



THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

2025-2029 CONSOLIDATED PLAN AND 2025 ANNUAL ACTION PLAN

Department of Economic and Community
Development

DRAFT FOR PUBLIC DISPLAY AND COMMENT

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Executive Summary

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

1. Introduction

The City of Erie, Pennsylvania is federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant Program (ESG). As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Plan (CP) in order to implement any federal programs that fund housing, community development, and economic development within the community. This CP covers the period from FY2025 through FY2029 (July 1, 2025, through June 30, 2030). This CP will be submitted to HUD for approval. The lead entity responsible for the preparation of the CP is the City's Office of Economic and Community Development.

The City of Erie, through the CP, developed a single, consolidated planning and application document in consultation with public and private agencies. The CP for the City will serve the following functions:

- A planning document that enables the 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 funds, HOME funds and ESG funds under HUD's formula grant
- A strategy document to be followed in carrying out HUD programs
- An action plan that provides a basis for assessing performance in the investment of CDBG, HOME and ESG funds.

The purpose of the CP is to guide federal funding decisions in the next five years. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing
- To improve the quality of life and living environments for people with low- to moderate incomes through community reinvestment and improvements to public facilities and infrastructure
- To generate economic opportunities by supporting sustainable development activities that promote long-term community viability and the empowerment of people with low to moderate incomes to achieve self-sufficiency.

The overall priority for the investment of federal funds is to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The City expects to receive the following amounts in FY2025 (five-year projections).

- CDBG: \$2,855,318 (\$14,276,590)
- HOME: \$764,318 (\$3,821,590)
- ESG: \$267,205 (\$1,336,025)

The City anticipates \$5,000 in Program Income for FY2025.

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

The Strategic Plan provides a framework to address the needs of the City for the next five years using CDBG, HOME, and ESG funds. The City’s strategy focuses on the need to:

Improve the quality of the housing stock in the community by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families. This includes creation of new units and preservation and rehabilitation of existing units.

Provide housing and services for households experiencing or at risk of homelessness.

Improve Community Assets. Improve the public and community facilities, infrastructure, public services, and the quality of life for all residents in the community.

Economic Development: Increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents in the community.

Outcomes show how programs and activities benefit a community, or the people served. Outcomes that illustrate the benefits of each activity funded by CDBG, HOME, and ESG are improved availability, affordability, and sustainability. All future activities funded in the next five years will support at least one objective and one outcome.

3. Evaluation of past performance

The City of Erie strives to equitably allocate Community Development Block Grant (CDBG) funds to income eligible areas and persons throughout the City and has funded activities during the past year to meet the City’s FY 2020 to FY 2024 Five Year Consolidated Plan and Fifth Annual Action Plan goals and objectives. Erie's CDBG Program regularly meets the performance standards established by HUD.

The following demonstrates the priorities addressed and objectives accomplished in FY2023, the most recently completed CAPER for the City of Erie:

Housing:

- Housing Rehabilitation –RACE CDBG Homeowner Rehab: 1 single unit

- HOME Homeowner Rehab: 1 single unit
- Rental Rehabilitation- Richford Arms: 120 units
- Homebuyer: 1 unit

Community Developments:

- Tree Removal/Replacement: 95,805 people
- Infrastructure: Road Reconstruction: 95,805 people
- Public Services: City Summer Recreation: 337 people
 - Summer recreation programs at three neighborhood centers serving 372 youth (MLK-96, BTW-184, Trinity-92)
 - Human Resources at eight neighborhood facilities serving 3,104 people (BTW – 1,455, Trinity Center – 92, JFK – 158, Erie City Mission – 72, UE CDC – 55)
 - YMCA Teen Center (226 youth)
 - St. Martin Center, Inc. (828 people)
 - Boys & Girls Club – 218
 - Erie Refocused Citizen Response Center – 1,943 (people)
 - Erie Police Athletic League – 301 (youth)
- Accessibility: ADA Improvements- Curb Cuts: 8,541 people

CARES Act: Public Services: Five facilities serving 1,231 people – Paramount Pursuits- 4, BTW -1,173, Erie City Mission HR – 5, GECAC Homeless Prevention- 13, St. Martin Center, Inc. Homeless Prevention -36.

Other Special Needs: GECAC In-Home Services: 108 people

Homeless:

- ESG shelters and transitional housing agencies served 2,262 persons
- City of Erie staff ESG administrative and fiscal management (Other: 1)
- Prevention and Housing - St. Martin Center Rapid Re-Housing: 51 households with 80 individuals

4. Summary of citizen participation process and consultation process

The City of Erie held two preliminary community development and housing needs public meetings to obtain input from citizens. The meetings were held on January 29, 2025, in Council Chambers at City Hall to provide accessibility for a variety of citizens. Two public hearings to generate comment and feedback on the draft plan were advertised for May 5, 2025, in City Council Chambers.

