

Beaver County

FY 2026 Annual Action Plan

U.S. Department of Housing and Urban
Development

Pittsburgh Field Office

Community Planning and Development

7/17/2026

Executive Summary

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

1. Introduction

With the development of this second year of the 2025-2029 Consolidated Plan, Beaver County's priorities, goals and activities are the same as in previous years. FY2026 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 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.

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 been implementing the HOME American Rescue Plan (ARP) to address the affordable housing needs of identified, qualifying, populations.

Beaver County continues to use funding in a manner that complies with applicable statutes, which include: Section 109 of the HCDA, 42 U.S.C. 5309; Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d et seq.; Title VII of the Civil Rights Act of 1964, 42 U.S.C. 2000d et seq.; Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act), 42 U.S.C. 3601 – 19; Section 504 and 508 of the Rehabilitation Act of 1973, 29 U.S.C. 794; The Americans with Disabilities Act of 1990, 42 U.S.C. 12131 et seq.; and Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Public Law 104-193) (PRWORA).

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 AP-20 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 (cliente) 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 FY2026. 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.

4. Summary of citizen participation process and consultation process

On January 28, 2026, a public meeting was held for CDBG, HOME, and ESG applicants to field questions about the application process and remind attendees that applications were being accepted until March 31, 2026. 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 April 16, 2026, 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 May 18, 2026. Questions and comments were requested from the public via email or written mail before the meeting and after the meeting. A 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 12, 2026 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 25, 2026 and 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, from June 16, 2026 – July 16, 2026 at libraries in areas with significant low-income concentrations. 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. 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 2026, 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. Beaver County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

In addition, Beaver County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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 Health 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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AP-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. Pending a decision about HUD grant transfers, the County will continue to work with the Housing Authority of the County of Beaver (HACB). If transfers are approved, established entities will be absorbing those responsibilities to assist CDP 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 Library System
	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: Geneva College, Community College of Beaver County, Penn State Beaver, PA Cyber, Beaver County Head Start, The Children's Institute
	Agency/Group/Organization Type	Services-Education Services-Employment Services-Children 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: Trails Ministry, Beaver County CYS, Nicolina's Wishes, Aliquippa Green Inc, Blac Action Network, Crop and Kettle, Sims School of Construction
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Services-Education 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: The Cornerstone of Beaver County, Women's Center of Beaver County, Gateway Rehab, Veterans Leadership Program, Fair Housing Law Center, Merakey, Mental Health Association, American Red Cross, Hope House, ACRE of Beaver County, Beaver County Behavioral Health, Central Outreach Wellness Center, Cornerstone Recovery & Supports, Job Training of Beaver County, Crossroads Treatment Center, The Salvation Army, Association for the Blind, PA CareerLink, BCRC, Beaver County Domestic Relations, LIFE Beaver, Beacon Health Options, PA Health Wellness, Allies for Health and Wellbeing, Beaver County Anti-Human Trafficking Coalition
	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 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.
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.
10	Agency/Group/Organization	Broadband Internet Service Providers: Armstrong, Verizon, Comcast
	Agency/Group/Organization Type	Services – Broadband ISPs Services – Narrowing the Digital Divide
	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 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. This was all done in conjunction with “Connect Beaver County: Broadband Program.” For more details, visit: https://connectbeavercounty.com/ .
	Agency/Group/Organization	Beaver County Emergency Services
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Agency – Emergency Management
	What section of the Plan was addressed by Consultation?	Community Development, Emergency Services

11	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.
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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))

In the FY2025-2029 Consolidated Plan, 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 activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964. 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.

