



**2026 Home4Good
Request for Proposals
Continuum of Care PA-603 serving Beaver County, PA**

Home4Good is a collaboration between the Federal Home Loan Bank of Pittsburgh (FHLBank Pittsburgh) and the Pennsylvania Housing Finance Agency (PHFA) to provide grant funds to support projects, programs or activities in Pennsylvania that lead to stable housing for individuals and families who are currently experiencing homelessness or are at risk of becoming homeless. The attached **2026 FHLBank Pittsburgh – Home4Good CoC Block Grant Application** contains relevant funder details (please note that applicants not not required to complete the CoC Block Grant Application). Beaver County has been allocated \$53,200 and the Community Development Program (CDP) is now accepting proposals for this funding opportunity.

To be eligible for funding consideration, projects must address one of the following program goals:

- **Critical Need:** Any project, program or activity serving homeless individuals and families that is determined to be critically needed by the relevant community or CoC area entity for the Region/County.
- **Innovative Solutions:** Projects, programs or activities that provide innovative solutions that seek to end homelessness.
- **Prevention and/or Diversion:** Projects, programs or activities that assist households seeking to avoid homelessness by maintaining their current housing situation or being diverted to alternative options.

Eligible applicants include organizations that provide services which prevent and/or reduce homelessness in Beaver County, PA. Eligible organizations include, but are not limited to: Units of local government, Nonprofit organizations (including faith-based organizations), Redevelopment and/or housing authorities, Health care providers focused on health equity and/or homelessness prevention programming, and Economic and community development organizations, housing corporations, etc.

Eligible activities are those which seek to end homelessness. Funds cannot be used for hard development cost (costs associated with real estate, construction/rehabilitation, etc). A list of possible eligible Home4Good funding activities can be found in the *2026 FHLBank Pittsburgh & PHFA Home4Good CoC Block Grant Application* (please note that eligible activities may extend beyond those listed).

Projects that receive funding through 2026 Home4Good funding are required to serve households who are either experiencing homelessness or in danger of becoming homeless. People who can be defined as homeless include:

- Persons who are sleeping in places not meant for human habitation (e.g., cars, parks, streets/sidewalks, etc.)
- Persons sleeping in emergency shelters
- Persons graduating from a transitional housing program specifically for homeless persons
- Persons being discharged from an institution or foster care with no permanent residence available
- Persons who would be discharged from an institution if there was a permanent residence available
- Displaced victims of domestic violence
- Persons who are “doubled-up” and are in a situation of overcrowding, which is defined as: Efficiency - 3 or more people; 1 Bedroom - 4 or more people; 2 Bedrooms - 6 or more people; 3 Bedrooms - 8 or more people; 4 Bedrooms - 10 or more people

CDP is also requiring any applicants who receive Home4Good funding to report on a set of core metrics and performance metrics (as applicable) as outlined in the *2026 FHLBank Pittsburgh & PHFA Home4Good CoC Block Grant Application*. If a project currently participates in Homeless Management Information System, it will be required to continue to do so. Those that do not participate in HMIS will be strongly encouraged to do so. Failure to meet reporting requirements could impact funding. CDP is also requiring that proposals address a Gap in Service identified on the PA-603 Strategic Planning Tool (see attached).

Below is the matrix by which programs will be scored for final selection and inclusion in Beaver County's application to PHFA and FHLBank Pittsburgh. Strong proposals will provide detailed responses to each of these topics. Failure to fully address the topics below will result in lower scores and less chance of being selected for funding.

Proposal Topics	Details	Points
Program Goal	One of the Home4Goal Program Goals is identified and justified.	2 pts
Strategic Plan	Project addresses the PA 603 Strategic Planning Tool.	2 pts
Target Population	Target population meets the Home4Good homeless definition.	2 pts
Project Design	Project is fiscally feasible.	2 pts
Project Design	Project meets the needs of the target population.	2 pts
Project Design	Project effectively addresses the program objective.	2 pts
Project Design	Project design will reach all geographic areas in the County and will benefit all demographic makeups.	2 pts
Project Design	Proposal identifies specific performance metrics that the project will impact.	2 pts
Project Design	Project demonstrates strong partnerships to enhance outcomes.	2 pts
Projected Outcomes	Proposal includes outcomes and method for tracking them.	2 pts
Reporting Requirements	Details how the agency will meet the reporting requirements on time and without prompting.	2 pts
Budget	Budget includes all costs and all funding sources.	2 pts
Budget	Budget demonstrates a plan to consistently spend down funds over the grant year.	2 pts
Experience with Homelessness	Proposal details experience with addressing homelessness.	2 pts
Agency Eligibility	Proposal details agency's eligibility.	2 pts
Experience with Grants	Proposal details the applicant's experience with administering grant funded programs.	2 pts
TOTAL	////////////////////////////////////	32 pts

Proposals should be submitted to the attention of Holly Santa and mailed or dropped off at: 1013 8th Avenue Beaver Falls, PA 15010 by noon on July 23rd 2026.