Public notice for the meetings was published in The Erie Times News in order to inform as many persons as possible regarding the City of Erie’s intent to develop the Consolidated Plan. A copy of the public notice is included in the Citizen Participation Appendix.

To solicit input on the City of Erie’s housing and community development needs and to help establish budget and program priorities for the next five years, the City held five stakeholder workshops for a variety of housing development and service providers. The topics of the workshops were Housing

Affordability; Community and Economic Development; Health/Human Services/Homeless Services; Accessible Housing; and general community needs. A summary of the comments received during the public meetings and stakeholder workshops is included in the Citizen Participation Appendix.

Additionally, a survey was made available online to solicit public input. There was also a lived experience survey distributed by paper to emergency shelter and homeless service providers. The responses to both surveys were included throughout this Plan.

5. Summary of public comments

Citizen comments are included in the Citizen Participation Appendix attached to the final version of this Plan.

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

There were no comments that were not accepted by the City of Erie. A complete summary of Citizen Participation is included in the Citizen Participation Appendix attached to the final version of this Plan.

7. Summary

This plan outlines the goals of the City of Erie for its CDBG, HOME, and ESG funds. Following extensive outreach and public input, the Consolidated Plan and Annual Action Plan clearly outline programs and activities that will address the identified needs and maximize investment of federal resources.

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
CDBG Administrator	ERIE	Department of Economic and Community Development
HOME Administrator	ERIE	Department of Economic and Community Development
ESG Administrator	ERIE	Department of Economic and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Erie Department of Economic and Community Development is the administrating agency for the CDBG, HOME, and ESG program. The Department prepares the Five-Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERRs), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day-to-day basis. In addition, the City of Erie has a private planning consulting firm available to assist the city on an as needed basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Erie developed an outreach effort to maximize input from a large cross-section of stakeholders. The outreach effort included public meetings, public meetings notices, and stakeholder/focus group meetings meant to engage a broad variety of stakeholders and City of Erie residents.

The City solicits applications for funding and conducts public hearings to gain information on the needs of the community. During the preparation of the Consolidated Plan, the City conducted public needs meetings and an online survey to determine the needs.

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)).

The City of Erie acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The city works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the City:

- City of Erie Housing Authority - coordinate affordable housing (Section 8 Housing Choice Vouchers and Public Housing improvements) especially for the very low- and extremely low-income residents of the City.
- Social Services Agencies - coordinate funding allocations to improve the availability and efficacy of social service programs for low- and moderate-income persons.
- Housing Providers - coordinate rehabilitation and development of affordable housing to meet the needs of low- and moderate-income households.

Each year, as part of the CDBG, HOME, and ESG application planning process, local agencies and organizations are invited to submit proposals for project funding for eligible project activities. These groups participate in the planning process by attending the public hearings and informational meetings, completing survey forms, and commenting on draft plans.

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 City of Erie participates in the Continuum of Care, Home Team Homeless and Housing Coalition, comprised of City of Erie and Erie County service providers which offer a variety of housing solutions,

including emergency shelters, transitional housing, and permanent supportive housing, with a specific focus on households facing housing instability or chronic homelessness. The Home Team Homeless and Housing Coalition collects data related to homelessness in the County and City, and the City uses that data to inform its Strategic Plan Needs and Goals.

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 Home Team Homeless and Housing Coalition utilizes HMIS to collect data on the needs of people experiencing homelessness. The City of Erie uses the Home Team Written Standards for the implementation of all CoC funded projects, as well as Systems Performance Measures and Policies and Procedures for the Coordinated Entry System. To the extent feasible, evaluation of applications for ESG funding is conducted in alignment with those Systems Performance Measures and other Continuum policies and priorities.

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	Infinite Erie
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via stakeholder workshop focused on community and economic development needs in the city.
2	Agency/Group/Organization	Erie Together
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via stakeholder workshop focused on affordable and accessible housing needs in the city.

3	Agency/Group/Organization	Erie County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via stakeholder workshops focused on affordable housing and homeless service providers. In addition, hazard mitigation and broadband needs were discussed.
4	Agency/Group/Organization	Erie Redevelopment Authority
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person interview on affordable housing and community development needs.
5	Agency/Group/Organization	Housing Authority of the City of Erie
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on affordable housing and community development needs.

