

JOINT CONSOLIDATED PLAN

COUNTY OF BERKS
AND
CITY OF READING

FY 2014 – FY 2018



PREPARED BY:
BERKS COMMUNITY DEVELOPMENT OFFICE
AND
READING COMMUNITY DEVELOPMENT DEPARTMENT

NOVEMBER 2013

Executive Summary

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

1. Introduction

Berks County and the City of Reading, Pennsylvania have prepared a joint Five Year Strategic Plan in order to strategically implement federal programs that fund housing and community and economic development activities within the whole community. Recognizing the need for more efficiency and the effectiveness of the various HUD and non-HUD programs that the City of Reading and the County of Berks utilize, both entitlements have undertaken an effort to increase cooperation between the two community development offices. This cooperation focuses on the sharing of administrative duties, pooling resources and joint decision making. Through a collaborative planning process, involving a broad range of public and private agencies, the County and the City have developed a single, consolidated planning and application document for the use of federal entitlement funds available through the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program. Berks County will submit this 5 Year Strategic Plan to the U.S. Department of Housing and Urban Development (HUD).

The Five Year CP will serve the following functions.

- A planning document that enables the County and City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs.
- An application for CDBG, HOME and ESG Programs funds.
- A strategy document to be followed in carrying out HUD programs.

An action plan that provides a basis for assessing performance in carrying out use of CDBG, HOME and ESG Program funds.

QuickFacts	Reading
Population, 2011 estimate	88,414
Population, 2010 (April 1) estimates base	88,082
Population, percent change, April 1, 2010 to July 1, 2011	0.4%
Population, 2010	88,082
Persons under 5 years, percent, 2010	9.5%
Persons under 18 years, percent, 2010	31.0%
Persons 65 years and over, percent, 2010	9.3%
Female persons, percent, 2010	51.5%
White persons, percent, 2010 (a)	48.4%
Black persons, percent, 2010 (a)	13.2%
American Indian and Alaska Native persons, percent, 2010 (a)	0.9%
Asian persons, percent, 2010 (a)	1.2%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	0.1%
Persons reporting two or more races, percent, 2010	6.1%
Persons of Hispanic or Latino origin, percent, 2010 (b)	58.2%
White persons not Hispanic, percent, 2010	28.7%
Living in same house 1 year & over, percent, 2007-2011	75.3%
Foreign born persons, percent, 2007-2011	17.0%
Language other than English spoken at home, percent age 5+, 2007-2011	48.8%
High school graduate or higher, percent of persons age 25+, 2007-2011	64.8%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	9.4%
Veterans, 2007-2011	3,887
Mean travel time to work (minutes), workers age 16+, 2007-2011	23.00
Housing units, 2010	34,208
Homeownership rate, 2007-2011	44.7%
Housing units in multi-unit structures, percent, 2007-2011	36.1%
Median value of owner-occupied housing units, 2007-2011	\$68,800
Households, 2007-2011	31,304
Persons per household, 2007-2011	2.73
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$13,350
Median household income, 2007-2011	\$27,416
Persons below poverty level, percent, 2007-2011	37.3%
(a) Includes persons reporting only one race.	
(b) Hispanics may be of any race, so also are included in applicable race categories.	
FN: Footnote on this item for this area in place of data	
NA: Not available	
D: Suppressed to avoid disclosure of confidential information	
X: Not applicable	
S: Suppressed; does not meet publication standards	
Z: Value greater than zero but less than half unit of measure shown	
F: Fewer than 100 firms	
Source: US Census Bureau State & County QuickFacts	

City of Reading QuickFacts

Business QuickFacts	Reading
Total number of firms, 2007	4,568
Black-owned firms, percent, 2007	12.2%
American Indian- and Alaska Native-owned firms, percent, 2007	S
Asian-owned firms, percent, 2007	1.9%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F
Hispanic-owned firms, percent, 2007	27.2%
Women-owned firms, percent, 2007	33.7%
Manufacturers shipments, 2007 (\$1000)	2,783,026
Merchant wholesaler sales, 2007 (\$1000)	569,288
Retail sales, 2007 (\$1000)	733,567
Retail sales per capita, 2007	\$9,055
Accommodation and food services sales, 2007 (\$1000)	D
(a) Includes persons reporting only one race.	
(b) Hispanics may be of any race, so also are included in applicable race categories.	
FN: Footnote on this item for this area in place of data	
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Z: Value greater than zero but less than half unit of measure shown	
F: Fewer than 100 firms	
Source: US Census Bureau State & County QuickFacts	

City of Reading Business QuickFacts

Geography QuickFacts	Reading
Land area in square miles, 2010	9.88
Persons per square mile, 2010	8,911.6
FIPS Code	63624
Counties	Berks County
Source: US Census Bureau State & County QuickFacts	

City of Reading Geography QuickFacts

2. Summary of the objectives and outcomes identified in the Plan

The federal funds made available to each the City and County through the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) Program will be used over the next five years to address the needs outlined in the Strategic Plan. The three overarching objectives guiding the proposed activities are: Providing Decent Affordable Housing, Creating Suitable Living Environments, Creating Economic Opportunities. Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG program are: Improve Availability/Accessibility, Improve Affordability, Improve Sustainability. All future activities funded in the next five years will support at least one objective and one outcome. The framework for realizing the objective and outcomes include the following goals: provision of decent, affordable housing; increase homeownership; provision of a suitable living environment; expansion of economic opportunities; and support County-wide efforts to end homelessness. The following are the goals for housing, community development, homeless and special needs, and public and assisted housing: Retain existing housing stock provide rehabilitation assistance for both owner and renter occupied housing. In Reading, stabilize housing through concentrated code enforcement in targeted areas. Development of additional affordable housing support development of housing by private investment and non-profit organizations.

Development of rental housing utilize CHDOs and nonprofit organizations develop housing facilities for special needs and very low income and low income renters. Support Homebuyers assistance provide down payment and closing cost assistance for low and moderate-income homebuyers. Public facilities/infrastructure improvements, leverage local funding for facilities for youth, downtown business districts, sidewalk, street, water, sewer and drainage improvements. Public services continue to support a wide range of public services. Housing facilities Assist private, non-profit developers leverage other public and private funding to develop permanent supportive housing. Rent subsidized units Support the Public Housing Authorities in the expansion of the Section 8 Voucher program Modernization of existing units continue to support the use of Capital Funds and Public Housing Modernization funds to maintain and modernize the public Housing stock. Resident Services - Support resident services to encourage independent living.

3. Evaluation of past performance

Even with continuing decreased funding from Congress, the County and the City have continued to use federal entitlement funds for the benefit of its citizens. Fewer and fewer dollars have required the County and City to evaluate its use of these funds and ensure they are being spent in the most productive manner and for projects that serve a wider number of residents.

Due to the unforeseen federal entitlement funding cuts Both the County of Berks and the City of Reading have not been able to accomplish all of the goals set forth in the previous five year Consolidated Plan.

4. Summary of citizen participation process and consultation process

The development of the 2014-2018 Plan is built upon a number of other studies, plans and reports that been prepared over the past year, including: County-wide Needs Assessment, 2007/2008 United Way Community Issues and Outcomes, 2008-2011 Berks County Comprehensive Plan 2020, City of Reading Comprehensive Plan 2000, Berks Coalition to End Homelessness: Plan to End Homelessness, Berks County Continuum of Care application. Input was sought from local municipalities and two public hearings were held. The local municipalities were notified of the public hearings and an announcement was made in the Reading Eagle.

5. Summary of public comments

One City citizen mailed letter suggesting use of funds.

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

All comments and views received were accepted.

7. Summary

The Five Year Consolidated Plan will serve the following functions. A planning document that enables the County and City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs. An application for CDBG, HOME and ESG Programs funds. A strategy document to be followed in carrying out HUD programs. An action plan that provides a basis for assessing performance in carrying out use of CDBG, HOME and ESG Program funds.

The Process

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
Lead Agency	BERKS COUNTY	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Community Development Office of Berks County is responsible for the proper administration of the CDBG, ESG, and HOME Program funds outlined in this Plan. The Office was established in 1988 and since that time has had no major findings or issues with administration.

The Consolidated Plan was done in partnership with the City of Reading's Community Development Department.

Consolidated Plan Public Contact Information

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

1. Introduction

This section discusses the consultation process used by the City and County for the development of the Joint Consolidated Plan.

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)).

Through memberships in various interest groups, community groups, and organizations, both the City of Reading and the County of Berks believe the current coordination efforts are sufficient. However, over the time period of the Joint Consolidated Plan, both entities seek new and improved methods to enhance coordination.

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 local Continuum of Care is led by the Berks Coalition to End Homelessness (BCEH), a nonprofit agency conceived and founded by local social service agencies working toward an end to homelessness. There are currently 60 agencies that are members of the Coalition, along with former homeless members, the County and City governments, and other interested individuals. The City and the County government both coordinate their funding plans with BCEH, and ask BCEH to make recommendations with regard to HAP (Homeless Assistance Program), ESG (Emergency Solutions Grant) and other funding decisions. Most recently, BCEH approved and adopted its 5-year Strategic Plan for preventing, reducing, and ending homelessness. One of our local agencies leads the region in the Supportive Services for Veterans Families Grant for housing homeless vets. Another leads the region in teen intervention for homeless youth. As for chronic homelessness, we have 65 beds available, and are planning for 13 more this year.

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 City of Reading and County of Berks consults with the local CoC in several ways. We share annual applications for ESG funding with the CoC and solicit their recommendations for use of funds based on the applications received from eligible organizations. These recommendations are then incorporated into our annual action plan. The development of performance standards, evaluation of outcomes, and

development of funding as well as policies and procedures for the administration of HMIS is all facilitated by the Berks Coalition to End Homelessness (BCEH) on behalf of our local CoC.

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

1	Agency/Group/Organization	Berks Coalition to End Homelessness
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	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?	Incorporation of Strategic Plan and review of ESG Program funding.

Table 2 – Agencies, groups, organizations who participated

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

None

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		
Market Value Analysis	Reading Redevelopment Authority	Areas were reviewed for possible investment in development
Community Health Needs Assessment	United Way of Berks County	Public service related goals of strategic plan were compared with assessment.

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))

Letters and copies of the Plan were sent to adjacent counties.

Narrative

PR-15 Citizen 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**

2 public hearings, copies of plan mailed to organizations and adjacent municipalities, plan on internet pages. No input from the public changed the goals established.

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 Meeting	Persons with disabilities Non-targeted/broad community	very few members of the general public attended the hearings or submitted comments.	One written suggesting use of funds.	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Retain existing housing stock — provide rehabilitation assistance for both owner and renter occupied housing. In Reading, stabilize housing through code enforcement in targeted areas.

Development of additional affordable housing — support development of housing by private investment and non-profit organizations.

Development of rental housing — utilize CHDO's and nonprofit organizations develop housing facilities for special needs and very low income and low income renters.

Support Homebuyer's assistance — provide down payment and closing cost assistance for low and moderate-income homebuyers.

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

Summary of Housing Needs

HUD has determined that certain criteria result in housing problems for various household types. These criteria include cost burden (paying more than 30% or more than 50% of gross household income for housing costs); occupying a substandard dwelling unit (lacking complete plumbing or kitchen facilities); or, being overcrowded (having more than one person per room). This data is the most current information available on which to base the housing needs assessment.