AP-12 Participation – 91.105, 91.200(c)

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

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 May 18, 2026 and June 25, 2026, 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	Public Comment Period	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public comments were accepted from June 16, 2026 – July 16, 2026. All comments, if any, were directed to the Director of the CDP Office.	A summary of comments will be provided after the public comment period.	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	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

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. Beaver County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

In addition, Beaver County will not operate any programs that violate any applicable Federal anti-

discrimination laws, including Title VI of the Civil Rights Act of 1964.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services					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: roughly \$367,000 yearly in PA Community Services Block Grant (CSBG).
			\$3,218,831	\$50,000	0	\$3,268,831	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	\$504,473.62	0	0	\$504,473.62	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 \$47,724 for July 1, 2026 – June 30, 2027. Locally leveraged Act 137 funds include funding for CoC Planning Match and ESG Match. Federally leveraged funds include \$67,400 yearly in Supportive Services for Veterans Families (SSVF) funds. ESG matches will be satisfied by each agency receiving funds.
			\$280,423	0	0	\$280,423	

Table 5 - Expected Resources – Priority Table

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

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 \$2,920,748 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 Objectives

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: \$283,018.66 HOME: \$504,473.62 ESG: \$280,423	Rental units constructed: 3 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit TBRA/Rapid Rehousing: 50 Households Assisted Homeless Persons Overnight Shelter: 25 Persons Assisted Homeless Prevention: 75 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: \$898,914.66	Homeowner Housing Rehabilitated: 25 Public Service Activities for Low/Mod Housing Benefit: 12 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: \$308,414.67	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8,850 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	Aliquippa, City of 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: \$923,903.67	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 27000 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: \$551,164.67	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Business Assisted: 10 Other: 6 Organizations assisted
6	Economic Opportunity-	2025	2029	Non-Housing Community Development	Rivertowns of Beaver County	Economic Development	CDBG: \$303,414.67	Businesses assisted: 5 Businesses Assisted 2 Buildings Demolished

	Sustainability (EOS)							
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Goals Summary Information

Table 6 – 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.

An analysis of affordable housing in Beaver County was completed by the Housing Alliance of Pennsylvania in 2023. The results of this analysis found that there are only 68 affordable housing units for every 100 extremely low-income households. The County expects to support roughly 49 households with affordable housing during the fiscal year. Of that number, the County expects to support no homeless households through affordable housing programs because the housing needs of homeless households are addressed through the ESG, CoC and HAP funding. The number of non-homeless households to be assisted includes:

Homeowner Housing Rehabilitated (CDBG): 10 Household Housing Units
Rental units rehabilitated (CDBG): 5 Household Housing Units

Rental units constructed (HOME): 1 Household Housing Unit (CHDO activities)
Rental Units Rehabilitated (HOME): 8 Household Housing Units
Tenant-based rental assistance (HOME): 25 households assisted

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 (FY2027 and FY2028).

Projects

City of Aliquippa	Road Repaving Project
BF Jones Memorial Library - Aliquippa	Library Improvements
Ambridge Municipal Authority	Sludge Driveway Parking Lot Improvement
Sims School of Construction	Equipment Purchase/Job Training
Crop & Kettle	Equipment Upgrades/Job Training
City of Beaver Falls	Beaver Falls Youth Center
Borough of New Brighton	Street Sign Upgrades
Borough of Midland	Municipal Signage & Main Street Benches
Borough of Rochester	Point Park – Landscaping Renovation & Sign
The Cornerstone of Beaver County	ESG Match/Homeless Support Services
Job Training of Beaver County	Smart Start Entrepreneurship Education
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
Housing Opportunities	Foreclosure and Housing Counseling
Housing Opportunities	Homebuyer Assistance

Table 7 – 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: \$160,000
	Description	JJ CD260100 Repaving roads throughout the City of Aliquippa, Public Facilities and Improvements 570.201(c), 03K (Street Improvements), 24 CFR 570.201(c) Matrix Code; Goal: SLS; Low Mod Area by Census data 570.208(i)(a)(1) & (vi); City of Aliquippa; \$150,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 9,079 people will benefit (63.4% of which are low and moderate income). CT – 6045, 6046, 6047
	Location Description	City of Aliquippa; 581 Franklin Ave, Aliquippa, PA 15001
2	Planned Activities	JJ CD260100 Repaving roads throughout the City of Aliquippa, Public Facilities and Improvements 570.201(c), 03K (Street Improvements), 24 CFR 570.201(c) Matrix Code; Goal: SLS; Low Mod Area by Census data 570.208(i)(a)(1) & (vi); City of Aliquippa; \$150,000 Project Budget, \$10,000 Activity Delivery Costs
	Project Name	BF Jones Memorial Library – Library Improvements
	Target Area	Aliquippa, City of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Infrastructure Improvements/Public Facilities
	Funding	CDBG: \$187,850
	Description	JJ CD260101 Remove and replace failing retaining wall in rear of library and repair front steps of library's main entrance, 24 CFR 570.201(c) Matrix Code 03E Neighborhood Facilities, Goal: SLA, Low Mod Area by Census data 570.208(a)(1)(i) & (vi), CT6045, CT6047, and CT6057; City of Aliquippa; \$177,850 Project Budget, \$10,000 Activity Delivery Costs

