

SUMMARY OF 2007-2008 FAIR HOUSING GOALS / STRATEGIES

GOALS	STRATEGIES ¹	RESPONSIBLE ENTITIES / PROGRAM	BENCHMARK	PROPOSED INVESTMENT ²	IMPEDIMENT ADDRESSED	
<p>➤ Preserve & Increase Homeownership for low-mod income residents & those with disabilities</p> <p>➤ Preserve & Increase the Supply of Quality, Affordable Rental Housing</p> <p>➤ Ensure quality housing for persons with disabilities</p> <p>➤ Aid in the Elimination of Slums & Blight</p> <p>➤ Provide Shelter for and Reduce the Homeless population</p> <p>➤ Encourage comprehensive approach to development</p> <p>➤ Reduce concentrations of low-income and minorities in impacted communities</p>	<ul style="list-style-type: none"> Provide financing to rehabilitate / repair owner-occupied properties located within eligible municipalities of Allegheny County 	ACED / AHILP coordinates with individual homeowners	Originate 50 loans	Recycled loan funds	Substandard housing quality; emergency property conditions; lack of accessibility for disabled; code deficiency issues; lead based paint hazard issues; low to moderate income households.	
		City of McKeesport (as part of HOME Consortium)	Assist 20-22 homeowners	\$ 266,483 HOME		
		<ul style="list-style-type: none"> Provide financing to acquire & rehabilitate for-sale units Provide financing for the new construction of for-sale units Provide deferred second mortgages to write down the cost of home purchase Provide financing for rehab or new construction of rental units Provide financing for & coordinate rehabilitation of units (4 or more) Construct new accessible for-sale homes for persons with disabilities 	ACED / Allegheny Housing Development Fund program with developers & local communities; this includes Allegheny Housing Development Fund projects funded with Joint Plan (Sanders) set-aside CDBG funds	13 Rehab for Resale	\$ 127,500 HOME \$ 200,892 CDBG \$ 869,856 AHTF	Substandard housing quality; minority & low-income concentration; accessibility issues; lead based paint issues; shortage of homeownership opportunities for low/mod households; shortage of accessible for-sale housing for persons with disabilities.
				12 Homeowner Rehab	\$ 435,000 CDBG	
				38 Homeowner New Construction	\$2,186,308 HOME \$1,412,399 CDBG \$ 174,000 AHTF	
				14 Rental for Disabled	\$ 280,000 HOME \$ 70,000 AHTF	
				144 Rental for Elderly	\$2,080,000 HOME \$ 370,000 AHTF	
				26 New Rental	\$1,083,000 HOME \$ 180,000 AHTF	
				12 Rental Rehab	\$ 192,000 HOME \$ 60,000 CDBG \$ 48,000 AHTF	
				<ul style="list-style-type: none"> Provide housing counseling services 	Urban League of Pittsburgh	
Fair Housing Partnership	\$ 50,000 CDBG					

¹ This chart is intended to provide overview of Housing goals/ impediments addressed linked with programs offered; it is not an exhaustive list of projects funded.

² All funding amounts referenced in this document are subject to change because the final allocation amounts from HUD were not received prior to the start of the public review period of the Draft Consolidated Plan. Most projects also leverage other sources of funding, including: equity, tax credits, Penn HOMES, private capital, etc.