The following tables provide a summary of the number of households in each income category by tenure and household type and the percent of such households that had a housing problem in 2010. The needs of various households, by household type within each income category, are described. The extent to which the households within each group are cost burdened and extremely cost burdened, and/or living in substandard housing, is examined. Also, the extent to which such problems impact minority households is reviewed.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	373,636	401,488	7%
Households	150,221	150,225	0%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2009-2011 American Community Survey

Data Source Comments:

NA-10 Housing Needs Assessment

Summary of Housing Needs – City of Reading

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	81,207	80,845	-0%
Households	34,314	28,262	-18%
Median Income	\$26,698.00	\$27,887.00	4%

Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

NA-10 City of Reading

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	15,521	17,555	27,445	15,431	
Small Family Households *	4,528	4,789	9,537	52,173	
Large Family Households *	1,345	1,574	2,524	7,478	
Household contains at least one person 62-74 years of age	2,607	3,426	5,028	2,633	10,894
Household contains at least one person age 75 or older	3,086	5,033	5,357	1,733	5,169
Households with one or more children 6 years old or younger *	3,162	3,217	4,306	14,173	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

Number of Households Table – City of Reading

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,910	6,210	6,355	2,545	
Small Family Households *	3,045	2,585	2,780	3,730	
Large Family Households *	940	890	995	845	
Household contains at least one person 62-74 years of age	980	915	740	370	710
Household contains at least one person age 75 or older	900	950	525	145	465
Households with one or more children 6 years old or younger *	2,220	1,880	1,430	1,220	
* the highest income category for these family types is >80% HAMFI					

Total Households Table

Data Source: 2005-2009 CHAS

Number of Households - City of Reading

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	251	268	178	110	807	32	85	84	60	261
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	235	45	55	0	335	10	10	50	0	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	210	309	96	10	625	49	212	169	66	496
Housing cost burden greater than 50% of income (and none of the above problems)	5,624	1,467	257	19	7,367	3,827	2,431	2,209	567	9,034
Housing cost burden greater than 30% of income (and none of the above problems)	1,187	3,566	2,480	181	7,414	1,099	3,282	4,830	3,407	12,618

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	300	0	0	0	300	429	0	0	0	429

Table 7 – Housing Problems Table

Data 2005-2009 CHAS
Source:

Housing Needs Summary Tables for several types of Housing Problems – City of Reading
1. Housing Problems (Households with one of the listed needs)

	Renter				Owner				Total	
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI		>80-100% AMI
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	20	35	10	205	0	0	20	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	235	25	55	0	315	10	10	40	0	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	230	65	10	495	30	130	105	0	265
Housing cost burden greater than 50% of income (and none of the above problems)	3,570	495	0	0	4,065	1,055	495	65	0	1,615
Housing cost burden greater than 30% of income (and none of the above problems)	810	1,885	585	10	3,290	345	750	740	190	2,025
Zero/negative Income (and none of the above problems)	160	0	0	0	160	140	0	0	0	140

Housing Problems Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,323	2,091	586	139	9,139	3,931	2,758	2,509	698	9,896
Having none of four housing problems	2,805	5,917	8,772	3,412	20,906	1,700	6,792	15,539	11,179	35,210
Household has negative income, but none of the other housing problems	300	0	0	0	300	429	0	0	0	429

Table 8 – Housing Problems 2

Data Source: 2005-2009 CHAS

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

	Renter				Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Having 1 or more of four housing problems	4,135	770	155	20	1,095	635	225	0	1,955
Having none of four housing problems	1,795	3,065	3,000	960	585	1,740	2,970	1,565	6,860
Household has negative income, but none of the other housing problems	160	0	0	0	140	0	0	0	140

Housing Problems

Data Source: 2005-2009 CHAS

Housing Problems - City of Reading

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,810	2,079	961	5,850	1,073	1,358	3,496	5,927
Large Related	755	281	166	1,202	457	768	861	2,086
Elderly	1,469	1,567	840	3,876	2,680	2,727	1,441	6,848
Other	2,428	1,467	852	4,747	817	1,025	1,266	3,108
Total need by income	7,462	5,394	2,819	15,675	5,027	5,878	7,064	17,969

Table 9 – Cost Burden > 30%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,430	513	33	2,976	910	761	1,111	2,782
Large Related	530	12	4	546	277	389	227	893
Elderly	1,018	611	184	1,813	1,983	849	379	3,211
Other	2,103	443	85	2,631	715	500	503	1,718
Total need by income	6,081	1,579	306	7,966	3,885	2,499	2,220	8,604

Table 10 – Cost Burden > 50%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50% – City of Reading

	Renter			Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,765	265	0	2,030	410	200	20	630
Large Related	500	4	0	504	130	75	0	205
Elderly	505	95	0	600	295	140	10	445
Other	1,150	130	0	1,280	230	90	35	355
Total need by income	3,920	494	0	4,414	1,065	505	65	1,635

Cost Burden > 50%

Data Source: 2005-2009 CHAS

Cost Burden > 50% - City of Reading

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	400	264	130	0	794	45	214	159	66	484
Multiple, unrelated family households	35	55	40	10	140	4	22	59	0	85
Other, non-family households	10	35	30	0	75	10	0	0	0	10
Total need by income	445	354	200	10	1,009	59	236	218	66	579

Table 11 – Crowding Information – 1/2

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room) – City of Reading

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	390	200	85	0	675	30	125	85	0	240
Multiple, unrelated family households	35	55	40	10	140	0	14	55	0	69
Other, non-family households	0	0	0	0	0	10	0	0	0	10
Total need by income	425	255	125	10	815	40	139	140	0	319

Crowding Information

Data Source: 2005-2009 CHAS

Crowding - City of Reading

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

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

What are the most common housing problems?

Deterioration of the existing housing stock and lack of income to afford housing are the two most common housing problems: 4,265 renter occupied households experience a housing cost burden greater than 50% of income; 3,290 renter occupied households experience a housing cost burden greater than 30% of income; 1,615 owner occupied households experience a housing cost burden greater than 50% of income; and 3,290 owner occupied households experience a housing cost burden greater than 30% of income.

For data specific to the City of Reading, see attached charts.

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

No

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

The City of Reading has a high population of single mothers with children. In addition, Reading is ranked number 2 in the Commonwealth of PA for single mothers without a high school diploma. Most of these women eventually find one of the agencies in the City who handle the ESG funding for HUD. This funding pays for rental assistance or utility assistance for those with evictions or shut-offs. Most of these clients are unable to work because of the needs of the children, which keeps their options limited. Most subsist on TANF or cash assistance, SNAP, and/or SSI. Homeless families or individuals who received rapid re-housing assistance face different challenges. It assumed that most of these families engaged in this

service because of a job loss or other sudden loss of income. In most cases these families were stable prior to the incident. Their assistance is assumed to be short-lived to get them over a certain period of instability. Their assistance was never intended to be long term whereas in the previous instance, assistance is usually needed more than once.

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

N/A

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

Most people experiencing housing crisis usually show instability in many other aspects of their lives; unstable job history, unstable relationships, lack of sufficient income. In addition, if the property itself is not well-maintained, chances are the people living there are doing so because of a lack of choices. BCEH works closely with Codes Enforcement to insure that those being funded are done through landlords that follow the proper regulations.

Discussion

None

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

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

Introduction

There does not appear to be racial or ethnic groups that have disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,970	3,440	1,040
White	9,290	1,985	690
Black / African American	1,875	130	23
Asian	105	50	14
American Indian, Alaska Native	180	0	0
Pacific Islander	0	0	0
Hispanic	7,315	1,260	300

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

NA-15 Disproportionately Greater Need: Housing Problems

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

0%-30% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,380	1,225	300
White	1,850	530	155
Black / African American	840	65	4
Asian	25	25	0
American Indian, Alaska Native	90	0	0
Pacific Islander	0	0	0
Hispanic	3,510	595	135

Disproportionately Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

NA - 15 - City of Reading

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,745	7,995	0
White	10,025	5,230	0
Black / African American	940	600	0
Asian	129	8	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	4,495	2,080	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,035	2,170	0
White	1,545	825	0
Black / African American	380	295	0
Asian	50	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,015	1,025	0

Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

30% - 50% of Area - City of Reading

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,110	21,675	0
White	9,325	16,200	0
Black / African American	735	1,390	0
Asian	102	125	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,820	3,835	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,705	4,645	0
White	610	2,165	0
Black / African American	275	590	0
Asian	8	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	785	1,790	0

Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

50% - 80% of Area - City of Reading

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,660	13,320	0
White	3,975	10,595	0
Black / African American	250	545	0
Asian	124	80	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	300	1,985	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	2,325	0
White	100	1,115	0
Black / African American	30	225	0
Asian	4	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	940	0

Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

80% - 100% of Area - City of Reading

Discussion

None

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

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

Introduction

There does not appear to be any racial or ethnic group that has a disproportionately greater need in comparison to the needs of the entire population.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,515	6,900	1,040
White	7,595	3,675	690
Black / African American	1,645	365	23
Asian	60	100	14
American Indian, Alaska Native	130	40	0
Pacific Islander	0	0	0
Hispanic	5,885	2,690	300

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

NA-20 Disproportionately Greater Need: Severe Housing Problems

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

0%-30% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,230	2,380	300
White	1,525	855	155
Black / African American	735	175	4
Asian	10	45	0
American Indian, Alaska Native	65	20	0
Pacific Islander	0	0	0
Hispanic	2,825	1,280	135

Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,245	17,500	0
White	3,715	11,540	0
Black / African American	510	1,040	0
Asian	99	38	0
American Indian, Alaska Native	4	20	0
Pacific Islander	0	0	0
Hispanic	1,835	4,750	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,035	2,170	0
White	1,545	825	0
Black / African American	380	295	0
Asian	50	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,015	1,025	0

Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

30% - 50% of Area - City of Reading

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,490	30,295	0
White	2,725	22,805	0
Black / African American	139	1,975	0
Asian	74	145	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	525	5,125	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	380	5,970	0
White	115	2,660	0
Black / African American	15	840	0
Asian	4	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	2,335	0
	Severe Housing Problems 50 - 80% AMI		

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

50% - 80% of Area - City of Reading

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	875	17,100	0
White	765	13,810	0
Black / African American	40	760	0
Asian	4	200	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	65	2,220	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income – City of Reading

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20	2,525	0
White	0	1,210	0
Black / African American	0	255	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	1,010	0

Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

80% - 100% of Area - City of Reading

Discussion

None

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

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

Introduction

No racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial/ethnic group is at least 10% points higher than the percentage of persons in the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	120,400	33,140	23,915	1,040
White	100,160	24,195	14,415	690
Black / African American	4,590	1,775	2,240	23
Asian	1,220	370	145	14
American Indian, Alaska Native	0	75	134	0
Pacific Islander	38	0	0	0
Hispanic	13,665	6,505	6,730	300

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

NA-25 Disproportionately Greater Need: Housing Cost Burdens

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

Housing Cost Burden – City of Reading

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,890	6,025	6,050	300
White	7,630	2,310	1,900	155
Black / African American	1,770	670	875	4
Asian	260	90	10	0
American Indian, Alaska Native	0	20	65	0
Pacific Islander	4	0	0	0
Hispanic	6,075	2,885	3,120	135

Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHIAS

NA - 25 - City of Reading

Discussion

None

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

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

Regardless of race or ethnicity, persons at or below 50% AMI have a greater need than the remaining income levels.

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

None

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

No

NA-35 Public Housing - 91.205 (b)

Introduction

The City of Reading is served by the Reading Housing Authority (RHA). The boroughs and townships of Berks County are served by the Berks County Housing Authority (BCHA). The data below reflects combined information of RHA and BCHA.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,786	1,191	3	1,177	8	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

A-35 Public Housing
Units in Use - City of Reading

Consolidated Plan

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher	
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
of units vouchers in use	0	0	1,580	726	3	712	8	0

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

Public Housing by Program Type

Data Source: PIC (PIH Information Center)

BERKS COUNTY

NA - 35 - City of Reading

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	480	300	0	298	1	0
# of Disabled Families	0	0	698	326	0	320	4	0
# of Families requesting accessibility features	0	0	1,786	1,191	3	1,177	8	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents – City of Reading

Consolidated	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	10,391	11,791	10,459	11,772	15,076	0	0
Average length of stay	0	0	6	5	0	5	0	0	0
Average Household size	0	0	2	2	4	2	3	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	406	122	0	120	1	0	0
# of Disabled Families	0	0	630	206	0	200	4	0	0
# of Families requesting accessibility features	0	0	1,580	726	3	712	8	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

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

Characteristics of Public Housing Residents by Program Type

PERK COUNTY
PIPH Information Center)

ta Source:

Characteristics - City of Reading

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,584	965	3	957	2	0	0
Black/African American	0	0	184	218	0	212	6	0	0
Asian	0	0	8	3	0	3	0	0	0
American Indian/Alaska Native	0	0	7	3	0	3	0	0	0
Pacific Islander	0	0	3	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents – City of Reading

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher			Disabled *
							Veterans Affairs Supportive Housing	Family Unification Program		
White	0	0	1,400	553	3	545	2	0	0	0
Black/African American	0	0	168	168	0	162	6	0	0	0
Asian	0	0	4	2	0	2	0	0	0	0
American Indian/Alaska Native	0	0	6	2	0	2	0	0	0	0
Pacific Islander	0	0	2	1	0	1	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0

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

Data Source: PIC (PIH Information Center)

BERKS COUNTY

Race - City of Reading

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1,221	589	1	585	1	0	0
Not Hispanic	0	0	565	602	2	592	7	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

City of Reading - City of Reading

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1,180	474	1	470	1	0	0
Not Hispanic	0	0	400	252	2	242	7	0	0

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

Ethnicity of Public Housing Residents by Program Type

PIC (PIH Information Center)

Data Source:

BERKS COUNTY

Ethnicity - City of Reading

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

Berks County Housing Authority – The non-elderly need living wage jobs. The elderly need safe, affordable housing.

For public housing tenants serviced by the Reading Housing Authority, it is unknown how many applicant households have a need for an accessible unit as this information is not collected at the time of pre-application.

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

Berks County Housing Authority – On the current waiting lists of BCHA, there are 21 Public Housing applicants and 31 HCV Program applicants that have indicated the need for accessibility features. All applicants on the waiting list require jobs that pay a living wage as well as safe, affordable housing.