Questions can be directed to: ciabottonidina@gmail.com

2026 FHLBank Pittsburgh & Pennsylvania Housing Finance Agency - Home4Good Continuum of Care Block Grant Application

I. APPLICATION PROCESS

Home4Good is a collaborative initiative between the Federal Home Loan Bank of Pittsburgh (FHLBank Pittsburgh) and the Pennsylvania Housing Finance Agency (PHFA) which provides grant funds to Continuums of Care to support projects and programs designed to help families and individuals who are experiencing homelessness or are at risk of homelessness. A Continuum of Care Provider is considered to be a local government or authority created by one or more governments; nonprofit organizations; or health care providers that focus on health equity and/or homelessness prevention programming that include any program, project or activity which seeks to end homelessness in accordance with Home4Good guidelines (CoC). As further described below, CoCs will submit block grant applications on behalf of Eligible Organizations (defined below).

In 2026, block grant applications will be submitted and considered under the following process:

1. CoCs will be responsible for identifying and selecting projects in their region in need of funding. "Continuum of Care Provider (CoC)", CoCs must identify and select projects in manner that is both diverse and equitable and which is appropriate for the demographic makeup of the geographic area served so as to maximize the benefit families and individuals in the region. CoCs should submit Projects that are most in need of funding, according to the CoC's strategic priorities.

2. CoCs will submit an application package, which includes a completed and signed PDF "CoC Block Grant Application" and an Excel "Worksheet of Projects" (collectively, the "Application Package"). The Application Package must be submitted to both PHFA and FHLBank Pittsburgh by the Home4Good deadline of **July 31, 2026**, using the email addresses below. The Worksheet of Projects will be prepopulated with the CoC's total grant allocation. The total funding amount for the requested projects or programs may not exceed the allocation amount identified.

FHLBank Pittsburgh: home4good@fhlb-pgh.com

PHFA: home4good@phfa.org

3. FHLBank Pittsburgh and PHFA will review the Application Package and select recipients of the 2026 Home4Good grant funds (Grant), to be announced on or before December 31, 2026. PHFA will contract with the CoCs to disburse Grant funds. CoCs will then be responsible to distribute Grant funds to selected projects.

4. CoCs will be required to submit Home4Good progress reports semi-annually to PHFA on the impact and use of Grant funds for all awarded projects.

For their role in making recommendations and completing Application Packages, each CoC may be compensated a maximum of five percent (5%) of the total Grant amount approved in their district. There are no reporting requirements for the CoC compensation funds.

II. 2026 APPLICATION TIMELINE

- Home4Good Grant Applications Released: **June 2, 2026**
- CoC Application Package Submission Deadline: **July 31, 2026**
- Home4Good Awards Announcement: **On or Before December 31, 2026**

III. PROGRAM INFORMATION

A. Purpose:

Home4Good is designed to support projects, programs or activities in Pennsylvania that lead to stable housing for individuals and families who are currently experiencing homelessness or are at risk of becoming homeless. To be eligible for funding consideration, projects must address one of the following program goals:

- **Prevention and/or Diversion:** Projects, programs or activities that assist households seeking to avoid homelessness by maintaining their current housing situation or being diverted to alternative options;
- **Innovative Solutions:** Projects, programs or activities that provide innovative solutions that seek to end homelessness; or
- **Critical Need:** Any project, program or activity serving homeless individuals and families that is determined to be critically needed by the relevant community or CoC area entity for the Region/County.

B. Home4Good Contract and Funding Cycle:

The Home4Good program is funded by the Board of Directors of the FHLBank Pittsburgh and PHFA. The expectation is generally that the funds awarded will be expended within 12 months. The 12-month term will commence on the execution date of the Grant Agreement and remain contingent on approved funding from FHLBank Pittsburgh and PHFA. Those awarded funds should not expect funding to be extended/renewed beyond the term for which the funds are being awarded.

C. Eligible Organizations:

In 2026, block grant applications are to be submitted by CoCs on behalf of eligible organizations. Eligible organizations are those that provide services that prevent and/or reduce homelessness in Pennsylvania (Eligible Organization). Eligible Organizations include, but are not limited to:

- Units of local government (counties, cities, boroughs, townships, town and home rule municipalities);
- Nonprofit organizations, including faith-based organizations;
- Redevelopment and/or housing authorities;
- Health care providers focused on health equity and/or homelessness prevention programming; and
- Economic and community development organizations, housing corporations, etc.