6	Agency/Group/Organization	Bethesda Lutheran Services
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on affordable housing and community development needs.
7	Agency/Group/Organization	Manus Enterprises
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on affordable housing and community development needs.
8	Agency/Group/Organization	Erie Arts and Culture
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via stakeholder workshops focused on affordable housing and community development needs.
9	Agency/Group/Organization	Meals on Wheels
	Agency/Group/Organization Type	Housing Services – Persons with disabilities Services- Elderly Anti-poverty Strategy

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on neighborhood health and safety.
10	Agency/Group/Organization	Sisters of St. Joseph Neighborhood Network of Northwestern PA (SSJNN)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services- Youth Services-Elderly
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via stakeholder workshop focused on health and human services.
11	Agency/Group/Organization	Erie Airport
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in person stakeholder workshop focused on community and economic development needs.

12	Agency/Group/Organization	GECAC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via stakeholder workshops focused on affordable housing and community development needs.
13	Agency/Group/Organization	COMMUNITY RESOURCES FOR INDEPENDENCE, INC.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshop focused on accessible housing.

14	Agency/Group/Organization	Summit Legal Aid/Fair Housing Law Center
	Agency/Group/Organization Type	Fair Housing/Legal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on accessible housing.
15	Agency/Group/Organization	Youth League Institute
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on affordable housing and community development needs.
16	Agency/Group/Organization	Achievers Entrepreneurial Hub
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on affordable housing and community development needs.
17	Agency/Group/Organization	Community Cornerstone Project
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on affordable housing and community development needs.

18	Agency/Group/Organization	Apartment Association
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via in-person stakeholder workshops focused on affordable housing and community development needs.
19	Agency/Group/Organization	Gannon Small Business Development Center
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via virtual stakeholder workshop.
20	Agency/Group/Organization	JFK Center
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Services-Housing Services-Employment Services-Education Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Need Assessment Anti-Poverty Strategy
21	Agency/Group/Organization	Erie Department of Community & Economic Development
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This agency was consulted via multiple interviews.</p>
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Table 2 – Agencies, groups, organizations who participate

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

Broadband providers did not participate in consultation. However, the City utilized data and mapping from PolicyMap and the FCC, as well as discussed broadband availability, accessibility and affordability with stakeholders.

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	Home Team Homeless and Housing Coalition	The CoC plan to end homelessness is incorporated into this document. To the extent feasible, the City uses the CoC System Performance Measures to allocate ESG dollars.
Erie Refocused	Department of Economic and Community Development	The City’s Comprehensive Plan focuses heavily on community revitalization, including affordable housing, economic development, and non-housing community needs.
Infinite Erie	Local Organization	Infinite Erie is a community and economic development strategy designed to harness funding opportunities, unify diverse public, private, and civic stakeholders around a common vision, and advance equitable economic development.
Buffalo Road Neighborhood Plan	Department of Economic and Community Development	This Plan focuses heavily on community revitalization, specifically the Buffalo Road Neighborhood, affordable housing, and non-housing community needs.
East Bayfront Neighborhood Plan	Department of Economic and Community Development	This Plan focuses heavily on community revitalization, specifically the downtown area, economic development, and non-housing community needs.
Downtown Streetscape Master Plan	Department of Economic and Community Development	This Plan focuses on community revitalization and non-housing community needs.
Erie County Hazard Mitigation Plan	Erie County	The Mitigation Plan informed the Hazard Mitigation section of the Market Analysis.

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(l))

The City of Erie notifies adjacent municipalities of the Plan's availability for comment. In addition, County agencies were consulted in the development of the homeless strategy as the City and County participate jointly in the Continuum of Care. ESG providers in the City of Erie were also given the opportunity to provide comment.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Erie, in compliance with the City’s Citizen Participation Plan, held two (2) public hearings on January 29, 2025, at 10:00 a.m. and 6:00 on the needs of the City of Erie and collect input on the proposed activities to be funded. Residents were given the opportunity to discuss the City’s CDBG Program and to offer their suggestions on future CDBG program priorities. The public hearings were advertised in The Erie Times News and posted on the Department of Economic and Community Development webpage. All hearings were held at City Hall, 626 State Street, Erie, PA. This location is accessible to persons with disabilities. The City will provide appropriate accommodations for Disabled and Limited English Proficient (LEP) persons, as requested, during these hearings. A copy of the public notices is included in the Citizen Participation Appendix.

The City of Erie maintains a stakeholder contact list for the Economic and Community Development program. All stakeholders received applications and emails notifying the listees of all public hearings and meetings. Additionally, a flyer was emailed to the entire stakeholder list inviting input during four sessions during the week of January 28, 2025. A copy of the list can be found in the attached Citizen Participation Appendix.