For the Reading Housing Authority, as of 9/18/13, the Public Housing and Section 8 Waiting List is as follows:

Based on the information above, the need for assisted units is most significant for families that qualify for 1-, 2- and 3-bedroom units.

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

The population at large has many similiar needs.

Discussion

Both the City of Reading and the County of Berks continue to assist in economic development efforts and projects that will increase employment opportunities. With ever shrinking amounts of federal and state funding for affordable housing, the City and County’s efforts to encourage the development of this type of housing is decreasing.

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

Below is a summary of the needs of persons experiencing homelessness or are at risk of homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	100	21	356	0	63	30
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	228	30	1,228	0	391	30
Chronically Homeless Individuals	171	0	171	0	54	75
Chronically Homeless Families	50	0	50	0	16	30
Veterans	33	6	217	0	69	30
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Estimates provided by County staff.

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	5	0	25	0	25	0
Persons in Households with Only Children	5	0	25	0	25	0
Persons in Households with Only Adults	5	0	25	0	25	0
Chronically Homeless Individuals	5	0	25	0	25	0
Chronically Homeless Families	5	0	25	0	25	0
Veterans	10	0	50	0	50	0
Unaccompanied Youth	5	0	25	0	25	0
Persons with HIV	0	0	0	0	0	0

Data Source Comments: Estimates provided by County staff.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The County covers over 825 square miles. Persons in rural areas who are homeless have proven very difficult to indentify. Many are staying in camp grounds, living in their cars along isolated roads, or sleeping in abandoned buildings. While several attempts have been made over the years, the County has not found

a reliable means of assessing the number, nature, or extent of the rural homeless.

Those at risk of homelessness are even more difficult to identify given that most do not contact an agency or seek help until they have become homeless.

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

Data not available.

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

500 over the next 5 years.

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

Ethnicity Race NonHispanic - 1171 White, Non-Hispanic 737 Hispanic 479 White, Hispanic 390 Black 375 Asian 5 American Indian 2 Multiple Races 64

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the last point in time count, BCEH counted 13 unsheltered homeless. 3 were veterans, 9 were severely mentally ill, and 4 were drug/alcohol dependent. There was a total of 468 persons overall.

Discussion:

See above.

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

Introduction

This section reviews the issues of non-homeless persons with special needs.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly - A frail elderly person is defined as one who has one or more limitations of activities of daily living (ADL), and one who may need assistance to perform ADL. Elderly persons may need housing assistance for two reasons – financial and supportive. Supportive housing is needed when an elderly person is both frail and low income, since the housing assistance offers services to compensate for the frailty in addition to financial assistance.

The affordable and supportive service needs of the elderly include the following:

- Home maintenance assistance, including minor home repairs is the most needed supportive housing service.
- Affordable, safe and appropriate housing is needed.
- Adaptive modifications that allow them to remain in their homes as their physical conditions change should be provided.
- For people age 75 and over, the need for medical and other types of professional care rises sharply as evidenced by the large number of the elderly age 75 and over with self-care and go-outside the home disabilities.
- As people live longer, there will likely be more people in need of care because of dementia or other illnesses that diminish their mental capacity.

Persons with Disabilities

The majority of people with psychiatric or developmental disabilities experience housing problems or have housing needs in some form: cost burden; overcrowding; substandard housing; inability to move out of an institutional or residential treatment setting beyond the period of need; and, homelessness.

Needs related to housing for persons with disabilities include the following:

- Affordable, safe and appropriate housing.

- Creative home modification programs for those who acquire a disability as they age or through accident or illness.
- Accessible housing, particularly for those with severe disabilities.
- Assistance with one-time rental assistance and security deposits.
- Varying levels of supportive services adaptable to individual requirements.
- Effective pathways to ensure consumer information on existing housing programs
- Services for those who are dually-diagnosed with mental illness and/or substance abuse and/or physical disabilities.
- Outreach to individuals who resist or cannot access the traditional mental health service system.
- Convenient transportation available at varied times.

Persons with Mental Illness and Mental Retardation

The Berks County office of Mental Health and Mental Retardation is charged with the responsibility of providing services to persons with Mental Illness and mental retardation who lack the means to receive private funded care. Under the principals of the Olmstead decision, housing in the least restrictive environment under which the person may live safely is sought. De-institutionalization has occurred so that many persons formerly residing in institutions are now supported in independent living in the community.

The housing needs of consumers served by the three ICM/RC/Blended Case Management providers are as follows:

TASC – 60 to 70 consumers each year need rent assistance. This is about half their entire population.

Drug & Alcohol slots – Approximately 50 consumers each year need rent assistance – particularly women leaving prison.

SAM – Approximately 125 consumers currently receive housing services each year.

Milestones is the case management provider agency that services primarily children referred by MH/MR. Approximately 15 families are serviced each year where housing is a need.

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

Lower income special needs population is experiencing the issues of lack of affordable housing and lack of sufficient income. These needs are identified in coordination with several community partner agencies and service providers. With the continued decrease in federal, state, and local funds for affordable housing, it is very difficult to address the housing needs of this population. Many federal and state programs are available to address the supportive service needs of this population.

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

In Pennsylvania, AIDS and HIV infections are reportable conditions. The Pennsylvania Department of Health maintains a registry of reported cases on a County basis. At the end of 2006 (the most recent date for which data is available), the state reported that there were 354 persons living with HIV and 471 persons living with AIDS in Berks County.

The housing needs and problems of people living with HIV and AIDS are similar to those of people of similar health or socio-economic status. These problems have become more pressing as more people with AIDS live longer. Many people living with HIV and AIDS have other psychosocial, health, and emotional problems such as chemical dependency and mental health problems. Key housing problems include affordability, security, transportation, and child care issues. Financial constraints are central to most housing issues faced by people living with HIV and AIDS in the community. Financial problems often appear to be accentuated by the inability to work and expenses for medical care and medicines beyond the scope of insurance.

The housing needs of people living with HIV and AIDS are diverse. Housing programs targeting the population need to be flexible enough to address a wide range of needs and problems. Programs should focus on helping people with HIV and AIDS to stay in their own homes. Housing programs may need to find ways to address underlying causes and related problems such as alcohol and drug services, mental health services, benefits counseling, and public transportation.

Housing programs for persons with HIV and AIDS should include the following:

- Direct financial or in-kind assistance to clients, specifically rental and mortgage assistance.
- Direct services, specifically case management and in-home services.

- A flexible indirect assistance component that provides a pool of funds to address multiple housing concerns such as utility assistance, home improvements and renovations.

Discussion:

None

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

Describe the jurisdiction's need for Public Facilities:

Owing to the diverse nature and age of Berks County communities, the non-housing community development needs within the County are varied but there are some common elements. There are needs for public facility improvements in much of the County.

Within the City of Reading, the need exists to rehabilitation of park and recreation facilities, the fire stations, and the wastewater treatment plant.

How were these needs determined?

For Berks County, the needs were determined by the Community Development Office.

The needs were determined by the Public Works Department of the City of Reading.

Describe the jurisdiction's need for Public Improvements:

Owing to the diverse nature and age of Berks County communities, the non-housing community development needs within the County are varied and disparate, but there are some common elements. There are needs for public infrastructure reconstruction in much of the County.

For the City of Reading, there is a need for new sidewalks, street paving, tree removals and new tree plantings, and the Installation of energy efficient street lighting

How were these needs determined?

For Berks County, the needs were determined by the Community Development Office.

The needs were determined by the Public Works Department of the City of Reading.

Describe the jurisdiction's need for Public Services:

Social Service needs will continue to be addressed by the County using federal, state, and local funds other than CBDG, HOME and ESG.

Within the City of Reading, the need exists for services such as senior services, handicapped services, legal services, youth services, substance abuse services, employment training, crime awareness, fair

housing activities, tenant/landlord counseling, child care services, mental health services, homeownership assistance for low and moderate income level persons and households.

How were these needs determined?

For Berks County, the needs were determined by the Community Development Office.

The needs were determined by the Community Development Department of the City of Reading in consultation with community members and members of the administration.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Characteristics of Berks County's existing housing stock are described in this section of the Five Year Strategic Plan.

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing in good condition that does not cost more than 30% of a household's annual income. For example, a household with an annual income of \$30,000 can spend up to \$9,000 per year (\$750 per month) on housing. Anything above that amount would be unaffordable for such a household. Naturally, not all households make the same amount of money. Therefore, HUD uses the median family income for an area in order to determine what is affordable to the majority of households. While identifying how much a household can afford is a relatively straightforward calculation, it is a lot more difficult to identify how much of the available County housing stock is in good condition and affordable to various income levels. In addition, it is necessary to determine how much of the existing housing stock is affordable and available for rent versus ownership.

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Introduction

The Housing Market Analysis indicates the residential units availability, number, size, types, assisted with federal programs, and the number estimated to be lost from the affordable housing inventory.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	89,069	56%
1-unit, attached structure	36,895	23%
2-4 units	13,170	8%
5-19 units	9,462	6%
20 or more units	6,087	4%
Mobile Home, boat, RV, van, etc	5,640	4%
Total	160,323	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

MA-10 Number of Housing Units
All residential properties by number of units – City of Reading

Property Type	Number	%
1-unit detached structure	3,614	11%
1-unit, attached structure	17,449	52%
2-4 units	6,373	19%
5-19 units	3,367	10%
20 or more units	2,516	8%
Mobile Home, boat, RV, van, etc	52	0%
Total	33,371	100%

Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

MA - 10 - City of Reading

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	88	0%	1,419	4%
1 bedroom	2,094	2%	10,931	28%
2 bedrooms	16,041	14%	14,550	37%
3 or more bedrooms	93,152	84%	11,950	31%
Total	111,375	100%	38,850	100%

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Unit Size by Tenure – City of Reading

	Owners		Renters	
	Number	%	Number	%
No bedroom	31	0%	855	6%
1 bedroom	435	3%	4,714	31%
2 bedrooms	1,784	14%	4,534	29%
3 or more bedrooms	10,606	83%	5,303	34%
Total	12,856	100%	15,406	100%

Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Unit Size - City of Reading

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

The 2000 Census reported that the number of housing units in Berks County increased during the 1990s by 11.7 percent to 150,222. The 2010 Census reported that the number of housing units in Berks County increased by 9.7 percent to 164,827. The City of Reading's housing stock decreased from 2000 to 2010 by 106 to 34,208. Berks Vision 2020 notes that the rate of increase in housing in Berks County during the 2000s was modest in comparison to the previous decades.

Of the 164,827 housing units in Berks County, 128,856 or 78.5 percent were single-family units. An additional 29,900 of the housing units, or 18.1 percent, were contained in multi-family structures and there were 5,470 mobile homes, which was 3.4 percent of the units.

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

In the boroughs and townships, very few, if any, housing units will be lost, In the City of Reading; approximately 10% will be lost due to demolition.

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

The variety and number of housing units meets the needs of the general population. The housing needs of extremely low, very low, low, and moderate income persons cannot be met given the current levels of funding.

Describe the need for specific types of housing:

Berks County and the City of Reading assigned priorities for housing needs based on the information provided in the prior section. The table below identifies the population target groups for assistance to be provided through the federal grants programs.

Discussion

Berks County has a wide variety of housing stock and units.

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

Introduction

Berks County has a wide variety of housing stock and units that are available to every income level except 30% or below of AMI.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than \$500	14,287	36.8%
\$500-999	22,487	57.9%
\$1,000-1,499	1,414	3.6%
\$1,500-1,999	372	1.0%
\$2,000 or more	290	0.8%
Total	38,850	100.0%

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

MA-15 Cost of Housing
Cost of Housing – City of Reading

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	45,000	61,800	37%
Median Contract Rent	394	519	32%

Cost of Housing

Data Source: 2005-2009 ACS Data
 2000 Census (Base Year)
 2005-2009 ACS (Most Recent Year)

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Rent Paid -- City of Reading

Rent Paid	Number	%
Less than \$500	7,200	46.7%
\$500-999	8,066	52.4%
\$1,000-1,499	127	0.8%
\$1,500-1,999	0	0.0%
\$2,000 or more	13	0.1%
Total	15,406	100.0%

Rent Paid

Data Source: 2005-2009 ACS Data

Rent Paid - City of Reading

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,016	No Data
50% HAMFI	12,105	8,506
80% HAMFI	21,766	18,384
100% HAMFI	No Data	30,028
Total	36,887	56,918

Table 31 – Housing Affordability

Data Source: 2005-2009 CHAS

Housing Affordability – City of Reading

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,045	No Data
50% HAMFI	8,070	4,290
80% HAMFI	11,845	4,885
100% HAMFI	No Data	7,980
Total	21,960	17,155

Housing Affordability

Data Source: 2005-2009 CHAS

Housing Affordability - City of Reading

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Monthly Rent – City of Reading

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	532	659	873	1,087	1,167
High HOME Rent	557	622	767	1,025	1,058
Low HOME Rent	557	622	755	872	973

Monthly Rent

Data Source: HUD FMR and HOME Rents

Monthly Rent - City of Reading

Is there sufficient housing for households at all income levels?