D. Eligible Funding Activities:

Eligible activities for Home4Good include any program, project or activity which seeks to end homelessness. Home4Good funds cannot be used for development hard costs (costs associated with real estate, construction/rehabilitation, etc.). Other eligible funding activities may include, but are not limited to:

- Homeless outreach;
- Housing models designed to serve youth;
- Eviction prevention and homeless diversion support including providing security deposits, rent/utility assistance, employment/transportation assistance, gift cards for groceries, etc.;
- Landlord engagement and outreach to increase availability and access to affordable rental units;
- Non-time-limited supportive housing;
- Support Services for households experiencing homelessness. This includes screening and intake done through the Coordinated Entry process, as well as employment assistance (skill development, job training, etc.), and recovery support for individuals and families;
- Coordinated entry support/capacity building;
- Transitional housing to facilitate the movement of individuals and families to permanent housing;
- Rapid re-housing that provides housing coupled with supportive services;
- System enhancements and/or operating expenses related to the Homeless Management Information System (HMIS) to increase capacity, expand services, and/or improve the ability to serve clients;
- Flexible funding to improve the CoC/community's ability to end homelessness. This may be through system changes, new partnerships, a particular type of intervention or targeting a particular sub-population.

Projects/programs that receive 2026 Home4Good funding are required to serve households that are either experiencing homelessness or in danger of becoming homeless. Homeless is defined as follows:

- Persons who are sleeping in places not meant for human habitation (e.g., cars, parks, streets/sidewalks, etc.);
- Persons sleeping in emergency shelters;
- Persons graduating from a transitional housing program specifically for homeless

- persons;
- Persons being discharged from an institution or foster care with no permanent residence available;
- Persons who would be discharged from an institution if there was a permanent residence available;
- Displaced victims of domestic violence; or
- Persons who are “doubled-up” and are in a situation of overcrowding, which is defined as:

Unit Occupancy – for purposes of determining overcrowding:

- Efficiency - 3 or more people
- 1 Bedroom - 4 or more people
- 2 Bedrooms - 6 or more people
- 3 Bedrooms - 8 or more people
- 4 Bedrooms - 10 or more people

E. FHLBank Pittsburgh Member Financial Institution Participation

FHLBank Pittsburgh will provide the opportunity for its Member Financial Institutions to offer support to Home4Good applications. FHLBank Pittsburgh will coordinate and collect member support forms on behalf of applicants. CoCs have no obligation to reach out to FHLBank Pittsburgh members unless otherwise requested.

F. Compliance and Reporting

CoCs will be required to collect data from the service providers that receive Grant funds and complete and submit a semi-annual progress report to provide metrics pertaining to the impact, accomplishments, and overall use of funds until all awarded funds are expended. A final close-out report must be provided to PHFA within 30 days of the final expenditure of Home4Good Grant funds.

If service providers are not in compliance with current reporting requirements, approval for funding could be impacted.

All grantees will be expected to report on a set of core metrics and, if applicable, performance metrics, as outlined below. Any grantees currently participating in the Homeless Management Information System (HMIS) will be required to provide HMIS data to PHFA.

Core metrics required for all Home4Good grantees include:

- Number of individuals served;
- Demographic data on age, gender identity and race;
- Geographic dispersion of services (urban vs. rural);
- Number of veterans served (if captured/disclosed);

- Number of ex-offenders served (if captured/disclosed); and
- Number of individuals identifying themselves as a victim of domestic violence, person with a disability, or person with a substance abuse issue (if captured/disclosed).

Performance metrics include, but are not limited to:

- Reduction in the number of individuals experiencing homelessness, including Veterans, those experiencing chronic homelessness, families, unaccompanied or parenting youth, individuals, and those unsheltered;
- Reduction in the length of time individuals remain homeless;
- Reduction in the extent to which individuals, who exit homelessness to permanent housing destinations, return to homelessness;
- Increase in access to jobs and income among individuals experiencing homelessness.
- Reduction in the number of individuals who become homeless for the first time;
- Increase in successful housing placement; and
- Increase in homelessness prevention.

IV. APPLICATION INFORMATION

1. Continuum of Care Information:

CoC Name: _____

Address: _____

Name of CoC Representative: _____

Email of CoC Representative: _____

Phone: _____

Other Contacts (If Applicable): _____

2. Description of how the projects/programs listed on the 2026 Worksheet of Projects were selected and how they align with the CoC's strategic priorities:

3. Please confirm that by applying for Home4Good Grant funds, the CoC commits to utilizing/distributing such funds in a diverse and equitable manner so as to benefit families and individuals in a manner that is appropriate for the demographic makeup of the geographic area served.

YES

NO

4. Please confirm that by submitting the Application Package the CoC accepts responsibility for providing semi-annual progress reports (due to PHFA on March 31, 2027, and September 30, 2027, for each of the awarded projects).