	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 9,079 people will benefit (63.4% of which are low and moderate income.) CT – 6045, 6046, 6047, 6057
	Location Description	663 Franklin Ave, Aliquippa, PA 15001
	Planned Activities	JJ CD260101 Remove and replace failing retaining wall in rear of library and repair front steps of library's main entrance, 24 CFR 570.201(c) Matrix Code 03E Neighborhood Facilities, Goal: SLA, Low Mod Area by Census data 570.208(a)(1)(i) & (vi), CT6045, CT6047, and CT6057; City of Aliquippa; \$177,850 Project Budget, \$10,000 Activity Delivery Costs
3	Project Name	AMA Sludge Driveway Parking Lot Improvement
	Target Area	Ambridge, Borough of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$240,000
	Description	JJ CD260200 Rehabilitation of the access driveway to the sewage treatment plant where sludge filter press requires dumpster deliveries 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; \$230,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6,925 people will benefit (55% of which are low and moderate income). CT – 6040, 6041, 6042
	Location Description	600 11 th Street, Ambridge, PA 15003
	Planned Activities	JJ CD260200 Rehabilitation of the access driveway to the sewage treatment plant where sludge filter press requires dumpster deliveries 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; \$230,000 Project Budget, \$10,000 Activity Delivery Costs

4	Project Name	Sims School of Construction – Equipment Purchase/Job Training
	Target Area	Aliquippa, City of
	Goals Supported	Economic Opportunity-Avail/Accessibility (EOA)
	Needs Addressed	Economic Development
	Funding	CDBG: \$210,000
	Description	CR CD260102 Workshop station equipment purchase and job training/workforce development for S.I.M.S. After School Program, Public Services, 05H Employment Training 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2), Goal: EOA, Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide; \$200,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 people will benefit (all of which are low and moderate income).
	Location Description	242 Return Street, Aliquippa, PA 15001
5	Planned Activities	CR CD260102 Workshop station equipment purchase and job training/workforce development for S.I.M.S. After School Program, Public Services, 05H Employment Training 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2), Goal: EOA, Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide; \$200,000 Project Budget, \$10,000 Activity Delivery Costs
	Project Name	Crop & Kettle – Equipment Upgrades/Job Training
	Target Area	Ambridge, Borough of
	Goals Supported	Economic Opportunity-Avail/Accessibility (EOA)
	Needs Addressed	Economic Development
	Funding	CDBG: \$47,500
	Description	CR CD260201 Equipment and technology upgrades for new facility to enable organization to make necessary upgrades while transitioning program operations into new facility in Ambridge, Public Services, 05H Employment Training 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2), Goal: EOA, Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide; \$45,000 Project Budget, \$2,500 Activity Delivery Costs

	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 32 people will benefit (all of which are low and moderate income).
	Location Description	799 21 st Street, Ambridge, PA 15003
	Planned Activities	CR CD260201 Equipment and technology upgrades for new facility to enable organization to make necessary upgrades while transitioning program operations into new facility in Ambridge, Public Services, 05H Employment Training 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2), Goal: EOA, Benefits Low Mod Clientele by Income Eligibility 570.208(a)(2)(i)(C) Countywide; \$45,000 Project Budget, \$2,500 Activity Delivery Costs
6	Project Name	Beaver Falls Youth Center
	Target Area	Beaver Falls, City of
	Goals Supported	Suitable Living Environment-Available/Access (SLA)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$200,000
	Description	JJ CD260500 Rehabilitation of the Ashes to Life Building to provide safe space for youth-oriented activities geared to middle and high school aged youth, Public Facilities and Improvements 570.201(c), 03D Youth Centers 24 CFR 570.201(c) or 42 USC 5305(a)(2), Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$190,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 people will benefit (67.1% of which are low and moderate income).
	Location Description	831 4 th Avenue, Beaver Falls, PA 15010