The Berks County owner-occupied housing market contains sufficient available units for all types of households and income ranges. The current number of units and the ability to provide affordable rental units for persons at or below 50% AMI remains a problem.

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

Berks County has been and is expected to continue as a community where housing is affordable. The 2007-2011 American Community Survey reported that County-wide the median gross rent of the renter occupied housing in Berks County was \$782 per month. Of the 38,823 occupied rental units, the occupants of 19,631 units were paying more than 30% of their gross income for rent

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

HOME, FMR, and AMR are very similar. The City and County will do everything possible to produce additional affordable housing units even though federal and state assistance continues to decrease.

Discussion

County wide - The cost of purchasing a home or renting is not a problem for the majority of residents.

City wide -

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

Introduction

As can be noted from the information below, the overall condition of the housing stock can be classified as "standard".

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Units are in substandard condition when, while they may be structurally sound, they do not provide safe and adequate shelter, and in their present condition endanger the health, safety, or well-being of the occupants. Such housing has one or more defects, or a combination of potential defects in sufficient number or extent to require considerable repair or rebuilding, or is of inadequate original construction. The defects are either so critical or so widespread that the structure should be extensively repaired. The estimated cost of the rehabilitation should normally not be less than 25 percent of the value of the property (including land) after rehabilitation. The rehabilitation should be of such scope that, when completed, all the components in the house are operable and should not be anticipated to require any work or major expense over and above normal maintenance for the first one-fourth to one-third of the mortgage term.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	29,244	26%	15,628	40%
With two selected Conditions	560	1%	1,135	3%
With three selected Conditions	8	0%	172	0%
With four selected Conditions	5	0%	0	0%
No selected Conditions	81,558	73%	21,915	56%
Total	111,375	100%	38,850	99%

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

MA-20 Condition of Housing

Definitions

Condition of Units – City of Reading

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,148	32%	7,759	50%
With two selected Conditions	175	1%	613	4%
With three selected Conditions	0	0%	71	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,533	66%	6,963	45%
Total	12,856	99%	15,406	99%

Condition of Units

Data Source: 2005-2009 ACS Data

MA - 20 - City of Reading

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,675	10%	2,138	6%
1980-1999	29,620	27%	5,220	13%
1950-1979	35,629	32%	13,010	33%
Before 1950	34,451	31%	18,482	48%
Total	111,375	100%	38,850	100%

Table 34 – Year Unit Built

Data Source: 2005-2009 CHAS

Year Unit Built – City of Reading

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	178	1%	466	3%
1980-1999	710	6%	1,131	7%
1950-1979	2,188	17%	3,999	26%
Before 1950	9,780	76%	9,810	64%
Total	12,856	100%	15,406	100%

Year Unit Built

Data Source: 2005-2009 CHAS

Year Unit Built - City of Reading

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	70,080	63%	31,492	81%
Housing Units build before 1980 with children present	16,235	15%	9,519	25%

Table 35 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Risk of Lead-Based Paint Hazard – City of Reading

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,968	93%	13,809	90%
Housing Units build before 1980 with children present	6,185	48%	2,260	

Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Risk - City of Reading

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Based upon the age of the housing stock, there continues to be a need for the rehabilitation of owner and rental housing both county and city-wide. However, due to the lack of federal, state, and local financial resources, it is almost impossible to rehabilitate a sufficient number of units. The housing stock continues to deteriorate.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Using data provided by HUD, it is possible to approximate the number of housing units that may contain lead based paint and that are occupied by LMI households. The significance of this data is that LMI owner households who are cost burdened may not have the resources to abate lead based paint in their homes. LMI renter households may not even be aware that their leased units contain lead based paint, or they may be hesitant to ask their landlord to abate the problem for fear of being evicted or having their rent increased. The above tables provide an estimate of the number of renter and owner housing units. This data is matched against the number of units built before 1980 to estimate the number of units that potentially contain lead-based paint.

According to the 2005 to 2009 American Community Survey for Reading:

11,968 owner occupied housing units were built before 1980.

93% of all owner occupied housing units were built before 1980.

6,185 owner occupied housing units built before 1980 had children present.

48% of the owner occupied housing units built before 1980 had children present.

13,809 renter occupied housing units were built before 1980.

90% of all renter occupied housing units were built before 1980.

2,260 renter occupied housing units built before 1980 had children present.

15% of the renter occupied housing units built before 1980 had children present.

Discussion

Housing units with lead-based paint hazards will continue to be occupied by low/moderate income families until sufficient federal and state funding is provided for removal of lead-based paint.

MA-25 Public And Assisted Housing - 91.210(b)

Introduction

The Berks County Housing Authority serves Berks County outside of the City of Reading. The Authority operates 209 public housing units scattered throughout the County. They have developed good relationships with local jurisdictions in which public housing is located. The Housing Authority does not intend to demolish or construct any new public housing in the foreseeable future. The Authority will continue to maintain existing public housing units utilizing Capital Fund Grants provided by HUD. The Berks County Housing Authority seeks an annual Certification of Consistency from the County Commissioners each year for the Capital Fund Grant Program.

The Reading Housing Authority serves the City of Reading. The Mayor appoints the Board members of the Authority. The Authority operates 1,603 public housing units at various locations in the City. They have developed good relationships with the City and have worked jointly to accomplish redevelopment goals. The Housing Authority does not intend to demolish or construct any new public housing in the foreseeable future. The Authority will continue to maintain existing public housing units utilizing Capital Fund Grants provided by HUD. The Reading Housing Authority seeks an annual Certification of Consistency from the City each year for the Capital Fund Grant Program.

The Berks County and Reading Housing Authorities provide public housing in Reading and throughout Berks County. The Authorities meet the HUD guidelines for income targeting as a means of serving the lower income residents of the County and City, respectively. The Reading Housing Authority uses work and education preferences for public housing and for Section 8 Vouchers. Preference for public housing and Section 8 Vouchers is given to residents of the respective jurisdictions.

The Berks County and Reading Housing Authorities maintain the public housing units on an on-going basis utilizing the Capital Fund Program. Housing units are in very good condition. Implementation of the HUD required Asset Management Plans is underway.

The Berks County Housing Authority and the Reading Housing Authority each utilize Resident Advisory Boards (RAB) for the preparation of the Annual Plan and Capital Funds budget. The Berks County RAB is composed of two representatives of each housing development. Only Brook Estates has an on-going tenant committee. This committee provides recreation opportunities for its residents and works with the Property Manager to identify and review Capital funds projects. One Housing Authority resident sits on the Agency Board. The Berks County Housing Authority recently adopted preferences for admission based on veteran status (and their spouses) and persons living and/or working in Berks County.

The Reading Housing Authority has a well developed Resident Advisory Board process and on-going tenant committees in each development. These committees interact regularly with management to initiate and review capital fund improvements. The Resident Services Department provides an array of services for residents.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,823	1,286	8	1,278	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**A-25 Public and Assisted Housing
Total Number of Units – City of Reading**

Consolidated Plan

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total	Vouchers			Special Purpose Voucher
					Project-based	Tenant-based	Veterans Affairs Supportive Housing	
# of units vouchers available	0	0	1,614	604	3	601	0	0
# of accessible units								
# of FSS participants								
# of FSS completions								

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

Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

BERKS COUNTY

MA - 25 - City of Reading

Describe the supply of public housing developments:

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

Based upon monitoring by HUD, the 1823 units of public housing are in excellent condition. Both the Berks County Housing Authority and the Reading Housing Authority have maintenance programs in place that assure continued excellence.

There are 1,606 public housing units in the City of Reading, which are owned and operated by the Reading Housing Authority. All are in excellent condition, maintained in accordance with the agency's Preventative Maintenance Plan and updated in accordance with the Agency Plan.

Public Housing Condition

Public Housing Development	Average Inspection Score
Glenside Homes - RHA	90
Hensler Homes - RHA	83
Oakbrook Homes - RHA	62
DD Eisenhower Apartments - RHA	89
Jefferson Heights - BCHA	94
Sylvania Homes II - RHA	100
Scattered Sites - RHA	92

Table 38 - Public Housing Condition

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

Poverty is a function of income, which is related to education, job training and employment. Berks County and the City of Reading remain committed to addressing the needs of its citizens who live at or below the poverty level. It is also recognized that the presence of poverty and the related social and economic problems are a destabilizing element in some communities.

A number of different County agencies serve the population below the poverty line. Among them are the County Office of Aging, Children and Youth Services, Community Service, Domestic Relations, Employment and Training Office and Mental Health and Mental Retardation Office. These agencies in turn have many affiliations with private non-profit services who also serve the persons with incomes below the poverty line. A catalogue of activities of these agencies seems beyond the scope of this document. Their collective efforts, however, constitute the County's anti-poverty strategy.

The City and County believe that the housing priorities which emphasize priority for very low households, development of a transitional housing arrangements and the development of programs like family self-sufficiency which link housing and social services will assist in reducing the number of households with incomes below the poverty line.

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

Poverty is a function of income, which is related to education, job training and employment. Berks County and the City of Reading remain committed to addressing the needs of its citizens who live at or below the poverty level. It is also recognized that the presence of poverty and the related social and economic problems are a destabilizing element in some communities.

A number of different County agencies serve the population below the poverty line. Among them are the County Office of Aging, Children and Youth Services, Community Service, Domestic Relations, Employment and Training Office and Mental Health and Mental Retardation Office. These agencies in

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The City and County believe that the housing priorities which emphasize priority for very low households, development of a transitional housing arrangements and the development of programs like family self-sufficiency which link housing and social services will assist in reducing the number of households with incomes below the poverty line.

In accordance with the Agency Annual Plan, Reading Housing Authority employs a variety of strategies for improving the living environment of families residing in the public housing program. In order to improve the communities' quality of life, for example, the agency installed ornamental fencing in neighborhoods within the family developments, in order to improve security and provide attractive, private rear yards for residents. In order to promote the asset development and self-sufficiency of families, the agency offers a community-gardening program. The agency emphasizes best practices in management issues by striving for and reaching occupancy rates that are at an all-time high, and by earning a score of 96% from the HUD Public Housing Assessment System. The management of the maintenance division works to improve the overall living environment by making efficient use of the agency's Capital Fund and by employing strategies from an Energy Performance Contract to reduce utility costs and increase resources for property upgrades. In order to improve residents' overall quality of life and enhance residents' ability to experience a successful tenancy, the agency offers a wide range of supportive services including health and wellness programs, service coordination, youth services and college scholarships.

Discussion:

Both the Berks County Housing Authority and the Reading Housing Authority will continue to seek federal funding to improve its housing stock and thus improve the living environment of its residents.

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

Introduction

Berks County has a well developed Continuum of Care system. This system is best explained through the HUD model and contains the array of services needed to support persons who are homeless. The activities of Berks Coalition to End Homelessness (BCEH) have moved beyond this model to work on the root causes of homelessness as will be explained in the Strategies section of this document.

Key agencies involved in BCEH include the Berks AIDS Network/Co-County Wellness Services, Berks County MH/DD, Opportunity House, Berks Women in Crisis, BCPS/Berks Connections and Pre-Trial Services, American Red Cross, Council on Chemical Abuse, Homeless Student Program initiative of the Berks County Intermediate Unit, Berks County United Way, Mary's Shelter, Berks County Visiting Nurses, Salvation Army, YMCA, Easy Does It, City of Reading, County of Berks, Berks Advocates Against Violence, Mid-Penn Legal Services, Berks County Area Agency on Aging, Service Access Management, Reading Housing Authority, and Berks Counseling Center.

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Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	26	0	169	140	15
Households with Only Adults	194	50	183	157	0
Chronically Homeless Households	27	0	23	52	0
Veterans	6	0	6	0	0
Unaccompanied Youth	14	0	14	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Provided by BCEH.

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

No mainstream services are provided to homeless families and individuals beyond those that would be available to members of the general population.

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

Emergency Shelter = 27 family units, 65 family beds, and 81 beds for individuals. Transitional Housing = 67 family units, 219 family beds, and 87 beds for individuals. Permanent housing = 39 family units, 126 family beds, and 118 beds for individuals. Through numerous non-profit organizations and public agencies, any and all services required by homeless families and individuals are provided.

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

Introduction

Persons with special needs include the Frail Elderly, Persons with Disabilities, Persons with Mental Illness, Persons with Mental Retardation, Persons with Substance Abuse problems and Persons with HIV/AIDS. The portion of the population requiring special housing options has not been quantified. Many persons with such special needs also have very low incomes. Therefore, their needs may have already been taken into account in estimating the needs of persons with very low incomes. However, for some people, supportive housing – housing with supportive services – is needed as they are unable to undertake the Activities of Daily Living (ADL) without assistance. When family is not available and in-home care is not sufficient, different housing options are needed.