YES

NO

Reporting Contact: _____

Reporting Contact Email: _____

Reporting Contact Phone: _____

5. Describe how you are qualified to make the confirmations/certifications on this form and sign/submit the CoC Block Grant Application Package on behalf of your CoC:

6. Please use the space below to detail if any service provider listed on the corresponding "Worksheet of Projects" has opportunities within their organization for FHLBank Member Institution involvement. (e.g., volunteer or other engagement opportunities, Affordable Housing projects, financing or deposits which require FHLBank Member financing, services or support).

Please mark Yes or No on the "Worksheet of Projects" column I and use space below to detail the opportunity. This information will only be shared with FHLBank Member Institutions who inquire about specific opportunities.

Service Provider/Project Name	Opportunity

I, the undersigned authorized representative of the Continuum of Care listed above, certify that all information included within the 2026 Home4Good Application Package is true and correct.

Signed by: _____ Name (Print): _____

Title: _____ Email: _____

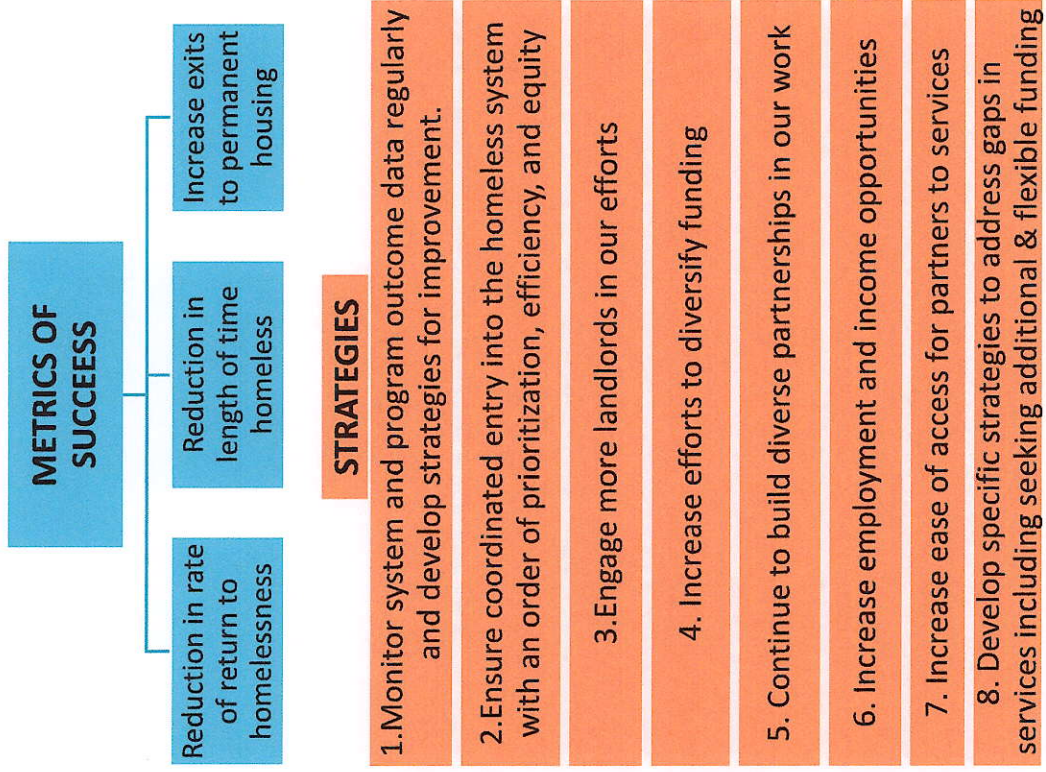
Phone: _____ Date: _____

*The complete Application Package must be received by FHLBank Pittsburgh and PHFA no later than **July 31, 2026**, to be considered for funding. Complete Application Packages should be emailed to home4good@fhlb-pgh.com and home4good@phfa.org*

FHLBank Pittsburgh and PHFA will have final approving authority of all projects that are submitted.



The PA-603 Continuum of Care is committed to the goal of ending homelessness in Beaver County by operating a system of partners that quickly identifies, engages, and rehuses households who face a housing crisis. The Steering Committee and Collaborative Applicant will use this tool in addition to the Consolidated Plan and Annual Action plans to guide their decision making over the course of the next 3 years (2025-2028). It will be updated as determined necessary by data and outcomes.



GAPS IN SERVICE

1. Lack of affordable housing options
2. Insufficient shelter options
3. Insufficient Permanent Supportive Housing
4. Lack of case management/supports both pre and post housing placement
5. Memorandums of Understanding with critical partners
6. Timely access to medical services including MH
7. Lengthy admission processes into housing programs
8. Housing needs of people with complex issues i.e. MH, elderly, incarceration histories, and teens/young adults
9. Wait times that lengthen homelessness
10. High eviction rates
11. Limited transportation options

PURPOSE OF STRATEGIC PLANNING TOOL

The Strategic Planning Tool is meant to be used as a reference to guide planning efforts and to help make funding decisions. It is used by the CoC Governing Board, the CoC Coordination team, and the Collaborative Applicant. Entities who apply for some homeless funds are asked to structure their proposals around the needs identified in this document. The Governing Board reviews the Strategic Planning Tool annually and formally updates it every 3 years. Input is gathered from CoC and ESG funded programs, the Housing & Homeless Coalition members, the Lived Homeless Expertise committee, and through the Gaps Analysis Survey. The CoC Coordinator also provides data to inform the process.