The City of Erie advertised on April 10, 2025 that a “Draft Plan” was placed on display on the Department of Economic and Community Development on public display online at <https://cityof.erie.pa.us/> and at the City of Erie Department of Economic and Community Development; 626 State Street; Erie, PA during normal operational hours. The "Draft Plan" was available from April 11, 2025, to May 10, 2025, for review and comment. Two additional public hearings were held on May 5, 2025, at 10:00 a.m. and 6:00 p.m. in City Hall Council Chambers.

Additionally, a survey was made available online to solicit public input. There was also a lived experience survey distributed by paper to emergency shelter and homeless service providers. The responses to both surveys were included throughout this Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting 10:00 a.m.	Non-targeted/broad community	January 29, 2025 Five persons in attendance.	A complete summary of comments is included in the Citizen Participation Appendix.	There were no comments that were not accepted.	
2	Public Meeting 6:00 p.m.	Non-targeted/broad community	January 29, 2025 Two persons in attendance.	A complete summary of comments is included in the Citizen Participation Appendix.	There were no comments that were not accepted.	
3	Public Meeting 10:00 a.m.	Non-targeted/broad community	May 5, 2025 TBD	A complete summary of comments is included in the Citizen Participation Appendix.	TBD	
4	Public Meeting 6:00 p.m.	Non-targeted/broad community	May 5, 2025 TBD	A complete summary of comments is included in the Citizen Participation Appendix.	TBD	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing

Housing problems include cost burden (paying more than 30% of monthly income towards monthly housing costs), severe cost burden (paying more than 50% of monthly income towards monthly housing costs), overcrowding, and low-quality housing stock. The most common housing problem is cost burden. Hispanic, Black, and Asian households experienced these problems at disproportionately high levels. The elderly also experienced a higher percentage of households with cost burdens.

Disproportionately Greater Need

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10% more than for the income level as a whole. Disproportionately greater need was identified among low-income and middle-income Asian households, and middle-income Hispanic households experiencing one or more housing problems.

Public Housing

The Housing Authority of the City of Erie (HACE) owns and manages more than 2,000 quality housing units in the City of Erie for low- and moderate-income families, elderly, and persons with disabilities. HACE also provides rental assistance to more than 1,000 families for units rented from private landlords through the Housing Choice Voucher program.

Homeless

The City's homeless population has increased year over year. The 2024 Point-in-Time (PIT) Count identified its highest figure of unsheltered persons to date. The 76 identified were 36 more than 2023 and 53 greater than the 2022 figure. The 2024 PIT survey indicated that 454 individuals were homeless on the night of January 25th, 2024. There were 37 households led by Veterans who served our country, accounting for 42 persons.

In 2024, 378 homeless persons stayed in emergency shelters and 76 were living unsheltered on the night of the city's Point-in-Time survey. There were 349 households consisting of 567 Erie County residents resided in a PSH or RRH program on January 25, 2024.

Non-Homeless Special Needs Populations

Individuals with special needs but are not homeless include the elderly and frail elderly needing assistance to modify their homes to age-in-place; persons with HIV and AIDS needing better collaboration between existing providers and services to assist those who are living longer; and victims of domestic violence needing safe and secure housing.

Non-Housing Community Development

Non-housing community development needs were identified by the city, including improvements to park and recreation facilities, neighborhood facilities, non-residential historic preservation; demolition of dilapidated structures; street resurfacing, sidewalk replacement; ADA curb ramps; economic development assistance; and public services such as senior services and homeless prevention services.

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

Summary of Housing Needs

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in the City of Erie. Between 2020 and 2023, the HUD Adjusted median family income (HAMFI) for City residents actually *declined* by 4.87% after adjusting for inflation. Median contract rent also decreased by 6.5% and median home values increased by 1.53%. This means that rental housing costs have become more affordable for households in the City, but the change may not have been by enough. Given a lack of decent, affordable housing options, the City's lower-income households often face a choice between deficient, substandard housing and cost burden.

As the data below shows, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 30.54% of City households are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In the City of Erie, 12.5% of households are severely cost burdened.

Demographics	2009	2020	% Change	2023	% Change
Population	100,680	96,615	-4%	94,156	-2.61%
Households	41,130	40,180	-2%	39,419	-1.93%
Median Income	\$34,253.00	\$38,655.00	13%	\$43,397	10.93%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Housing Costs Table (SUPPLEMENTAL)

	2020	2020 inflation adjusted to 2023	2023	% Change*
Median Home Value	\$90,500	\$106,547	\$108,200	1.53%
Median Contract Rent	\$559	\$705	\$662	-6.50%
Median Income	\$38,655.00	\$45,509	\$43,397	-4.87%

*% Change calculated with 2020 dollars adjust for inflation to 2023 dollars

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,685	7,055	8,190	4,330	12,920
Small Family Households	2,250	2,100	2,610	1,455	5,985
Large Family Households	365	475	765	460	770
Household contains at least one person 62-74 years of age	1,305	1,300	2,035	970	2,990