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

The affordable and supportive service needs of the elderly include the following:

- Home maintenance assistance, including minor home repairs is the most needed supportive housing service.
- Affordable, safe and appropriate housing is needed.
- Adaptive modifications that allow them to remain in their homes as their physical conditions change should be provided.
- For people age 75 and over, the need for medical and other types of professional care rises sharply as evidenced by the large number of the elderly age 75 and over with self-care and go-outside the home disabilities.
- As people live longer, there will likely be more people in need of care because of dementia or other illnesses that diminish their mental capacity.
- The need for personal care and assistance with daily living is increasing. As baby boomers age and families grow smaller, there will be an increasing number of older people who need support and assistance and fewer family members to fill the traditional role of providing care. Where there are no family members to provide direct care, public and nonprofit agencies will need to be increasingly creative in finding means to help the elderly remain in the community.

Needs related to housing for persons with disabilities include the following:

- Affordable, safe and appropriate housing.
- Creative home modification programs for those who acquire a disability as they age or through accident or illness.

- Accessible housing, particularly for those with severe disabilities.
- Assistance with one-time rental assistance and security deposits.
- Varying levels of supportive services adaptable to individual requirements.
- Effective pathways to ensure consumer information on existing housing programs
- Services for those who are dually-diagnosed with mental illness and/or substance abuse and/or physical disabilities.
- Outreach to individuals who resist or cannot access the traditional mental health service system.
- Convenient transportation available at varied times.

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

The Berks County MH/DD Office, HealthChoices plan provides a three-fold approach to housing using \$3 million in resources: The first part is to provide resources to assist consumers in obtaining housing.

Funds will be used to staff a clearinghouse of information and referral. This clearinghouse will be located at SAM, Inc., (Service Access and Management). SAM provides administrative support for the County’s MH/MR Program and is familiar with all aspects of consumer support. A 24-hour hotline will be available for tenants and landlords requiring immediate assistance.

Through the clearinghouse, a Housing Coordinator will work with the target population to locate safe, affordable housing in the community, identify which housing programs the individual might qualify for and assist them in completing the necessary application process. The Housing Coordinator would also be required to establish and maintain positive relationships with local landlords who would be willing to commit to participating in a TBRA/Section 8 program.

The Housing Coordinator will administer subcontracts with organizations that provide additional services. One such service will be to provide tenant/landlord education programs to encourage good relationships. An RFP will be used to select an organization that is interested in providing these services. Further, an RFP may be used to create housing opportunities through Master Leasing. If one or more organizations are interested in providing tenant support and can work with a property owner to lease units, then project-based support will be provided for that use. A budget of \$400,000 over 5 years has been allocated to provide 22 units per year through Master Leasing.

Funds will also be used for Supported Living services. We recognize that assisting consumers maintain housing is as essential as providing housing. “Wrap-around” services, referral to services and personal financial management will be integrated into the housing program. Consumers that are assisted with housing will be evaluated for service needs and provided appropriate services.

The second part is to provide immediate housing options to our consumers. Funds will be allocated to provide short-term housing supports such as utility connections, first month's rent and rent subsidy for up to 3 months (Housing Contingency Fund). It is expected to assist 25 to 50 consumers each year with a budget of \$250,000 over 5 years. Funding will also be made available for on-going rent subsidy for needy consumers. It is expected to assist 67 consumers each year with a budget of \$1,225,000 over 5 years.

The third part of the program will be to expand the supply of housing. Working with the Berks County Redevelopment Authority and the Office of Community Development, a Housing Development Fund will be created to support the development of Permanent Supportive Housing units integrated into local housing developments. An RFP will be sent out in the spring of 2008 offering a variety of funding options for developers wishing to create new affordable housing in Berks County. It is expected that a 30-year level of affordability will be secured from developers in exchange for between \$50,000 and \$60,000 of capital for each unit being formally set aside. The Berks County and Reading Housing Authorities have committed to providing project-based vouchers should the need arise. Where necessary, the capital contribution will be combined with operating subsidies and rental assistance to achieve the goal of producing units dedicated to MH and D&A consumers. The budget of \$1,500,000 will support the development of 30 to 35 units over the five years.

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

N/A

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

The County does not plan to undertake any activities during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs.

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

Describe any negative effects of public policies on affordable housing and residential investment

The City of Reading in particular and many of the boroughs in county have a ready supply of affordable housing. Housing is particularly inexpensive in Berks County and Reading compared to neighboring municipalities and Counties. The low cost of the housing though is, at least in part, tied to several negative factors. Further exacerbating the problem is that the depressed housing market suppresses new housing development, particularly rental development. The impediments to housing are:

- Older housing stock that requires extensive modernization and rehabilitation.
- Shrinking state and federal funding sources to subsidize affordable housing projects and rehabilitation.
- The 2000 Comprehensive Plan for Reading cites density as a housing problem. Lack of parking, small yards, limited open space and privacy negatively impact housing.
- The 2000 Comprehensive Plan for Reading states that the City accommodates a disproportionate share of the county's low income persons and special needs housing. The effect is to depress the tax base which results in a higher mil rate than surrounding municipalities.
- Developers frequently cite the problems of working through zoning issues in most local municipalities as a cost factor that impedes development.

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

Introduction

This section is focused on jobs, business, and infrastructure.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,481	2,387	2	2	0
Arts, Entertainment, Accommodations	13,280	13,830	7	9	2
Construction	12,380	6,688	6	4	-2
Education and Health Care Services	44,096	39,724	23	25	2
Finance, Insurance, and Real Estate	11,238	7,150	6	5	-1
Information	3,259	1,148	2	1	-1
Manufacturing	36,757	22,882	19	15	-4
Other Services	8,484	9,109	4	6	2
Professional, Scientific, Management Services	16,875	9,640	9	6	-3
Public Administration	5,485	7,022	3	4	1
Retail Trade	23,451	22,992	12	15	3
Transportation and Warehousing	9,052	5,353	5	3	-2
Wholesale Trade	7,735	8,340	4	5	1
Total	195,573	156,265	--	--	--

Table 40 - Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

A-45 Non-Housing Community Development Assets
Economic Development Market Analysis

Business Activity City of Reading

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	806	0	3	0	-3
Arts, Entertainment, Accommodations	2,558	840	8	3	-5
Construction	1,272	1,020	4	4	0
Education and Health Care Services	6,238	4,506	21	18	-2
Finance, Insurance, and Real Estate	716	529	2	2	0
Information	446	570	1	2	1
Manufacturing	7,660	5,501	25	22	-3
Other Services	1,473	2,239	5	9	4
Professional, Scientific, Management Services	2,723	1,177	9	5	-4
Public Administration	601	4,545	2	18	16
Retail Trade	3,412	1,946	11	8	-3
Transportation and Warehousing	1,266	566	4	2	-2
Wholesale Trade	1,137	1,281	4	5	1
Total	30,308	24,720	--	--	--

Business Activity

Data Source: 2005-2010 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

MA - 45 - City of Reading

Labor Force

Total Population in the Civilian Labor Force	209,678
Civilian Employed Population 16 years and over	195,573
Unemployment Rate	6.73
Unemployment Rate for Ages 16-24	2.60
Unemployment Rate for Ages 25-65	3.99

Table 41 - Labor Force

Data Source: 2005-2009 ACS Data

Labor Force – City of Reading

Total Population in the Civilian Labor Force	35,691
Civilian Employed Population 16 years and over	30,308
Unemployment Rate	15.08
Unemployment Rate for Ages 16-24	41.82
Unemployment Rate for Ages 25-65	7.70

Labor Force

Data Source: 2005-2009 ACS Data

Labor Force - City of Reading

Occupations by Sector	Number of People
Management, business and financial	60,138
Farming, fisheries and forestry occupations	1,504
Service	31,112
Sales and office	49,539
Construction, extraction, maintenance and repair	17,508
Production, transportation and material moving	35,772

Table 42 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Occupations by Sector – City of Reading

Management, business and financial	4,572
Farming, fisheries and forestry occupations	729
Service	6,907
Sales and office	6,590
Construction, extraction, maintenance and repair	2,131
Production, transportation and material moving	9,379

Occupations by Sector

Data Source: 2005-2009 ACS Data

Occupations - City of Reading

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	130,231	71%
30-59 Minutes	40,498	22%
60 or More Minutes	13,195	7%
Total	183,924	100%

Table 43 - Travel Time

Data Source: 2005-2009 ACS Data

Travel Time – City of Reading

Travel Time	Number	Percentage
< 30 Minutes	20,324	71%
30-59 Minutes	6,207	22%
60 or More Minutes	1,934	7%
Total	28,465	100%

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time - City of Reading

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	15,827	1,722	9,639
High school graduate (includes equivalency)	61,357	3,324	15,732
Some college or Associate's degree	41,319	2,277	8,157
Bachelor's degree or higher	43,033	1,038	5,929

Table 44 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older) – City of Reading

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,844	1,048	5,018
High school graduate (includes equivalency)	8,991	929	3,585
Some college or Associate's degree	5,078	815	1,850
Bachelor's degree or higher	2,955	115	526

Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	557	1,438	2,331	4,126	8,363
9th to 12th grade, no diploma	5,200	4,489	5,094	9,710	10,943
High school graduate, GED, or alternative	14,108	15,077	21,962	43,391	22,764
Some college, no degree	13,732	9,356	9,724	16,381	5,957
Associate's degree	1,430	3,974	5,498	6,929	1,620
Bachelor's degree	2,650	10,065	9,286	14,746	4,281
Graduate or professional degree	157	2,842	3,838	9,308	3,068

Table 45 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment by Age – City of Reading

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	263	945	1,601	2,181	1,791
9th to 12th grade, no diploma	2,202	2,454	2,524	3,205	1,871
High school graduate, GED, or alternative	3,803	3,994	3,919	5,592	2,298
Some college, no degree	3,080	2,248	1,599	2,038	625
Associate's degree	83	641	593	629	191
Bachelor's degree	320	918	585	1,168	370
Graduate or professional degree	6	183	175	576	476

Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment - City of Reading

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months – City of Reading

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,688
High school graduate (includes equivalency)	23,564
Some college or Associate's degree	26,147
Bachelor's degree	32,993
Graduate or professional degree	36,865

Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Educational Attainment - City of Reading

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

Education and health care services, manufacturing and retail trade.

Describe the workforce and infrastructure needs of the business community:

In 2009 and 2010 business retention and expansion interviews were conducted in Greater Reading--out of 96 company interviews, 47% identified lack of skills and more specifically, 26% identified lack of technical skills as a current workforce challenge.

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

No major changes are planned that have an economic impact. When opportunities for economic growth and job creation present themselves, both the City and the County will review the opportunity to determine if providing federal funds is warranted.

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

In 2009 and 2010 business retention and expansion interviews were conducted in Greater Reading--out of 96 company interviews, 47% identified lack of skills and more specifically, 26% identified lack of technical skills as a current workforce challenge.

With this knowledge, Greater Reading Economic Partnership (GREP) along with its economic development partners identified the lack of skilled workers as a critical need to growing the economic prosperity of the Greater Reading community. GREP continues to partner with the local career and technology centers (CTCs); Reading Muhlenberg Career and Technology Center, Berks Career and Technology Center and Reading Area Community College (RACC)--all of which offer customizable training and retraining programs for companies or individuals on state of the art equipment--to develop a marketing campaign geared to middle school and high school students and their parents to generate awareness about the opportunities and jobs available to persons who have technical skills.

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

Career in 2 Years - Among the top competitive advantages a community can tout is a readily available workforce, particularly a skilled workforce. A skilled workforce is an incredible economic development driver in terms of retaining existing Greater Reading companies and attracting new ones. With this knowledge Greater Reading Economic Partnership (GREP) has made working with our workforce development partners a priority.

Careers in 2 Years focuses on:Welding; Mechatronics; Carpentry; Robotics; Machining; CAD; and drafting.

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

No

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

N/A

Discussion

None

MA-50 Needs and Market Analysis Discussion

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

Not in the County. However, the City has recently conducted a Market Value Analysis which has revealed that several Reading neighborhoods can be categorized as distressed and/or highly distressed. Distressed markets are characterized by a large number of vacant (approximately 7% of all housing stock is vacant) and blighted properties. Highly distressed markets are characterized by even more severe blight and vacancy rates. A total of 24 out of Reading's 66 block groups, or 36% of Reading's block groups are within the distressed and/or highly distressed category. These are all concentrated within the city within about a 2-mile radius of one another. In distressed markets, the median sales price of homes is \$20,310, and in highly-distressed markets, the median home sales price is \$12,690.

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

Not in the County. However, most of Berk's county's ethnic minority population is concentrated within the City of Reading. Additionally, recent census data shows that more than 40% of all residents within the City of Reading live at or below poverty level.

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

In distressed markets (concentrated within the City of Reading), the median sales price of homes is \$20,310. In highly-distressed markets, the median home sales price is \$12,690.