CONTEXT OF HOMELESSNESS IN BEAVER COUNTY

PA-603 CoC is made up of partners working in coordination with various housing programs to end homelessness in Beaver County. Ending homelessness means the experience of homelessness is a rare occurrence and when it does occur it is brief and non-recurring. The Housing & Homeless Coalition is comprised of 314 distinct service and resource partners and advocates. Of these partners approximately 50 regularly attend monthly partner meetings. 15 different programs provide housing to homeless people and include: 3 Permanent Supportive Housing programs, 1 Transitional Housing program, 6 Rapid Rehousing programs, and 5 Emergency Shelters. These housing programs provide 352 beds for people who are homeless (2026 HIC). On the night of January 28, 2026, 99% of those beds were filled (349 people). This represents a decrease from last year and it slightly exceeds the pre-pandemic levels of 330 people reported on the 2020 HIC. Numbers peaked at 444 people during the height of the pandemic in 2021 as reported on that year's HIC so the 2026 HIC still demonstrates a decrease from that peak. Although the average length of time homeless this year decreased from last year, the median remains roughly the same. This could potentially be explained by a few households with more complex needs having longer than average stays but the majority of households lengths of homelessness remaining stable to last year's median length of stay (FY 2024 and 2025 System Performance Measures). This is significant given the continuing tight affordable housing market, reduction of Housing Choice Vouchers, lack of available Mainstream Vouchers, and the Housing Authority regularly being at full capacity. In fact, in 2023 the Housing Alliance of Pennsylvania estimated that Beaver County only has 68 affordable housing units for every 100 extremely low-income households. Further analysis is needed to understand how the reduction in length of time homeless occurred in this tight market.

METRICS OF SUCCESS

The PA-603 CoC has a wealth of data to determine progress toward the goal of ending homelessness in Beaver County. The Governing Board has adopted the three metrics indicated on the Tool to determine progress toward meeting that goal. These metrics further guide the CoC's planning efforts and the development of strategies to improve performance and overall progress toward the goal. The chart below demonstrates these outcomes over the last six years (2020-2025 System Performance Measures reports).

Metric of Success	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025
Avg length of time homeless for ES	77 days	60 days	66 days	104 days	73 days Median: 35	121 days Median: 34
Avg length of time homeless for ES and TH	125 days	74 days	70 days	111 days	82 days Median: 39	131 days Median: 36
Exits to PH from ES, TH, RRH	49% (347 people)	48% (380)	51% (395)	60% (290)	53% (255)	50.8% (168)
Exits to PH or maintenance of PH from PSH	95% (231 people)	98% (196)	91% (197)	92% (177)	91% (183)	98.5% (199)
Returns to Homelessness	16% (68 people)	16% (70)	15% (64)	11% (58)	7.7% (38)	7.23% (23)

ANALYSIS OF METRICS OF SUCCESS

Comparing FY 2025 to FY 2020, PA 603 CoC has seen an increase in the average lengths of time homeless, but the median length of time has improved slightly from last year. This could be a reflection of the few households with complex needs having longer periods of homelessness due to needing more time to stabilize while the majority of households are exiting homelessness at the same rate as last year. These decreases could be explained by the Men’s Emergency Shelter efficiently moving people into PH. Exits to PH from ES, TH, and RRH increased by 2% since 2020 but decreased from FY 2023 by 10%. Exits to PH (or maintenance of PH) from PSH increased by 3.5% from 2020 to 2025 and they increased by 7.5% from last year. It should be noted that 2021 has a very high exit rate to PH likely due to the introduction of Mainstream Vouchers which the Housing Authority prioritized for households exiting PSH and RRH. The metric of exits to PH needs further analysis to develop strategies to maintain the improvement and reverse the decrease of the last year.

Returns to homelessness showed significant improvement from FY 2020 with an 8.8% decrease and another slight decrease from last year. This could potentially still be attributed to the massive influx of homeless prevention funds into the County during the pandemic and the programs’ efforts to exit people to more stable housing situations. Further analysis is needed to develop strategies to maintain this several year improvement on returns to homelessness.

STRATEGIES

The Strategies identified on the Strategic Planning Tool will advance the goal of ending homelessness as described below. The numbers correspond with the strategies numbered above.