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	735	1,370	1,030	409	870
Households with one or more children 6 years old or younger	1,395	1,210	1,200	550	830

Table 6 - Total Households Table

Data 2016-2020 CHAS
Source:

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	130	85	90	0	305	15	20	30	50	115
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	0	35	10	90	10	15	35	0	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	45	175	30	415	0	55	45	15	115
Housing cost burden greater than 50% of income (and none of the above problems)	3,280	1,185	150	0	4,615	1,185	495	150	40	1,870

	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
Housing cost burden greater than 30% of income (and none of the above problems)	950	2,060	770	100	3,880	255	590	675	385	1,905
Zero/negative Income (and none of the above problems)	480	0	0	0	480	150	0	0	0	150

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

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	3,615	1,315	450	40	5,420	1,210	585	260	105	2,160
Having none of four housing problems	2,220	3,445	3,660	1,510	10,835	640	1,710	3,820	2,670	8,840
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

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	1,595	1,175	270	3,040	285	355	260	900
Large Related	235	160	0	395	55	75	70	200
Elderly	750	945	235	1,930	575	480	310	1,365
Other	1,955	1,040	485	3,480	535	220	205	960
Total need by income	4,535	3,320	990	8,845	1,450	1,130	845	3,425

Table 9 – Cost Burden > 30%

Data 2016-2020 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	0	0	510	510	260	185	0	445
Large Related	0	0	10	10	45	50	0	95
Elderly	385	305	95	785	395	190	70	655
Other	0	1,625	400	2,025	495	0	0	495
Total need by income	385	1,930	1,015	3,330	1,195	425	70	1,690

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

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	190	45	130	30	395	10	65	35	0	110

	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
Multiple, unrelated family households	10	0	65	10	85	0	4	45	15	64
Other, non-family households	4	0	15	0	19	0	0	0	0	0
Total need by income	204	45	210	40	499	10	69	80	15	174

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	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								

Table 12 – Crowding Information – 2/2

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

The CHAS data provided by HUD does not describe this category. According to the 2023 American Community Survey 5-year estimates, however, single-person households made up approximately 39.38% of all households (15,522 households) in the City. This represents an increase in the number of single-family households from 2018, when single-person households totaled 14,617 households. Notably, of the single-person households in the City, approximately 38% (5,882 households) were 65 years old or older. The number of elderly living alone has also increased in the last five years (up from 5,174), comprising 39% of all elderly households in 2023.

Additionally, the average single-person household in the City of Erie earns less than the median household income. Single-person households earned an annual average income of \$28,657 in 2023. Comparatively, the median household income across all households in Erie was \$43,397 that same year. Furthermore, the Pennsylvania median annual income in 2023 was \$44,365.

No data exists to specifically describe the number or percentage of people living alone who need housing assistance, though it is likely that a substantial portion of the 5,882 single seniors who lived alone in 2023 already require or will require some type of assistance to maintain accessible, affordable housing. The median income for seniors living alone in 2023 was \$24,545. This population cohort and its needs are expected to grow within the next five years. These facts together mean that single-person

households struggle to identify affordable housing options and point to a need for additional studio and one-bedroom units, as well as more accessible housing options.

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.

2023 ACS data reveals that 32.4% of those living with a disability in the City live below the poverty level. The population of individuals with a disability was 17.9%. Of these, 51.94% reported a cognitive disability, referring to a broad range of conditions that include intellectual disability; autism spectrum disorders; severe, persistent mental illness; brain injury; stroke; and Alzheimer's disease and other dementias, was the most common disability. Not only does this demographic also experience housing difficulties, it also points to a greater need for case management and services. During the 2024 Point-In-Time count, of the 454 individuals counted, 9% were fleeing domestic violence.

Stakeholder consultations indicated an increase in the incidence of domestic violence in the city. Survivors of domestic violence have a particularly difficult time finding and keeping housing because of lack of space for their children, bad credit, lack of employment history, and transitioning from a two income to one income household. They often stay in harmful home situations because of these barriers to finding other housing.

What are the most common housing problems?

Cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments plus utilities, continues to be the most commonly experienced housing problem in the City. According to 2016-2020 CHAS data, approximately 30.54% of all households were cost burdened. Renters were three times as likely to experience cost burden (45.87% vs. 16.4% of owners). Renters earning 0-30% AMI were particularly impacted.

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

Other households make up the majority of severely cost burdened households at 50.2%. Other household renters earning 30-50% AMI make up 32.37% of all cost burdened households. Other households are generally defined as all other households: other than small related, large related, or elderly, and are predominantly single person households.