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Berks County and the City of Reading, Pennsylvania have prepared a joint Five Year Strategic Plan in order to strategically implement federal programs that fund housing and community and economic development activities within the whole community. Recognizing the need for more efficiency and the effectiveness of the various HUD and non-HUD programs that the City of Reading and the County of Berks utilize, both entitlements have undertaken an effort to increase cooperation between the two community development offices. This cooperation focuses on the sharing of administrative duties, pooling resources and joint decision making.

Through a collaborative planning process, involving a broad range of public and private agencies, the County and the City have developed a single, consolidated planning and application document for the use of federal entitlement funds available through the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program. Berks County will submit this 5 Year Strategic Plan to the U.S. Department of Housing and Urban Development (HUD).

The Five Year CP will serve the following functions.

A planning document that enables the County and City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs.

An application for CDBG, HOME and ESG Programs funds.

A strategy document to be followed in carrying out HUD programs.

An action plan that provides a basis for assessing performance in carrying out use of CDBG, HOME and ESG Program funds.

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

Geographic Area

1	Area Name:	Second Street Redevelopment Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Borough line on West, Island Street on North, Peach alley on East, and Borough line on South.
	Include specific housing and commercial characteristics of this target area.	Older housing, older industrial and commercial buildings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Public meetings and consultation with Borough officials.
	Identify the needs in this target area.	Pedestrian walkway, site for professional office building, extension of Grand Street to Route 61, rehabilitate housing stock, assist Reading Company Technical & Historical Society, create sites for development on Front Street, lower hump in State Street, develop public parking lot on State Street.
	What are the opportunities for improvement in this target area?	See above.
Are there barriers to improvement in this target area?	lack of sufficient funding.	
2	Area Name:	Airport
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Reading Regional Airport property.
Include specific housing and commercial characteristics of this target area.	No housing, commercial structures related to aircraft industry.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	None
	Identify the needs in this target area.	Development of additional commercial buildings related to aircraft industry.
	What are the opportunities for improvement in this target area?	Vacant land is available for development.
	Are there barriers to improvement in this target area?	Lack of sufficient funding.
3	Area Name:	Armorcast Redevelopment Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	East Main Street on the South, Furnace Street on the West, Schuylkill River on the North, and Union Township Park on the East.
	Include specific housing and commercial characteristics of this target area.	Older housing and commercial buildings in need of rehabilitation.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Public meetings.
	Identify the needs in this target area.	Redevelopment of Armorcast site, improve access to Armorcast site, rehabilitation of housing stock, extension of Thun Trail, improvements to Main Bird Park and Union Township parks, expansion of area around Legion Baseball field, improve Rout 724, reduce 100 year floodplain, rezone as necessary, provide rail access to Armorcast site, rehabilitate First Street bridge, improvements in downtown Birdsboro, develop financial incentives.
	What are the opportunities for improvement in this target area?	redevelopment of Armorcast site.
Are there barriers to improvement in this target area?	lack of sufficient funding.	
4	Area Name:	Boroughs & Townships
	Area Type:	Local Target area

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	infrastructure
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	lack of sufficient funding.
5	Area Name:	County-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Yes
	Identify the needs in this target area.	Infrastructure
	What are the opportunities for improvement in this target area?	Varied
	Are there barriers to improvement in this target area?	Funding
6	Area Name:	Tannery Redevelopment Area
	Area Type:	Local Target area
	Other Target Area Description:	

HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	<p>ON THE NORTH BY: Myrtle Alley, Foundry Alley, E. Locust Street and Linden Alley;</p> <p>ON THE EAST BY: S. Franklin Street, Aspen Alley, and property lines between Myrtle Avenue and E. Main Street, E. Locust Street and Linden Alley, and Linden Alley and Railroad Right of Way;</p> <p>ON THE SOUTH BY: Railroad Right of Way;</p> <p>ON THE WEST BY: Richmond Street and N. Pearl Alley</p>
Include specific housing and commercial characteristics of this target area.	Area consists of 40 structures of which 7 are standard, 1 is substandard, 13 structures are sound, and 19 structures are deteriorated.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Public meetings and a public hearing.
Identify the needs in this target area.	Street improvements, housing rehabilitation, downtown revitalization, development of vacant land.

	<p>What are the opportunities for improvement in this target area?</p>	<p>1. IMPROVE TURNING RADIUS – Northeasterly corner of N. Franklin Street and E. Main Street</p> <p>2. CREATE PEDESTRIAN WAY – S. Pearl Alley between W. Main Street and Foundry Alley</p> <p>3. WIDEN FOUNDRY ALLEY – Between S. Richmond Street and S. Franklin Street</p> <p>4. REROUTE ROUTE 662 – Improve or reroute Route 662</p> <p>5. PROVIDE INFRASTRUCTURE IMPROVEMENTS – Provide uniform curb and sidewalk materials and color. Install ornamental street lighting. Provide plant material to soften hard surfaces.</p> <p>6. DEVELOP TANNERY SITE – Attract new development to former Tannery building site</p> <p>7. REVISE ZONING MAP AND TEXT – Encourage a wider variety of uses for Tannery Redevelopment Area</p> <p>8. ASSIST IN REDEVELOPMENT OF BUILDING SUPPLY SITE – Continuing planning</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>Lack of sufficient funding.</p>
<p>7</p>	<p>Area Name:</p>	<p>City of Reading - Citywide</p>
	<p>Area Type:</p>	<p>Infrastructure</p>
	<p>Other Target Area Description:</p>	<p>Infrastructure</p>
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	
	<p>Other Revital Description:</p>	
	<p>Identify the neighborhood boundaries for this target area.</p>	<p>Citywide</p>
	<p>Include specific housing and commercial characteristics of this target area.</p>	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	Lack of state and federal funding.
8	Area Name:	Community Policing Area
	Area Type:	Crime Prevention
	Other Target Area Description:	Crime Prevention
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
9	Area Name:	Code Enforcement Area
	Area Type:	Code Enforcement
	Other Target Area Description:	Code Enforcement
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
10	Area Name:	Historic Districts
	Area Type:	Historic Preservation
	Other Target Area Description:	Historic Preservation
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
11	Area Name:	Downtown Reading
	Area Type:	Economic Development
	Other Target Area Description:	Economic Development
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	
<p>Identify the needs in this target area.</p>	
<p>What are the opportunities for improvement in this target area?</p>	
<p>Are there barriers to improvement in this target area?</p>	

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Over the past several years, the County of Berks has provided funding to the Redevelopment Authority to undertake activities in redevelopment areas and communities that have implemented strategies to improve residential and commercial areas. The County will continue to use this approach for allocation of federal funds.

The City of Reading is leveraging State funds to begin concentrating on revitalizing its downtown commercial core in order to spur economic development within the City and complement regional efforts.

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

Priority Needs

1	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	County-wide
	Associated Goals	Public facilities/infrastructure improvements
	Description	Rehabilitation of public facilities.
	Basis for Relative Priority	Rehabilitation of existing facilities is a lower cost then creating new facilities.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
Geographic Areas Affected		Armorcast Redevelopment Area County-wide Tannery Redevelopment Area Boroughs & Townships
Associated Goals		Public facilities/infrastructure improvements
Description		Rehabilitation or replacement of public improvements and/or infrastructure.

	Basis for Relative Priority	Maintaining public improvements and/or infrastructure is a vital part of a suitable living environment.
3	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Airport
	Associated Goals	Expansion of economic opportunities
	Description	Creating or retaining jobs.
	Basis for Relative Priority	Creating or retaining businesses that provide employment opportunities to residents is a vital component of a suitable living environment.
4	Priority Need Name	Rental Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	County-wide
	Associated Goals	Development of additional affordable housing
	Description	The provision of rental assistance to low and moderate income persons.
	Basis for Relative Priority	Providing rental assistance is an important part of helping a person gain independence.
5	Priority Need Name	Production of new units
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Boroughs & Townships
	Associated Goals	Development of additional affordable housing
	Description	Development of new affordable housing units.
	Basis for Relative Priority	Development of affordable housing through new construction or rehabilitation of existing housing is vital to address the lack of affordable housing and creating or maintaining a suitable living environment.
6	Priority Need Name	Rehabilitation of existing units.
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	County-wide
	Associated Goals	Retain existing housing stock
	Description	The rehabilitation of existing owner-occupied housing.
	Basis for Relative Priority	The rehabilitation of existing owner-occupied housing helps to maintain a suitable living environment.
7	Priority Need Name	Homeless Shelter
	Priority Level	High

	Population	Extremely Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	County-wide
	Associated Goals	Homeless and Special Needs
	Description	Operations & maintenance of shleters for homeless persons.
	Basis for Relative Priority	Operations and maintenance of homeless shelters provides affordable housing for homeless persons.
8	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	County-wide
	Associated Goals	Homeless and Special Needs
	Description	Providing assistance and services to persosn at risk of becoming homeless.
	Basis for Relative Priority	Providing assistance and services to persosn at risk of becoming homeless is an excellent method of reducing or preventing homelessness.
9	Priority Need Name	Rapid Re-housing
	Priority Level	High

	Population	Extremely Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	County-wide
	Associated Goals	Homeless and Special Needs
	Description	Providing assistance and services to persons that have become homeless.
	Basis for Relative Priority	Providing assistance and services to persons that have become homeless is an important part of a plan to reduce homelessness and help people overcome homelessness.
10	Priority Need Name	Code Enforcement - City of Reading
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Infrastructure
	Associated Goals	Retain existing housing stock Code Enforcement Area Building Improvements
	Description	Inspection for code violations and enforcement of codes in deteriorating or deteriorated areas when such enforcement together with public or private improvements, rehabilitation, or services to be provided may be expected to arrest the decline of the area.
	Basis for Relative Priority	The City of Reading has many deteriorated buildings.
11	Priority Need Name	Commercial Facade Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Infrastructure
	Associated Goals	Commercial Facade Improvements
	Description	Commercial facade improvements.
	Basis for Relative Priority	There are many commercial buildings in the City's Historic Districts that are in need of rehabilitation.
12	Priority Need Name	Demolition of hazardous buildings
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Infrastructure
	Associated Goals	Demolition of deteriorated buildings
	Description	Demolition of hazardous buildings ordered by the City's building official
	Basis for Relative Priority	There are many dilapidated buildings in the City.
13	Priority Need Name	Residential Facade Improvement
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Infrastructure
	Associated Goals	Retain existing housing stock
	Description	Residential facade improvement.
	Basis for Relative Priority	There are many residential buildings in the City that need a facade restoration.
14	Priority Need Name	Public Information Dissemination

	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Infrastructure
	Associated Goals	Public Information Dissemination
	Description	Public Information Dissemination
	Basis for Relative Priority	Though public information dissemination is of vital importance, there are many other needs that take priority over information dissemination.
15	Priority Need Name	Community Policing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Infrastructure
	Associated Goals	Crime Prevention
	Description	Non-traditional community policing program in low and moderate income areas of the City.
	Basis for Relative Priority	This is a priority need due to the amount of crime in both the city and the county.
16	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Infrastructure
	Associated Goals	Fair Housing
	Description	To stop housing discrimination practices. To educate the public about the fair housing laws.

	Basis for Relative Priority	Fair housing is of the utmost importance in our community, especially considering the percentage of people who rent their homes rather than own them.
17	Priority Need Name	Youth services
	Priority Level	Low
	Population	Moderate Families with Children Non-housing Community Development
	Geographic Areas Affected	Infrastructure
	Associated Goals	Youth Services
	Description	In the City of Reading, youth service activities are those that promote academic success, healthy lifestyles, and good character development.
	Basis for Relative Priority	The youth in the City of Reading are in need of constructive activities that promote academic success, healthy lifestyles, and good character development.

Table 48 – Priority Needs Summary

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City will use the recently conducted Market Value Analysis (MVA) to inform the use of funds for TBRA.
TBRA for Non-Homeless Special Needs	The City will use the recently conducted Market Value Analysis (MVA) to inform the use of funds for TBRA for Non-Homeless Special Needs.
New Unit Production	The City will use the recently conducted Market Value Analysis (MVA) to inform the use of funds for new unit production.
Rehabilitation	The City will use the recently conducted Market Value Analysis (MVA) to inform the use of funds for rehabilitation. In accordance with strategies resulting from the MVA, rehabilitation will primarily take place within transitional markets.
Acquisition, including preservation	The City will use the recently conducted Market Value Analysis (MVA) to inform the use of funds for rehabilitation. In accordance with strategies resulting from the MVA, acquisition will primarily take place within distressed and highly distressed markets while preservation will take place within steady and transitional markets.