1. Monitoring data enables the CoC to gauge its progress toward the goal of ending homelessness. The CoC identified the need to develop a formal process for further data analysis and for developing strategies to enhance this progress. Therefore, Data Quality and Outcomes subcommittees were created in 2024. These committees will develop strategies to improve both overall Data Quality and system and program

- outcomes. In fact, in the last year the committees have created a CoC Data Quality Plan (currently in the finalization stage) that sets benchmarks for data quality and strategies for monitoring program data against the standards.
2. Coordinated Entry helps ensure efficient and effective service delivery to all homeless households. Coordinated Entry (CE) implemented the referral system through HMIS thereby expediting access to the housing programs. The CoC updated the CE tool to reflect changing needs and to be more inclusive and respectful. The Lived Homeless Expertise committee provided valuable insight into this effort. The CE committee meets monthly to ensure efficient referrals and placement and to monitor changing needs, system inefficiencies, etc. The aim of these efforts is to continually improve the efficiency of client referral and housing.
 3. Landlords are a critical partner in quickly housing homeless households and for providing PH options both during program enrollment and upon exit. Although our programs tend to have strong partnerships with many landlords, the CoC does not have a formal process to recognize those efforts. Further, there is very limited landlord representation on the Housing & Homeless Coalition. Currently one landlord regularly attends the monthly Coalition meeting and she is also an active member of ACRE (the local landlord association). She periodically invites CoC partners to the ACRE meeting to discuss their programs. A few new partnerships have come out of those meetings. However, programs are reporting increased landlord frustration with partnering with the CoC for a variety of reasons (limits on raising the rents, perceived increased risk of damages etc). Therefore landlord engagement will continue to require attention going forward. Developing a dedicated position for engaging landlords, increasing mitigation funds, and embedding appreciation efforts into our strategies could be beneficial.
 4. Diversifying funding is a best practice for ensuring stability in programs. The CoC partners are heavily funded by HUD which limits eligible activities. For this reason, working to increase funding sources could expand service offerings across the programs. These alternative sources could include: grants (use of the Non-Profit Center through the Beaver County Library System could be effective), foundations, private donors, fee for service models (as appropriate), etc.
 5. The CoC recognizes that no two homeless situations are the same; therefore, households benefit from different combinations of supports and services to resolve their unique housing crises. To do this, we need broad partnerships of diverse services and resources, and across sectors. We currently have 314 entities represented in our Housing & Homeless Coalition with approximately 50 who regularly attend the monthly partner meeting. We have an open invitation for any new partners invested in the work to end homelessness to join the Coalition. And current partners are encouraged to invite new people as well. Since they navigate the resources daily, they often encounter new people who could play a stabilizing role in homeless situations. This enables the CoC to grow its membership every year and continue to offer the unique complement of services from which a household facing a housing crisis may benefit.
 6. The CoC recognizes stable income as a significant factor in achieving long-term housing stability and self-sufficiency. CoC partners do coordinate with job training and education resources and they have grown these partnerships over the last two years. The housing programs also screen households for other sources of income for which they may be eligible, and they work to connect the households with these resources. Our CoC funded programs increased total income by 17% for stayers in the last year (FY 2025 System Performance Measures). But the employment income decreased. These same programs saw a 9% increase in income for households who left the program during the last year but they had a significant

decrease in employment income (FY 2024 and FY 2025 System Performance Measures). The struggle with increasing employment income is a complex one that our CoC programs regularly revisit and attempt to strategize around. This issue will continue to be addressed by the programs and the CoC will continue to attempt to pull in partners to assist.

7. The Systems Gaps Analysis indicated that partners experience some difficulty accessing Outreach, Shelter, Coordinated Entry, and Prevention programs. It is unclear whether this is because the services are difficult to access or if there just is not enough of the services to meet the needs. Further analysis is needed.
8. The Systems Gaps Analysis identified several gaps in vital services. These include: limited shelter options, limited transportation options, limited access to timely mental health services, long wait times for affordable housing, and lack of affordable housing. The System Gaps Analysis also revealed that partners found accessing these programs to be a little difficult: Outreach, shelter, Coordinated Entry, and Prevention programs. The CoC is committed to developing strategies and funding to address these gaps and difficulties. Requests for Proposals for homeless funds require proposals to address the Strategic Plan. This ensures that new funding is being directed at the identified gaps. Further strategies include identifying relevant partners and experts to address the gaps, considering reallocation of funds as needs change, securing new funds, securing flexible funds, and learning best practices for addressing the gaps.

GAPS IN SERVICE

The Systems Gaps Analysis, CoC Coordination team, CoC partners, and the Governing Board identified these 12 gaps in services as having a negative impact on ending homelessness in Beaver County. Each is detailed below according to the number of the gap as listed on page 1.