GOALS	STRATEGIES ¹	RESPONSIBLE ENTITIES / PROGRAM	BENCHMARK	PROPOSED INVESTMENT ²	IMPEDIMENT ADDRESSED
➤ Coordinate county-wide housing programs to maximize effectiveness	<ul style="list-style-type: none"> Provide low-interest loans, closing cost and down payment assistance 	ACED / RFA coordinates with lending institutions	Originate 150 mortgages	\$12,000,000 in proposed lendable Bond proceeds	Minority & low-income concentration; Racial disparity in homeownership
	<ul style="list-style-type: none"> Provide downpayment assistance grants to low income families 	ACED / RFA coordinates through the housing division	Assist 70 homebuyers	\$216,065 HOME American Dream Downpayment Initiative	Minority & low-income concentration; high downpayment and closing costs represent the most significant barrier to homeownership for low income residents and tenants of public housing
	<ul style="list-style-type: none"> Provide grant funds for housing rehab to allow persons with disabilities to remain in their homes 	RAAC / ACTION Housing Inc.	ACCESS - Assist 75 households	\$250,000 AHTF \$500,000 DCED	Lack of accessibility for disabled
	<ul style="list-style-type: none"> Transfer vacant properties to new, responsible owners 	RAAC / Vacant Property Recovery Program, with participating municipalities	Transfer 75 properties	\$ 250,000 CDBG	Sub-standard living conditions in impacted communities
	<ul style="list-style-type: none"> Actively participate in Local Housing Option Team 	All County Depts., agencies	Monthly meetings	N/A	Lack of coordination
	<ul style="list-style-type: none"> Implement the actions of the Joint Plan (formerly Sanders Consent Decree) 	ACED	Initiate and/or complete new housing and home rehab activities in Braddock, Clairton, Duquesne, McKees Rocks & Rankin	\$3.6 mil CDBG	Minority & low-income concentration
	<ul style="list-style-type: none"> Assist ACHA with Section 8 voucher program 	ACHA	All sites identified by ACHA	N/A	Minority & low-income concentration
	<ul style="list-style-type: none"> Provide grant funds for homeless services & shelter providers 	ACED, DHS / Emergency Shelter Grant Program	Fund 20 projects	\$ 706,047 ESG	Homelessness
	<ul style="list-style-type: none"> Facilitate focused neighborhood development 	ACED / RAAC with active local working groups	Assist interested communities to create Redevelopment Plans		Low-income & minority concentration
<ul style="list-style-type: none"> Provide grant funds for utility bill subsidies 	ACED/Dollar Energy Fund	Assist 1000 households	\$ 75,000 CDBG	Low income households	
<ul style="list-style-type: none"> Provide grant funds for housing rehabilitation 	Allegheny County Housing Authority	Assist in 14 of 72 units	\$1,360,000 HOME \$ 240,000 AHTF	Lack of affordable senior housing	

FAIR HOUSING ACTION PLAN³

IMPEDIMENT	STRATEGY	RESPONSIBLE ENTITY(IES)
Nearly two-thirds of the County's hazardous waste sites are located in municipalities with higher than average percentages of families living in poverty and minority residents.	The active sites in these municipalities will receive priority for expedited cleanup.	Allegheny County, EPA, PADEP
Section 8 holders have difficulty finding housing in certain areas - due possibly to fair market exception that are too high , source of income or other discrimination.	New Section 8 participants will be tracked to determine how well they penetrate the market, and where they have difficulty doing so.	ACHA
	Test-based audits of the private rental market, focus groups, and surveys of participants and landlords, will be an integral part of measuring the Section 8 market and the probability of success of its home-seekers.	FHP; Urban League
The leases of Section 8 landlords may not be in compliance with fair housing laws.	Audit the leases of every current Section 8 landlord for compliance with fair housing laws. All future leases will be reviewed	ACHA
Zoning Issues including: <ul style="list-style-type: none"> - Municipal codes that do not have group housing terms or provisions for housing people with disabilities; - Few communities have enacted permitted- use ordinances that allow people with disabilities and others to reside in group housing arrangements in single family zones as a matter of right; - Nearly half of Allegheny County's municipalities have enacted special-exception or conditional-use procedures for group housing; - Distance requirements, or family definitions, that would likely be construed as having the effect of illegally restricting group housing 	Coordinate review as part of Allegheny County's Comprehensive Plan process	AC Planning Division
Coordination and information-sharing among public and private agencies on fair housing issues.	Local Housing Option Team	DHS, ACED, ACHA, City of Pgh., non-profits
Fair housing guidelines are not distributed by real estate agencies.	Require all lending institutions that participate in the bond program to distribute fair housing guidelines	RFA
The consent decree to desegregate public and assisted housing in Allegheny County has, in part, negatively influenced the fair housing environment.	Reversing the consent decree's negative impact on fair housing should include the component of long-term education & outreach that places the decree within the broader context of fair housing.	ACED
There is a lack of easily accessible data on rental and owner-occupied housing markets in Allegheny County.	ACED will explore the options of creating a database of the supply & demand of affordable housing in AC	ACED; Housing agencies and other partners

³ Please refer to the Analysis of Impediments to Fair Housing in Allegheny County for a full description of the Fair Housing Plan.