Table 49 – Influence of Market Conditions

NA-10 Housing Needs Assessment

Summary of Housing Needs – City of Reading

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	81,207	80,845	-0%
Households	34,314	28,262	-18%
Median Income	\$26,698.00	\$27,887.00	4%

Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

NA-10 City of Reading

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

Introduction

The following are the federal resources the City and County anticipate reseiving over the 5 year period of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,700,000	0	0	4,700,000	18,800,000	\$2,200,00 - County \$2,500,000 - City
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	200,000	0	0	200,000	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	330,000	0	0	330,000	1,320,000	\$160,000 - County \$170,000 - City

Table 50 - Anticipated Resources

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

Both the City of Reading and the County of Berks will use private and local funds for the mtach requirements of the HOME and ESG Programs. Additional resources will be investigated for projects utilizing CDBG Program funds.

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

Berks County will use CDBG Program funds for the rehabilitation of County-owned bridges that serve low and moderate income areas. The City of Reading will use CDBG Program funds for the rehabilitation of municipal parks and playgrounds.

Discussion

None

SP-40 Institutional Delivery Structure - 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BERKS COUNTY REDEVELOPMENT AUTHORITY	Redevelopment authority	Economic Development Non-homeless special needs neighborhood improvements public facilities	Region
BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY	Regional organization	Economic Development Non-homeless special needs	Region
BERKS COUNTY HOUSING AUTHORITY	PHA	Public Housing	Region
BERKS COUNTY PLANNING COMMISSION	Government	Planning	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

At present, the City and County feel their delivery systems are sufficient to implement the Consolidated Plan. There appears to be no gaps in the system. However, the City and County will continue to monitor and evaluate its system over the period of the Plan.

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

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

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

Table 52 - Homeless Prevention Services Summary

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

Our Continuum has a unique collaboration and our services work well together to address the needs of the population. Alcohol and drug abuse treatment facilities are linked directly with mental health services as many times they go hand-in-hand. When a person or family enters into the system of services through our Coordinated Assessment approach they are automatically assessed and routed to the appropriate services. Our case managers are trained to connect the homeless and at-risk individuals with mainstream services such as employment training and transportation. Child Care services are offered at the local homeless shelter for parents living there. In addition homeless prevention services such as utility assistance and rental assistance are available within the CoC as well. Through SSVF veterans can receive medical care, housing, counseling, utility assistance, and many other services. Berks AIDS network operated through Co-County Wellness Services offers many services including meals and counseling to HIV/AIDS clients.

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

Our CoC does experience some gaps in services – for instance – we do not have shelter space for disabled females and space for wheelchair bound males is also limited. In addition we only have 4 units of emergency shelter for families, which is insufficient given the poverty in our community. We have

been working to develop additional family shelter but so far have had some problems with that. There are some programs that take families but they are not considered emergency shelter.

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

We have been working with the Camp Fire Council here who has an apartment that they would like to convert into a family shelter. In addition a local church, City Light Ministries who conducts a winter time warming center, would like to expand their services to provide housing and overnight accommodations for individuals and families. Both entities must satisfy certain codes requirements and pass a fire inspection, which also requires significant investment in a sprinkler system and ventilation. Other than that, we do not have funding available or presented to us for this purpose. Berks County Community Development is working on a veterans' housing project with 15 units for single veterans, and we have been helping them to secure funding for that project.

SP-45 Goals - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Retain existing housing stock	2014	2018	Affordable Housing	Second Street Redevelopment Area Armorcast Redevelopment Area Tannery Redevelopment Area Boroughs & Townships Code Enforcement Area Historic Districts	Rehabilitation of existing units. Code Enforcement - City of Reading Residential Facade Improvement	CDBG: \$2,557,200 HOME: \$300,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 13500 Household Housing Unit
2	Development of additional affordable housing	2014	2018	Affordable Housing	Boroughs & Townships	Rental Assistance Production of new units	HOME: \$1,500,000	Rental units constructed: 15 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public facilities/infrastructure improvements	2014	2018	Non-Housing Community Development	Boroughs & Townships City of Reading - Citywide	Public Facilities Public Improvements & Infrastructure	CDBG: \$5,100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Homeless and Special Needs	2014	2018	Homeless Non-Homeless Special Needs	County-wide City of Reading - Citywide	Homeless Shelter Homelessness Prevention Rapid Re-housing	CDBG: \$100,000 ESG: \$750,000	Homeless Person Overnight Shelter: 2500 Persons Assisted Homelessness Prevention: 1000 Persons Assisted
5	Expansion of economic opportunities	2014	2018	Economic Development	Airport Downtown Reading	Economic Development	CDBG: \$2,500,000	Jobs created/retained: 100 Jobs Businesses assisted: 12 Businesses Assisted
6	Commercial Facade Improvements	2014	2018	Non-Housing Community Development	Historic Districts	Commercial Facade Improvements	CDBG: \$400,000	Facade treatment/business building rehabilitation: 20 Business
7	Demolition of deteriorated buildings	2014	2018	Non-Housing Community Development Demolition and Clearance	City of Reading - Citywide	Demolition of hazardous buildings	CDBG: \$1,650,000	Buildings Demolished: 40 Buildings
8	Public Information Dissemination	2014	2018	Public Information Dissemination	City of Reading - Citywide	Public Information Dissemination	CDBG: \$202,500	Public service activities other than Low/Moderate Income Housing Benefit: 79073 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Crime Prevention	2014	2018	Non-Housing Community Development	Community Policing Area	Community Policing	CDBG: \$1,125,000	Public service activities other than Low/Moderate Income Housing Benefit: 49867 Persons Assisted
10	Code Enforcement Area Building Improvements	2014	2018	Code Enforcement	Code Enforcement Area	Code Enforcement - City of Reading	CDBG: \$850,000	Other: 12500 Other
11	Fair Housing	2014	2018	Housing Availability and Housing Discrimination	City of Reading - Citywide	Fair Housing	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 1750 Persons Assisted
12	Youth Services	2014	2018	Non-Housing Community Development	City of Reading - Citywide	Youth services	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 325 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Retain existing housing stock
	Goal Description	Provide rehabilitation assistance for both owner and renter occupied housing. Stabilize housing through concentrated code enforcement in targeted areas. City of Reading CDBG Program - Conduct 5 residential Code Enforcement activities and 5 residential facade programs totalling \$2,557,200 during PY2014 to PY2018.
2	Goal Name	Development of additional affordable housing
	Goal Description	Support development of housing by private investment and non-profit organizations.

3	Goal Name	Public facilities/infrastructure improvements
	Goal Description	Leverage local funding for public facilities/infrastructure such as sidewalks, streets, roads, bridges, sanitary sewer, water systems, storm drainage, etc. City of Reading expects to fund 10 activities totalling \$1,100,000 during PY2014 to PY2018.
4	Goal Name	Homeless and Special Needs
	Goal Description	Assist private and nonprofit developers or organizations to leverage other funds to maintain existing facilities as well as develop permanent supportive housing. City CDBG - Provide public service funding to prevent homelessness and conduct landlord/tenant mediation services.
5	Goal Name	Expansion of economic opportunities
	Goal Description	Promote business assistance, develop industrial and commercial sites, and other efforts that result in retaining or creating jobs. The City of Reading CDBG Program will conduct 5 Microenterprise Assistance Activities serving 50 low and moderate income level persons. The CDBG funding will total \$500,000 during PY2014 to PY2018.
6	Goal Name	Commercial Facade Improvements
	Goal Description	Commercial facade improvements.
7	Goal Name	Demolition of deteriorated buildings
	Goal Description	The demolition of deteriorated buildings in the City.
8	Goal Name	Public Information Dissemination
	Goal Description	Providing community and social service information to low and moderate income level persons in the City of Reading.
9	Goal Name	Crime Prevention
	Goal Description	The goal of community policing is to bring the police and the public it serves closer together to identify and address crime issues. Instead of merely responding to emergency calls and arresting criminals, police officers in the program gets involved in finding out what causes crime and disorder, and attempts to creatively solve problems in the Community Policing Area.
10	Goal Name	Code Enforcement Area Building Improvements
	Goal Description	Building improvements in the CDBG Code Enforcement Area

11	Goal Name	Fair Housing
	Goal Description	To prevent housing discrimination practices. To educate the public about the fair housing laws.
12	Goal Name	Youth Services
	Goal Description	Youth education, fitness, bullying prevention, recreation programs and services.

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

Berks County - 70 families. City of Reading - 80 families.

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

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

Reading Housing Authority is not subject to conditions of a Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Reading Housing Authority operates under a Memorandum of Understanding with the RHA Citywide Resident Council, which serves as the umbrella organization for seven development-based resident councils that are charged with promoting quality of life and resident satisfaction, and participating in self-help initiatives to enable residents to create a positive environment for families living in RHA programs. The CWRC and development-based resident councils assist RHA during the Annual Planning process, and on an ongoing basis, in making decisions related to the budgetary process, occupancy, general management, maintenance, security, resident training, resident employment, social services and modernization.

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

No

Plan to remove the 'troubled' designation

NA

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

The City of Reading in particular and many of the boroughs in county have a ready supply of affordable housing. Housing is particularly inexpensive in Berks County and Reading compared to neighboring municipalities and Counties. The low cost of the housing though is, at least in part, tied to several negative factors. Further exacerbating the problem is that the depressed housing market suppresses new housing development, particularly rental development. The impediments to housing are:

- Older housing stock that requires extensive modernization and rehabilitation.
- Shrinking state and federal funding sources to subsidize affordable housing projects and rehabilitation.
- The 2000 Comprehensive Plan for Reading cites density as a housing problem. Lack of parking, small yards, limited open space and privacy negatively impact housing.
- The 2000 Comprehensive Plan for Reading states that the City accommodates a disproportionate share of the county's low income persons and special needs housing. The effect is to depress the tax base which results in a higher mil rate than surrounding municipalities.
- Developers frequently cite the problems of working through zoning issues in most local municipalities as a cost factor that impedes development.

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Strategy to Remove or Ameliorate the Barriers to Affordable Housing

There are no acceptable strategies beyond federal and state increases in grants for the development of affordable housing.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Berks Coalition to End Homelessness (BCEH) and each of the other members of the CoC continues to conduct street outreach services to homeless persons, particularly unsheltered persons.

Addressing the emergency and transitional housing needs of homeless persons

We have a comprehensive county-wide Street Outreach Program in this community. This Outreach program goes to local areas where homeless and potentially homeless persons might congregate; soup kitchens, libraries, malls, food pantries, bridges, city parks, etc.. in seeking out these individuals we can engage them in services and connect them with the local shelters and other housing programs. In our community, according to our Coordinated Assessment Program, the first stop for literally homeless is Opportunity House where they would be assessed and from there a place for them is found in the Continuum. If Opportunity House does not have room, another facility may be located or the individual or family may be moved to transitional housing right away. The assessment process is thorough and requires the case manager to connect the homeless person with all available resources such as mental health resources and drug/alcohol abuse treatment facilities.

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 greatest misconception is that this transition from homelessness to independent living can happen quickly – and if it does happen quickly, it usually is followed by recurring episodes of homelessness. It is a process, and we recognize that it takes time both to create opportunities for personal growth, as well as income growth and other factors. Credit may need to be repaired, relationships need to heal, job history needs to be generated. Sometimes additional benefits take time to receive. And then where does the person or family reside while they wait. The job of BCEH in this community is to help prepare the members agencies to case manage those persons into affordable living space, and work with them to prevent homelessness from happening again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Prevention has been the lynchpin of all that BCEH does. Helping at-risk individuals and families from becoming homeless is the key to keeping the community stable. After an at-risk individual or family is identified through Street Outreach or by contacting the agency or is directed to BCEH through Coordinated Assessment, they are assessed for need and directed to the proper agency for utility assistance, rental assistance, or rapid rehousing assistance. The entire Coalition works together to share information and network so that the system of services can work. Those being released from prison or a mentally health facility, or foster care, and not simply “dumped” somewhere but each situation requires a specific discharge plan by all the agencies involved. Many times there is funding in place, housing choices, employment or mainstream benefits in place – along with life skills training – to insure that the homeless person does not fall into homelessness a second time.

SP-65 Lead-based Paint Hazards - 91.215(i)

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

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

The actions listed above will only eliminate or reduce a very small number of housing with LBP hazards. Again, the massive extent of this problem and the severe lack of funding prevents the City or the County from adequately addressing the problem of housing with LBP hazards.

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

All housing rehabilitation programs of the City or County will include actions to address identified LBP hazards.

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

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

Poverty is a function of income, which is related to education, job training and employment. Berks County and the City of Reading remain committed to addressing the needs of its citizens who live at or below the poverty level. It is also recognized that the presence of poverty and the related social and economic problems are a destabilizing element in some communities.

A number of different County agencies serve the population below the poverty line. Among them are the County Office of Aging, Children and Youth Services, Community Service, Domestic Relations, Employment and Training Office and Mental Health and Mental Retardation Office. These agencies in turn have many affiliations with private non-profit services who also serve the persons with incomes below the poverty line. A catalogue of activities of these agencies seems beyond the scope of this document. Their collective efforts, however, constitute the County's anti-poverty strategy.

