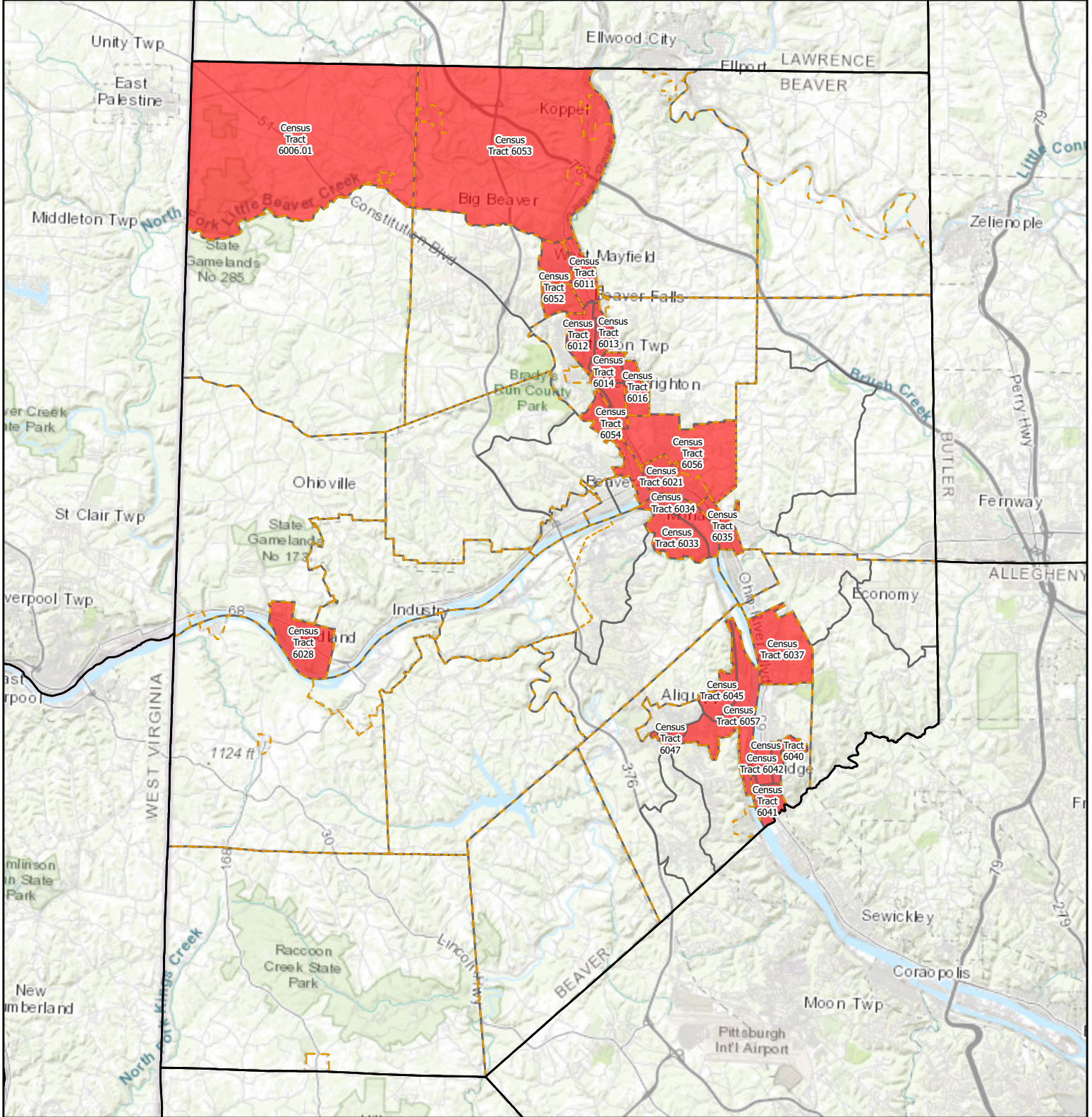
This agency utilizes data from the 2016-2020 ACS 5-Year Estimates, but this data is a special tabulation, and is not publicly available in the ACS.

The figures in red denote areas that can be considered low to moderate Income due to a majority (51% or more) of the total considered population being low to moderate income



Low to Moderate Income

Beaver County 2020 Census Tracts



Legend

- County Boundaries
- Beaver County Municipalities
- Census Tracts that are 51% or more Low to Moderate Income
- Beaver County 2020 Census Tracts

0 1 2 Miles



This data was developed by Department of Housing and Urban Development (HUD). HUD utilized data from the 2016-2020 American Community Survey 5-Year Estimates and 2020 Census Geographies



Regional Data Center
Southwestern Pennsylvania Commission
Data & Modeling

Grantee SF-424's and Certification(s)

See Email Attachment