Elderly households make up 26.85% of households that are cost burdened. They also make up 28.69% of households that are severely cost burdened. Elderly renters are more heavily impacted by cost and severe cost burden. As elderly living alone made up 39% of all elderly households, they disproportionately make up single-member households in the city and are thus more likely to need at-home assistance to maintain self-sufficiency.

Families make up 10.7% of households whose income was under the poverty level in 2023. Furthermore, female heads of household make up 58.75% of families who earned less than the poverty level. They represent 84.9% of all single parent households living under the poverty level.

According to stakeholders, there is a need for healthy home programs for elderly individuals who own homes that are on the way of becoming blighted. Additionally, they identified a need for reasonable modification of properties for the elderly, those with physical and mental disabilities. There is also a need for additional home services for these populations, including an increase in single-story housing.

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

It stands to reason that households that are already cost-burdened and have low incomes are going to be the first to be forced from the housing market by escalating housing costs. The lack of sufficient affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. The City's coordinated entry system evaluates needs and refers households at risk of homelessness to appropriate prevention and diversion activities. When homelessness cannot be avoided, the system and providers will connect households with the appropriate resources to stabilize them in housing as quickly and effectively as possible.

According to an article published in the Erie-Times News on February 19, 2025, one third of Erie's school-aged children lived in poverty in 2023. That is more than double the State of Pennsylvania's percentage, and a slight increase from the previous year. The article continued that a recently published U.S. Census report showed that 33.5% of families with children ages 5 to 17 living within the Erie School District's boundaries did not exceed federal poverty thresholds. It's the highest percentage among Pennsylvania's 10 largest cities.

Stakeholders also discussed that low- and extremely-low-income renters have a need for larger units (3 bedroom and 4 bedroom) are in need and are difficult to identify. Furthermore, poor rental history, the need for rental assistance, and the need for legal services for eviction prevention are limiting factors for renters trying to obtain affordable housing.

According to stakeholders, individuals discharged from the hospital but requiring medical services need respite care so that they are not at risk from becoming homeless due to unavailability. They also reported service gaps in connecting people discharging from treatment facilities to housing, identifying transitional housing/step-down housing as an unmet need and an effective model for populations discharging from institutional care. Services such as case management and other services outside normal business hours are not available but are needed.

Subpopulations identified by stakeholders include LGBTQ+ populations, homeless youth and young adults (18-24), including those aging out of foster care. Youth have a need for services that include job training and placement services and mental health services. The Erie Housing Authority has vouchers in partnership with OCY for youth aging out of the foster care system, but these are underutilized. In addition, youth aging out of the foster care system are also eligible to receive a stipend for housing, but

if they accept the Housing Authority voucher, the stipend goes away. This is a difficult population to engage with and identify.

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

The City of Erie uses the definition of at-risk populations as defined in 24 CFR 91.5. The households discussed above fit into this definition.

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

The lowest income households are also the highest concentrations of minorities that experience challenges accessing healthcare, housing and services. There remains a strong need for decent, affordable housing. High-cost housing, particularly for households living paycheck to paycheck and experiencing cost-burden, is a risk factor for households to experience homelessness. Further, overcrowding, a lack of affordable housing, and lack of job skills, childcare, and transportation to work are some of the key factors in instability and an increased risk of homelessness. Substance abuse and mental health diagnoses also contribute to instability.

Discussion

The high costs of housing reduce access to opportunity for City residents, particularly those with lower incomes and disabilities. The city will continue its efforts to improve the quality of existing housing stock, while supporting efforts to assist first-time homebuyers. In addition, the city will continue to support the creation of new affordable units.

Both stakeholders and city residents (via the online survey) overwhelmingly listed affordable housing as a challenge in the City of Erie.

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

Introduction

This section assesses 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.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, Asian households earning 0-30% AMI and 50-100% AMI (note the small sample size), and Hispanic households earning 50-100% AMI in the City of Erie experience one or more housing problems at a disproportionate level.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	77.1%	62.4%	23.8%	13.8%
Black/ African American	77.2%	68.5%	34.0%	19.2%
Asian	100.0%	42.9%	42.0%	35.3%
Hispanic	85.1%	66.9%	36.6%	27.8%
Jurisdiction as a Whole	78.5%	64.5%	26.3%	14.5%

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	6,030	1,655	0
White	3,635	1,080	0
Black / African American	1,520	450	0
Asian	25	0	0
American Indian, Alaska Native	24	0	0

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
Pacific Islander	0	0	0
Hispanic	630	110	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,550	2,505	0
White	2,790	1,680	0
Black / African American	1,100	505	0
Asian	30	40	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	475	235	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,155	6,035	0