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

The City and County believe that the housing priorities which emphasize priority for very low households, development of a transitional housing arrangements and the development of programs like family self-sufficiency which link housing and social services will assist in reducing the number of households with incomes below the poverty line.

SP-80 Monitoring - 91.230

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

Performance monitoring is an important component in the long-term success of the federal grants programs. The Office of Community Development for each the County and the City is responsible for ensuring that the recipients of federal funds meet the purposes of the appropriate legislation and regulations, and that funds are disbursed in a timely fashion.

The three programs for which the City and County enter into contracts with HUD are the HOME Program, the CDBG Program, and the ESG Program. Monitoring will occur in accordance with these agreements, the certifications the City and County sign and the regulations for these programs. Monitoring responsibility for projects funded by the County will continue to be assigned to the County's Community Development Office. Monitoring responsibility for projects funded by the City will continue to be assigned to the City's Community Development Department.

The City and the County exercise a high degree of control over the projects and activities of subrecipients of the HOME, CDBG and ESG Program. Therefore, minimum monitoring procedures consist of day to day contact either by telephone or in person, copies of all project documents in City and County files, written documentation of expenditures for reimbursement of costs by the City and County, and the submission of written progress reports. For the ESG Program, the City and County conducts on-site monitoring at least once during the term of the subrecipient agreement. For the CDBG Program, the City and County select a representative sample of completed projects for on-site monitoring. For the HOME Program, the City and County follow the schedule at 24 CFR Part 92.504(e) for on-site monitoring.

Both the City and County monitoring standards and procedures ensure that statutory and regulatory requirements are being met and that information submitted to HUD is correct and complete.

Expected Resources

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

Introduction

The County of Berks anticipates receiving CDBG, ESG and HOME Program funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,113,337	0	0	2,113,337	8,800,000	Fund will be used for administration, Section 108 loan payment, public facilities/infrastructure, and planning. Funds will not be used to leverage other private, state, or local funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	468,202	0	0	468,202	2,000,000	Funds will be for administration and affordable housing development. Funds will be used to leverage private and local funds.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	151,986	0	0	151,986	800,000	Funds will be used for administration, operations & maintenance, and homeless prevention. Funds will be used to leverage private and local funds.

Table 54 - 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

State, local, and private funds will be used to match federal funds as required the ESG and HOME Programs. When appropriate, federal funds will be used to leverage state, local and private funds.

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

CDBG Program funds will be used for rehabilitation of several County-owned bridges.

Discussion

None

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public facilities/infrastructure improvements	2014	2018	Non-Housing Community Development	Armorcast Redevelopment Area Tannery Redevelopment Area Boroughs & Townships	Public Facilities Public Improvements & Infrastructure	CDBG: \$1,552,599	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	Development of additional affordable housing	2014	2018	Affordable Housing	Boroughs & Townships	Production of new units	HOME: \$421,402	Rental units constructed: 17 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
3	Homeless and Special Needs	2014	2018	Homeless Non-Homeless Special Needs	County-wide	Homeless Shelter Homelessness Prevention	ESG: \$151,986	Homeless Person Overnight Shelter: 500 Persons Assisted Homelessness Prevention: 100 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Public facilities/infrastructure improvements
	Goal Description	None
2	Goal Name	Development of additional affordable housing
	Goal Description	None
3	Goal Name	Homeless and Special Needs
	Goal Description	None

AP-35 Projects - 91.220(d)

Introduction

The following forms outline the County's proposed projects to address community development, affordable housing, and homeless priority needs and objectives listed in the beginning sections of the Joint Consolidated Plan.

#	Project Name
1	Housing
2	Infrastructure/facilities
3	2014/1/HESG14 Berks County
4	Administration/planning

Table 56 – Project Information

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

Projects selected have a high priority. The only obstacle to addressing underserved needs is the lack of sufficient federal, state, and local funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing
	Target Area	County-wide
	Goals Supported	Development of additional affordable housing
	Needs Addressed	Production of new units
	Funding	HOME: \$421,402
	Description	Affordable housing efforts
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	homebuyer project - \$84,902; and development of affordable rental units - \$336,500.
2	Project Name	Infrastructure/facilities
	Target Area	Armorcast Redevelopment Area County-wide Tannery Redevelopment Area
	Goals Supported	Public facilities/infrastructure improvements
	Needs Addressed	Public Facilities Public Improvements & Infrastructure
	Funding	CDBG: \$1,690,670
	Description	Infrastructure and public facilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Section 108 loan payment - \$138,071; Penn Hall renovations at RACC - \$750,000; County bridge rehabilitation - \$352,599; public facility renovations at RACC - \$250,000; public improvements in the Armorcast RA - \$100,000; and public improvements in the Tannery RA - \$100,000.
3	Project Name	2014/1/HESG14 Berks County
	Target Area	County-wide
	Goals Supported	Homeless and Special Needs
	Needs Addressed	Homeless Shelter Homelessness Prevention Rapid Re-housing
	Funding	ESG: \$151,986
	Description	Homeless activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	administration - \$11,300; operations and maintenance of shelters - \$73,150; and homeless prevention - \$67,536.
4	Project Name	Administration/planning
	Target Area	County-wide
	Goals Supported	Development of additional affordable housing Public facilities/infrastructure improvements Homeless and Special Needs
	Needs Addressed	Fair Housing
	Funding	CDBG: \$422,667 HOME: \$46,800 ESG: \$11,300
	Description	General administration and planning for the County's grants.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General administration of CDBG Program - \$302,667; general administration of HESG Program - \$11,300; general administration of HOME Program - \$46,800; general planning - \$120,000.

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

With administration by the Redevelopment Authority, the County will continue to fund its Property Rehabilitation Program which contributes to improving the housing stock of the County and the revitalization efforts of its municipalities. The County intends to continue funding programs and activities which are County-wide in scope, meet an identified community development need, and implement the County's Comprehensive Plan. Finally, the County will allocate sufficient funds to insure the proper planning and administration of its CDBG Program. This policy ensures a fair rationale for allocating investment throughout the entire County based upon local priorities.

Tenant-based assistance from the HOME Program can be used for housing throughout the County. Locations for the rental housing development funded by the Program were chosen by the non-profits and units can be leased by any low/moderate income person.

The emergency shelters are located in the City of Reading but the facilities serve all homeless persons regardless of residence.

The total population of the County is comprised of 88% white and 12% minority. Therefore the County considers any municipality with a minority population of more than 12% as having a minority concentration. The Borough of New Morgan with a total population of 35 and a minority population of 17% is the only one that falls within this definition. No funds have been requested by the Borough and therefore no funds from the 2014 Action Plan have been allocated to the Borough.

Geographic Distribution

Target Area	Percentage of Funds
Second Street Redevelopment Area	0
Armorcast Redevelopment Area	5
County-wide	64
Tannery Redevelopment Area	5
Airport	0
Boroughs & Townships	0

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County continues to support the efforts of the Redevelopment Authority of Berks County in its implementation of the goals in various redevelopment areas.

Discussion

None

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The County will continue to work with Abilities in Motion (AIM) to identify funding for accessibility modifications for disabled homeowners and tenants.

The County Planning Commission will continue to offer technical assistance to municipalities on land use regulatory issues relating to the development of affordable housing. The Community Development Office will continue to review municipal zoning ordinances for barriers to affordable housing as part of its subrecipient monitoring.

During 2009, the County MH/MR Program provided the Berks County Redevelopment Authority was \$1,500,000 to loan to property owners who will rent to consumers of the County's HealthChoices Program. The loan may be used for acquisition, construction, or rehabilitation of affordable units. Since that time, 3 projects have been funded which have provided 10 affordable units to this special population.

One Year Goals for the Number of Households to be Supported	
Homeless	500
Non-Homeless	0
Special-Needs	0
Total	500

Table 58 - 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	19
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	19

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

New units will consist of 17 rental and 2 homeowner. Homeless households will include those in shelters, rapid re-housing, and homelessness prevention.

AP-60 Public Housing - 91.220(h)

Introduction

The Berks County Housing Authority administers public housing in the boroughs and townships.

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

The Berks County Housing Authority has no plans to undertake new public housing improvements during 2014. The County's Action Plan does not include any funding for activities to address the needs of public housing.

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

None

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

N/A

Discussion

None

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

Introduction

The chronic homeless do not represent a significant percentage of the homeless population in Berks County. However, the County has worked with the Berks Coalition to End Homeless on the development of a strategic plan which includes goals and objectives for ending chronic homelessness.

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

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

The County will continue to participate in the Berks Coalition to End Homeless and provide funds to Opportunity House for the implementation of the Homeless Management Information System (HMIS).

Addressing the emergency shelter and transitional housing needs of homeless persons

The County will continue to provide financial support for the homeless shelters of the community.

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 County is providing funding for the homeless veterans affordable housing project.

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 County will continue to provide financial support for the homeless prevention activities of Family Promise and Berks Connections/Pre-trial Services.

Discussion

See above.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

The main barrier to affordable housing is the lack of sufficient federal, state, and local funds to address the problem.

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

The County Planning Commission will continue to offer technical assistance to municipalities on land use regulatory issues relating to the development of affordable housing. The Community Development Office will continue to review municipal zoning ordinances for barriers to affordable housing as part of its subrecipient monitoring.

Discussion

The County will continue to investigate funding opportunities for affordable housing.

AP-85 Other Actions - 91.220(k)

Introduction

The County will reduce the hazards presented by units which contain lead-based paint by continuing to analyze existing municipal codes and encouraging the adoption of housing codes which promote lead abatement. It will also continue to support the Berks County Redevelopment Authority's Lead-hazard Control Grant.

The County believes that the housing priorities it has set forth which emphasize priority for very low households, development of a transitional housing arrangements and the development of programs like family self-sufficiency which link housing and social services will assist in reducing the number of households with incomes below the poverty line by 5%.

The County will continue to work with Berks Housing Opportunities, Inc, Housing Development Corporation of Berks, and the Berks County Redevelopment Authority to develop affordable housing. The County will encourage non-profit organizations who have little or no experience in housing development to partner with experienced development organizations.

The County will continue to work with Greater Reading Economic Partnership. The aim of the effort is to try and create greater intergovernmental cooperation for economic development among the 75 municipalities, 62 municipal authorities and 18 school districts. This initiative will assist the County in the implementation of its Joint Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

No actions are planned in 2014.

Actions planned to foster and maintain affordable housing

See section on affordable housing.

Actions planned to reduce lead-based paint hazards

In 2012, the Redevelopment Authority of the County of Berks became a subrecipient of the lead hazard control grant of the Pennsylvania Department of Health. The funds will be used to reduce lead hazards in owner-occupied homes located in the boroughs and townships as well as the Ricktown area of the City of Reading.

Actions planned to reduce the number of poverty-level families

No actions are planned in 2014.

Actions planned to develop institutional structure

No actions are planned in 2014. The County believes its current institutional structure is adequate.

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

No actions are planned in 2014. The County believes the current coordination is adequate.

Discussion

None

Program Specific Requirements

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

Introduction

The following is a listing of specific requirements of the CDBG, ESG, and HOME Programs.

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.	90.00%

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

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

None

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:

The HOME Program requires a participating jurisdiction to impose either resale or recapture requirements for homeownership activities should the property not remain as affordable housing for the minimum period. The County has chosen to recapture the entire amount of HOME Program funds from the homeowner if the property does not continue to be the principal residence of the family for the duration of the period of affordability.

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:

The County has chosen to recapture the entire amount of HOME Program funds from the homeowner if the property does not continue to be the principal residence of the family for the duration of the period of affordability.

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:

2. The County of Berks will review the management practices of the management agent for the project. Included will be a review of the methodology for maintaining and updating the waiting list for units, income verification procedures, tenant selection practices, accounting practices, etc. The County will require that the project owner and management agent prepare and follow a management plan that conforms with generally accepted plans for multifamily projects such as those funded by the Pennsylvania Housing Finance Agency or HUD.

3. The County will invest HOME Program funds to be used for refinancing only in projects where such investment is necessary to maintain current affordable units.

4. Projects that receive HOME Program funds for refinancing costs must remain affordable in accordance with HOME Program guidelines for a minimum period of fifteen (15) years from the date of completion of rehabilitation on all of the units in the project. However, if the project has a longer period of affordability resulting from some other program restriction (PHFA, LIHTC, etc.), then such

affordability guidelines apply to the use of the HOME Program funds under this refinancing provision.

5. The use of HOME Program funds for refinancing costs is applicable to any area covered by the CDBG program.

6. HOME Program funds cannot be used to refinance multifamily loans made or insured by any Federal program, including loans made or insured by the CDBG Program.

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

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

See attachment.

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

N/A

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 County forwarded copies of all funding requests to the CoC for review and funding recommendations.

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.

N/A

5. Describe performance standards for evaluating ESG.

The County monitors all of its sub-recipients.

Discussion

None