	Planned Activities	JJ CD260500 Rehabilitation of the Ashes to Life Building to provide safe space for youth-oriented activities geared to middle and high school aged youth, Public Facilities and Improvements 570.201(c), 03D Youth Centers 24 CFR 570.201(c) or 42 USC 5305(a)(2), Goal: SLA, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6011 CT6012, and CT6013; \$190,000 Project Budget, \$10,000 Activity Delivery Costs
7	Project Name	New Brighton Borough Street Sign Upgrades
	Target Area	New Brighton, Borough of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$100,000
	Description	JJ CD263700 Replacement of all existing street signage within New Brighton Borough with modern, high-visibility, reflective alternatives to enhance public safety; 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), CT6054; \$90,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,567 people will benefit (over 51% of which are low and moderate income).
	Location Description	610 Third Ave, New Brighton, PA 15066/Throughout Borough
	Planned Activities	JJ CD263700 Replacement of all existing street signage within New Brighton Borough with modern, high-visibility, reflective alternatives to enhance public safety; 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), CT6054; \$90,000 Project Budget, \$10,000 Activity Delivery Costs
8	Project Name	Midland Borough Municipal Signage & Main Street Benches
	Target Area	Midland, Borough of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$75,139

	Description	JJ CD263500 Replacement of existing municipal sign and installation of decorative benches at various locations along main street of Midland; Public Facilities and Improvements 570.201(c), 03L Sidewalks 24 CFR 570.201(c) or 42 USC 5305(a)(2), Goal: SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6028; \$70,139 Project Budget, \$5,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,366 people will benefit (over 51% of which are low and moderate income).
	Location Description	936 Midland Ave, Midland, PA 15059
	Planned Activities	JJ CD263500 Replacement of existing municipal sign and installation of decorative benches at various locations along main street of Midland; Public Facilities and Improvements 570.201(c), 03L Sidewalks 24 CFR 570.201(c) or 42 USC 5305(a)(2), Goal: SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6028; \$70,139 Project Budget, \$5,000 Activity Delivery Costs
9	Project Name	Point Memorial Park Landscaping Renovation & Signage
	Target Area	Rochester, Borough of
	Goals Supported	Suitable Living Environment-Sustainability (SLS)
	Needs Addressed	Parks, Recreational Facilities
	Funding	CDBG: \$52,500
	Description	JJ CD264800 Restoration of Point Memorial Park including: landscaping, new sidewalk, pavers, signage, and outdoor functional ADA space; Public Facilities and Improvements 570.201(c), 03F Parks, Recreational Facilities 24 CFR 570.201(c) or 42 USC 5305(a)(2), Goal: SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6021; \$50,000 Project Budget, \$2,500 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,366 people will benefit (over 51% of which are low and moderate income).

	Location Description	0 Brighton Ave, Rochester, PA 15074
	Planned Activities	JJ CD264800 Restoration of Point Memorial Park including: landscaping, new sidewalk, pavers, signage, and outdoor functional ADA space; Public Facilities and Improvements 570.201(c), 03F Parks, Recreational Facilities 24 CFR 570.201(c) or 42 USC 5305(a)(2), Goal: SLS, Benefits Low Mod Area (LMA) by Census data 570.208 (a)(1)(i) & (vi), CT6021; \$50,000 Project Budget, \$2,500 Activity Delivery Costs
10	Project Name	TCBC – ESG Match/Homeless Support Services
	Target Area	Countywide
	Goals Supported	Decent Housing – Availability/Accessibility (DHA)
	Needs Addressed	Housing/Homeless
	Funding	CDBG: \$112,604
	Description	HS CD265507 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	8/31/2028
	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 6th Street, Beaver Falls, PA/Countywide
11	Planned Activities	HS CD265507 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.
	Project Name	JTBC Smart Start Entrepreneurship Program
	Target Area	Countywide
	Goals Supported	Economic Opportunity-Avail/Accessibility (EOA)
	Needs Addressed	Economic Development