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
White	1,465	4,700	0
Black / African American	350	680	0
Asian	145	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	225	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	630	3,705	0
White	500	3,115	0
Black / African American	75	315	0
Asian	30	55	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	15	39	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater needs in comparison to the needs of that category of need as a whole. HUD defines a disproportionate impact as any group that is 10 percentage points higher than the jurisdiction as a whole. Severe housing needs include one or more of the following:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. Is overcrowded with more than 1.5 person per room in the unit
4. Experiences cost burden above 50%

An analysis of the tables below indicates Asian households earning 0-30% AMI and 50-100% AMI experience severe housing problems disproportionately (note the small sample size). As with housing problems, overall, the percentage of households with a severe housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	62.0%	27.4%	6.8%	3.2%
Black/ African American	59.9%	29.7%	4.9%	0.0%
Asian	100%	0.0%	35.3%	35.3%
American Indian, Alaska Native	0.0%	0.0%	0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	65.5%	20.4%	12.4%	0.0%
Jurisdiction as a Whole	62.8%	26.9%	8.7%	3.4%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,825	2,860	0
White	2,920	1,790	0
Black / African American	1,180	790	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	25	0	0
American Indian, Alaska Native	24	0	0
Pacific Islander	0	0	0
Hispanic	485	255	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,900	5,155	0
White	1,225	3,245	0
Black / African American	475	1,125	0
Asian	0	70	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	145	565	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	710	7,480	0
White	420	5,735	0
Black / African American	50	980	0
Asian	120	220	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	44	310	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	145	4,180	0
White	115	3,500	0
Black / African American	0	390	0
Asian	30	55	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	0	55	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

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

Introduction:

This section assesses 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.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burden is defined as paying more than 30% of household income on housing, and severe cost burden is defined as paying greater than 50% of income on housing.

The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden. Based on these definitions, Hispanic households are disproportionately cost and severely cost burdened, and Black/African American households are disproportionately severely cost burdened.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		% with housing cost burden		%
White	72.6%	13.0%	14.4%	1.6%
Black/ African American	46.8%	23.8%	29.4%	2.5%
Asian	83.1%	11.5%	5.4%	0.0%
Hispanic	43.7%	28.7%	27.6%	1.6%
Jurisdiction as a Whole	67.3%	15.3%	17.4%	1.6%

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	26,595	6,065	6,884	635
White	21,720	3,875	4,315	465
Black / African American	2,660	1,350	1,670	140
Asian	540	75	35	0
American Indian, Alaska Native	85	4	24	0
Pacific Islander	4	0	0	0
Hispanic	935	615	590	35

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2016-2020 CHAS
Source:

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?

The impact of housing problems in the City of Erie varies primarily by income level. However, the following income tiers experience problems disproportionately, at a rate of at least ten percent points higher than the city as a whole:

Housing Problems

- Asian households earning 0-30% AMI and 50-100% AMI
- Hispanic households earning 50-100% AMI

Severe Housing Problems

- Asian households earning 0-30% AMI and 50-100% AMI

Cost Burden

- Hispanic households are disproportionately cost and severely cost burdened
- Black/African American households are disproportionately severely cost burdened

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

The needs among race/ethnicities are indicated above. Income categories have more general needs such as described in NA-10 and the Housing Market Analysis.

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

Erie Refocused, the City's Comprehensive Plan, divided the city into 17 planning areas. The plan breaks down the neighborhoods into 5 categories: Highly Distressed, Distressed, Transitional At-Risk, Stable At-Risk, and Healthy. Only two neighborhoods are considered healthy, and three are stable at-risk. There were two highly distressed: East Bayfront and Trinity Park. According to the plan, these areas are the most deeply destabilizing parts of the city's housing market due to the sheer number of vacant and obsolete housing units and their proximity to downtown Erie and transitional neighborhoods. Having such dysfunctional markets so close to downtown blunts the impact of recent and future downtown investments and lowers levels of confidence and reinvestment in all surrounding neighborhoods. These neighborhoods have a 57% minority and 43% poverty rate. The distressed neighborhoods are West Bayfront, Little Italy, and Pulaski-Lighthouse. These neighborhoods have a 30% minority and 37% poverty rate. Finally, the transitional at-risk neighborhoods are Lakeside, Fairmont-McClelland, Academy-Marvintown, and Arbor Heights.