1. Beaver County only has 68 affordable housing units for every 100 extremely low-income households. This shortage impacts how long homeless households remain homeless while looking for housing. It also lengthens the time in a program while a household looks for affordable housing when ready for exit. In fact the rate of exits to PH decreased by 2.2% (2025 Sys PM) which occurred after an 7% increase the year before. And finally, as a household may need to move or is evicted, the lack of affordable housing makes it more likely that the household will become homeless again.
2. The Systems Gaps Analysis identified shelter options as limited. Currently the CoC has a Men's Shelter, Women's Shelter, 2 shelter options for families with Child Welfare involvement, and hotels as needed. There is not a dedicated family shelter (for families without Child Welfare involvement) nor are there shelter or housing options for youth. Although the CoC strives to provide access to permanent housing as efficiently as possible, shelter options remain a vital resource for households to: rest, begin gathering important documents, securing income (through employment or benefits), access needed medical care etc. Although no household is expected to accomplish all of these tasks while in shelter, emergency shelter does provide the space, resources, and support to begin many of these critical tasks while providing for basic human needs, protection from the elements, and safety.

3. Again in the past year, our PSH programs (in total 3 programs comprised of 172 beds) were primarily at full capacity. This led to significantly longer wait times and households being placed in available programs that did not best meet their needs. It has also placed increased demand on the RRH programs. These programs have been so full that for the second year since the advent of Coordinated Entry (2017) not all households are receiving immediate referrals due to no openings. These households will be referred as the programs indicate openings but this is a significant shift for the CoC. Additionally, The System Gaps Analysis identified Permanent Supportive Housing and Rapid Rehousing as the top two greatest needed housing program types.
4. Partners have identified the need for more case management support after a homeless household is housed. The CoC recognizes that challenges to housing do not disappear with housing alone. For long term housing stability ongoing case management support is increasingly needed – even if only as a safety net to prevent returns to homelessness. Partners have also highlighted the need for case management for people without behavioral health challenges as this population is often not eligible for traditional case management services.
5. PA-603 is a stand alone CoC within the geographical boundaries of Beaver County, PA. Beaver County is a small county where many partners have worked on the issue of homelessness for extended periods of time. This means that partnering is often seamless and non-contractual. However, CoC partners recognize the value in formalizing these partnerships so that consistent service is rendered. There is also value in being able to point to these formal partnerships when applying for funding and when demonstrating the cohesion within our CoC partnerships. Examples include, MOUs, specific agreements to render services to programs' housing clients, tracking services rendered to housing clients and using that as leverage, sitting on partner agencies boards or subcommittees, formally collaborating on a joint project, etc.
6. Unhoused people often face complicated medical and behavioral health challenges. However, they often have difficulty accessing much needed medical care outside of emergency settings. This delay can result in conditions becoming chronic (and therefore more difficult to treat) and increased vulnerability due to weakened immunity. Furthermore, the PSH programs require that eligible households have a documented disability. With complicated access to medical care, this lack of documentation often delays their housing. A dedicated medical mobile outreach team could bring critical care directly to people where they are and streamline the documentation process to establish PSH eligibility. Progress has been made in closing this gap with one shelter provider partnering with a mobile medical provider to visit the site on a regular basis.
7. The Systems Gap Analysis identified long waits for affordable housing as a barrier to ending homelessness. Also our Lived Expertise Group shared that programs with lengthy admission processes can often lead to households disregarding those housing options. Although the limited supply of affordable housing plays a significant role in these long waits, CoC partners are also encouraged to review their processes to ensure the most efficient and streamlined enrollment procedures.
8. CoC partners report households are presenting with increasingly complex situations – such households include teen/young adult, previously incarcerated, elderly, and/or those with mentally illness. Children under 18 years of age do not have the option for emancipation in Beaver County. This means that unaccompanied children are still viewed as part of a family unit by our Child Welfare partner. Landlords are not likely to rent to persons under the age of 18. And those aged 18-21 often struggle with maintaining independent living initially. We work to address this with supportive services, but programs tailored to meet the needs of unaccompanied children and young adults are needed to better meet their unique

needs. The CoC team and the Child Welfare partner recently developed a Youth Advisory Board to help guide these efforts and the CoC Coordination team is looking into ways to further develop these efforts.

People leaving jail face many challenges to secure housing including a criminal history that often serves as a barrier to housing. We currently have an agency who connects with people in jail who are readying for release. This enables the incarcerated person to start working on housing before they are out in the community with no money and limited supports. This population could benefit from expanding this program and/or developing additional programs similar to it.

Elderly households face many challenges to secure housing including but not limited to low incomes and the need for in-home supports to live safely and healthfully. Partnering with our Office on Aging and other elderly focused service partners enables the CoC to bring specialized supports to these households but there continues to be a gap for those elderly adults with complex medical and behavioral health needs.