	Funding	CDBG: \$75,250
	Description	CR CD265511 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; \$70,250 Project Budget, \$5,000 Activity Delivery Costs
	Target Date	8/31/2028
	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 CD265511 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; \$70,250 Project Budget, \$5,000 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: \$608,000
	Description	CR CD265500 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 \$600,000 Project Budget, \$8,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 families will benefit (all of which are low and moderate income).
	Location Description	Countywide
	Planned Activities	CR CD265500 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 \$600,000 Project Budget, \$8,000 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: \$110,000
	Description	CR CD265501 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 \$100,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 0 families will benefit (all of which are low and moderate income).
	Location Description	1013 8 th Avenue, Beaver Falls, PA
	Planned Activities	CR CD265501 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 \$100,000 Project Budget, \$10,000 Activity Delivery Costs
14	Project Name	Residential Demolition
	Target Area	Countywide
	Goals Supported	Economic Development Sustainability (EOS)
	Needs Addressed	Slum and Blight & Economic Development
	Funding	\$85,000
	Description	CC CD265518 Demolition and clearing of blighted structures. Goal: EOS, 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	8/31/2028
	Estimate the number and type of families that will benefit from	At least 8 households living around the dilapidated structures will benefit

	the proposed activities	
	Location Description	Countywide
	Planned Activities	CC CD265518 Demolition and clearing of blighted structures. Goal: EOS, 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 CD265515 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	8/31/2028
	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
16	Planned Activities	HS CD265515 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
	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 CD266000 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	8/31/2028
	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 CD266000 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: \$110,000
	Description	CC CD266002 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)) \$100,000 Project Budget, \$10,000 Activity Delivery Costs
	Target Date	8/31/2028

	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 CD266002 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)) \$100,000 Project Budget, \$10,000 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 CD269999 Administration costs for the CDBG program, General Program Admin - 570.206, Matrix Code 21A, \$650,488
	Target Date	8/31/2028
	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 CD269999 Administration costs for the CDBG program, General Program Admin - 570.206, Matrix Code 21A, \$650,488
19	Project Name	Foreclosure and Housing Counseling
	Target Area	Countywide
	Goals Supported	Decent Housing - Sustainability (DHS)
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$72,500
	Description	JJ CD265505 – 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); \$70,000 Project Budget, \$2,500 Activity Delivery Costs
	Target Date	8/31/2028
	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 CD265505 – 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); \$70,000 Project Budget, \$2,500 Activity Delivery Costs
20	Project Name	Homebuyer Assistance
	Target Area	Countywide
	Goals Supported	Decent Housing – Availability/Accessibility (DHA)
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$21,500
	Description	JJ CD265506 Homebuyer down-payment and closing cost assistance; Direct Homeownership Assistance 24 CFR 570.201(n) Matrix Code 13B (excluding Housing Counseling) Goal: 1-DHA & 2-DHS, LMI Housing

		Activities 570.208(a)(3) Countywide; CDBG Funding: \$20,000 for the Project and \$1,500 for Activity Delivery Costs.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 low- and moderate-income families will benefit.
	Location Description	293 Pinney St, Rochester, PA 15074
	Planned Activities	JJ CD265506 Homebuyer down-payment and closing cost assistance; Direct Homeownership Assistance 24 CFR 570.201(n) Matrix Code 13B (excluding Housing Counseling) Goal: 1-DHA & 2-DHS, LMI Housing Activities 570.208(a)(3) Countywide; CDBG Funding: \$20,000 for the Project and \$1,500 for Activity Delivery Costs.
21	Project Name	HOME Program 2026
	Target Area	Countywide
	Goals Supported	Decent Housing - Availability/Accessibility (DHA) Decent Housing - Sustainability (DHS)
	Needs Addressed	Owner-Occupied Housing Rental Housing Non-Homeless Special Needs
	Funding	HOME: \$53,817
	Description	JJ HOME 2026 activities include: HOME Grant Administration at \$50,447.36; CHDO (Community Housing Development Organization) Operations at \$25,223.68; CHDO Set Aside for new construction at \$75,671.04; and Construction/Rehab of rental housing at \$353,131.54.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 low and moderate families will benefit in each category
	Location Description	Countywide

	Planned Activities	JJ HOME 2026 activities include: HOME Grant Administration at \$50,447.36; CHDO (Community Housing Development Organization) Operations at \$25,223.68; CHDO Set Aside for new construction at \$75,671.04; and Construction/Rehab of rental housing at \$353,131.54.
22	Project Name	ESG Program 2026
	Target Area	Countywide
	Goals Supported	Decent Housing - Availability/Accessibility (DHA) Suitable Living Environment - Sustainability (SLS)
	Needs Addressed	Homelessness (including HIV/AIDS)
	Funding	ESG: \$280,423
	Description	HS HESG 2026, HUD Emergency Solutions Grant (ESG) 24 CFR 576.1 et seq. Goal: 1-DHA, Total Funding: \$280,423 including: Rapid Rehousing (RR) \$60,197, Homeless Prevention (HP) \$60,195, Shelter Operating/Essential Services (SH) \$139,000, ESG Grant Administration (AD) \$21,031.
	Target Date	8/31/2028
	Location Description	Countywide
	Planned Activities	HS HESG 2026, HUD Emergency Solutions Grant (ESG) 24 CFR 576.1 et seq. Goal: 1-DHA, Total Funding: \$280,423 including: Rapid Rehousing (RR) \$60,197, Homeless Prevention (HP) \$60,195, Shelter Operating/Essential Services (SH) \$139,000, ESG Grant Administration (AD) \$21,031.

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	17
Beaver Falls, City of	9
Ambridge Borough	9
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	2
Monaca Borough	0
New Brighton Borough	3
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)	54
Rivertowns of Beaver County	6

Table 8 - 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 9 - 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 10 - 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 5 affordable housing opportunities will be made available through HOME-funded projects. BFCDC CHDO has rehabbed 2 single-family home for sale to income-eligible households. One or more private developers will rehab or newly construct 3 new units of affordable housing for 3 low-moderate income families. Also, there will be 2 newly rehabbed HOME-ARP units for 2 Qualifying Population households. 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 40 homes owned by low-moderate income families will be rehabbed, 10 of which will be for persons with disabilities.

AP-60 Public Housing – 91.220(h)

Introduction

Pending a decision about HUD grant transfers, the County will continue to work with the Housing Authority of the County of Beaver (HACB). The Housing Authority of the County of Beaver (HACB) currently provides public housing and other affordable housing to Beaver County residents. If transfers are approved, established entities will be absorbing those responsibilities to assist CDP in implementing the Consolidated Plan.

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

HACB, or other approved entity, will continue to upgrade renovate its public housing units. HACB will submit an Elderly Designated Housing Plan for King Beaver Apartments and A.C. Edgecombe 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.

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, and/or selected agency, 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, and/or selected agency, is not designated as "troubled" therefore this section does not apply.

Discussion

The HACB, and/or selected agency, are vital partners 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 2025 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 CYC 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. Beaver County is also in compliance in all respects with all applicable Federal anti-discrimination laws material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

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. 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 inspected for lead-based paint by Housing Opportunities of Beaver County, the Home Improvement Program's administrator. Housing Opportunities 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 Housing Opportunities, 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(l)(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. This Annual Action Plan covers FY 2026 only.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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 (FY2026).	80%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

as follows:

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.

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

See HOME ARP Allocation Plan in the Grantee Unique Appendices.

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

See HOME ARP Allocation Plan in the Grantee Unique Appendices.

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

Units must be rented to low-moderate income individuals. Lack of adequate funding can be a limiting factor in addressing affordable housing.

**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 formalized 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. Its 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 improvement. 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: None

Grantee Unique Appendices:

See Attachment

Beaver County, PA
HOME Resale and 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 all HOME-assisted homebuyer units, whether governed by recapture or resale, the period of affordability is based upon the total amount of HOME funds invested in the unit — including any development subsidy and any direct homebuyer assistance, combined — consistent with 24 CFR 92.254(a)(4). The amount subject to recapture, discussed below, is limited to the direct-assistance portion only; it does not shorten the period of affordability applicable to units that also received a development subsidy. 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 in the unit is:	The period of affordability is:
Under \$25,000	5 years
Between \$25,000 and \$50,000	10 years
Over \$50,000	15 years

Note: The \$25,000 and \$50,000 thresholds reflect the 2024 HOME Final Rule (90 FR 750, eff. Feb. 5, 2025) and apply to projects for which HOME funds are committed on or after February 5, 2026. Projects committed before that date remain subject to the thresholds in effect at the time of commitment.