Our CoC continues to struggle with a small segment of the population who does not meet the criteria for institutional residential settings but who face many emotional and behavioral challenges to living safely, healthfully, and independently in the community. The CoC works very closely with Beaver County Behavioral Health and numerous other behavioral health treatment providers, but stably housing households with complex behavioral health needs remains a very real challenge in the CoC. Landlords are hesitant to rent to people who they think may cause damage and/or disruption. Histories of evictions make finding a landlord to partner with even more challenging. In addition to the challenges of securing appropriately supported housing for people with emotional and behavioral challenges, securing shelter is also a challenge. Some people are uncomfortable in congregate settings, while others need more support than a hotel alone can offer. Again, the CoC continually strives to enhance services and supports for people with these challenges, but their movement through the CoC programs remains complex – lengthening their time homeless, and in some cases adding to their poor rental histories. Recently, two new behavioral health professionals joined the Housing & Homeless Coalition, and one partners with one of our housing agencies. These developments are promising.

People face homelessness for a vast variety of reasons making their situations complex in unique ways. However, the majority of the funding CoC partners receive to provide housing are highly regulated and for very specific costs. These funds make it difficult to meet the complex and unique circumstances of every unhoused household. Continuing to grow our partnerships can help meet these needs as can securing flexible sources of funding.

9. Many factors impact the length of time a household remains homeless - limited affordable housing options, insufficient case management support, insufficient PH supply, inconsistent coordination between partners etc. Lack of affordable housing continues to impact the length of time homelessness in two ways. The first way is the length of time it takes the program to find affordable housing for the household. The second way is upon exit when the household seeks affordable housing to which they will exit. Long lengths of homelessness not only increase the negative consequences that households experience, but it also causes the homeless system to “back up”. When the programs have limited housing capacity because households are unable to move on, then the currently waiting homeless people remain unsheltered or in emergency shelter for longer periods of time which is not a best practice. Expanding affordable housing as well as the capacity of the permanent housing programs would help shorten this length of time. The goal of the CoC is to make homelessness a rare and BRIEF experience when it happens. In fact, the length of time

homeless is one of the Metrics of Success in this report and it did increase in 2025. But the median time remained stable which suggests the few outliers continue to struggle with finding housing in a timely manner. Further analysis is needed to understand what contributed to this improvement.

10. An analysis conducted by the Housing Alliance of PA (“After the Pause”) compared eviction rates prior to the pandemic to those after the pandemic (2024) and Beaver County’s eviction rate increased by 104%. Beaver County has the 9th highest eviction rates in the State. It is likely that the loss of ERAP at the midpoint of 2024 had an influence on this outcome. In the last year, the CoC has partnered with the Housing Alliance of PA to work on strategies to reduce our higher than State average eviction rate. Together we held the first ever Eviction Prevention Incubator meeting in Beaver County. We brought together a broad range of stakeholders to envision an efficient and effective eviction prevention strategy. We are currently working on implementing an eviction prevention program for households facing the first signs of hardship in a local school district. The broad representation at the meeting helped ensure the strategy will benefit households at risk of evictions, landlords facing lost income and costs as a result of eviction, and courts that are burdened with a high rate of eviction cases.

11. Transportation was a leading explanation given in the 2025 Gaps Analysis Survey as a barrier for people experiencing homelessness. Public transportation has limited hours and destinations. This is challenging for people residing in places where the bus does not travel and for people who need transport outside of public transport hours (i.e. for employment). Further some people experiencing homelessness do have vehicles but they often do not have funds to maintain or fuel the vehicle. Also, some households do not have funds for the required vehicle inspections which could lead to a summary offence – further adding to the household’s barriers. Beaver County has limited areas that are walkable or that have bike lanes so even those modes of transportation are limited in the County. We did invite Beaver County Transit Authority to one of our Coalition meetings last year where our partners learned about several flexible and affordable transportation options.

CONCLUSION

The Strategic Plan is meant to guide the CoC’s efforts toward the goal of ending homelessness in Beaver County. It identifies the measures that are used to gauge progress toward that goal and provides data to demonstrate that progress. It explores gaps in services that slow that progress, and it outlines strategies to fill those gaps. The Strategic Plan is formally updated every 3 years by the Governing Board and reviewed annually (by the Governing Board, the Housing & Homeless Coalition, the CoC Coordination team, and the Lived Homeless Expert committee) and updated as needed. The CoC Coordinator amasses input from partners throughout the year and pulls data to further inform the process for updating the plan. Additionally, data from the following sources are used throughout the report: 2025 Gaps Analysis Survey, 2026 Point in Time report, 2026 Housing Inventory Chart, 2025 System Performance Measures, and the 2025 Longitudinal Systems Analysis. Anyone with input or questions on the Strategic Plan may reach out at any time to the CoC Coordinator, Dina Ciabattoni, at ciabatttonidina@gmail.com or 724.987.0714.