The HOME recapture provisions are established at 24 CFR § 92.254(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 down payment, 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.

In this circumstance, the County will apply the resale provisions set forth later in this policy, as required by 24 CFR 92.254(a)(5)(ii)(B)(5).

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. This approach combines the pro-rata reduction method authorized at 24 CFR 92.254(a)(5)(ii)(B)(2) with the owner-investment-recovery method authorized at 24 CFR 92.254(a)(5)(ii)(B)(4); in all cases the amount recaptured by the County will not exceed the net proceeds available at the time of sale, consistent with 24 CFR 92.254(a)(5)(ii)(B).

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 total amount of HOME funds invested in the unit, consistent with 24 CFR 92.254(a)(4).

Resale Provisions

Per 24 CFR 92.254(a)(5)(ii)(B)(5) If the HOME assistance is only used for the development subsidy and therefore not subject to recapture, the resale option must be used.

The County has selected the Appraisal Formula, authorized at 24 CFR 92.254(a)(5)(i)(A)(2), as its sole method for calculating the fair return owed to the homeowner at resale. Appraisals must be performed by a Pennsylvania-licensed or certified third-party appraiser, both at the time of initial purchase and at the time of resale.

Appraisal formula: bases the fair return on the adjusted difference between the current appraised value and the initial appraised value.

$$\begin{aligned} & \text{Clearly defined, publicly accessible index or standard} \times (\text{New appraisal} - \text{initial appraisal}) = \text{Fair return} \\ & \text{Original sales price} + \text{Fair return} = \text{Resale price} \end{aligned}$$

Reasonable Range of Low-Income Homebuyers

“Reasonable range of low-income homebuyers” means households at or below 80% of area median income can reasonably qualify for mortgage financing at the resale-restricted price. The County will base this determination on a market analysis of the neighborhood in which the unit is located, updated periodically, consistent with 24 CFR 92.254(a)(5)(i)(D).

If the resale price necessary to provide the homeowner a fair return would not be affordable to an eligible low-income buyer, the County will provide additional HOME or other gap-financing assistance to the next buyer, subject to fund availability, or reduce the fair-return amount to the level needed to preserve affordability. This determination will be documented in the resale restriction and applied consistently, consistent with 24 CFR 92.254(a)(5)(i).

Subsequent Buyer Eligibility and Enforcement

If the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the County will ensure the unit is made available for subsequent purchase only to a buyer who qualifies as a low-income family and who will use the property as their principal residence.

Resale restrictions will be imposed through a deed restriction or recorded resale restriction agreement in force throughout the period of affordability. These documents will be recorded in compliance with Pennsylvania recordation laws.

The period of affordability applicable to a resale-restricted unit is determined in the same manner as for recapture-restricted units: based on the total amount of HOME funds invested in the unit, per the table above and 24 CFR 92.254(a)(4).

Appendix A – FY2026 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>
Ensure compliance with all Fair Housing and Anti-Discrimination laws.	Potential complainants need to understand the law. All stakeholders may not be compliant. Potential complainants need a quick and direct way to begin the process of filing a complaint. Municipalities should be informed if their zoning ordinances may conflict with Fair Housing or Anti-Discrimination laws.	Fair Housing compliance Racial segregation, especially for African Americans Financial inequalities Affordable housing	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, refer complaints to Neighborhood Legal Services. Done every time a Fair Housing complaint is filed. 5. Review zoning ordinances around the county as necessary.	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, 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. 4. NLS will assist claimants in bringing housing discrimination claims from Beaver County residents to HUD for disposition.	Achievements will be reported yearly in the Consolidated Annual Performance and Evaluation Report (CAPER)

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.

Grantee SF-424's and Certification(s):

Request copy from CDP Office