Erie's 17 Planning Areas



**MIXED
CONDITIONS
ACROSS AREAS**

↓
FRONTIER
70% of homes
were in **excellent
or good condition.**

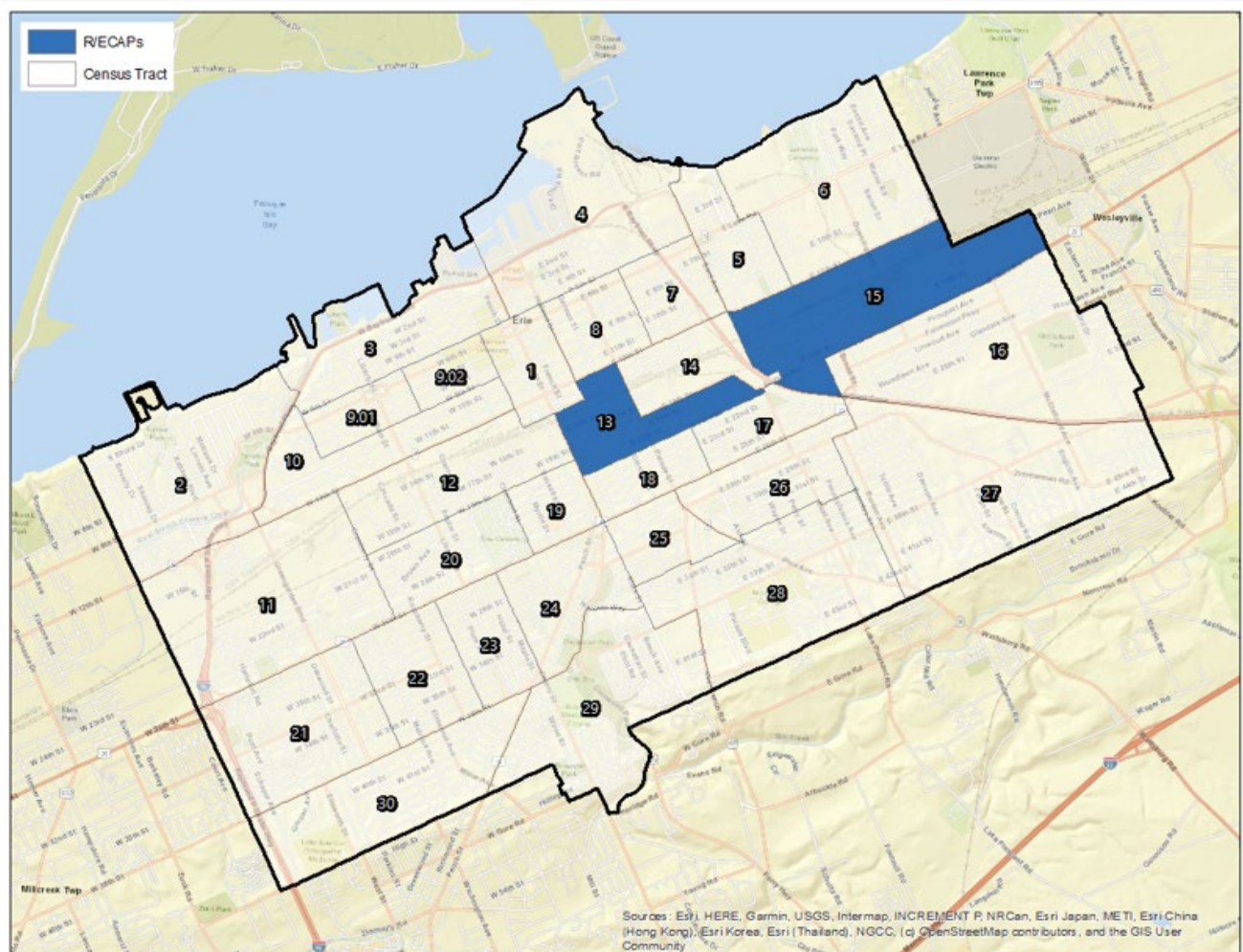
↓
**TRINITY PARK,
EAST BAYFRONT,
AND LITTLE ITALY**
2/3 of homes
show signs of
**moderate to severe
disinvestment.**

HUD defines R/ECAPs as census tracts with a non-white population of at least 50% (and 20% outside of metropolitan/micropolitan areas) and a poverty rate that either exceeds 40% or is three times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower.

By combining these data, it is possible to determine geographic patterns where there are concentrated areas of poverty among racial/ethnic minorities.

Under HUD's definition of racially/ethnically concentrated areas of poverty (R/ECAP), no census tract falls under this definition. HUD defines concentrations of racial and ethnic minorities as a census tract with a non-white population of 50% or more. A concentrated area of poverty is defined as a census tract with 40% or more individuals living at or below the poverty line. It is important to look at disparities between groups in relation to disproportionate poverty and access to community assets to assess fair housing needs.

The map below shows the areas that meet the minority and poverty thresholds. There are two R/ECAP census tracts. These tracts are located in the northeastern quadrant of the City and east-central areas of the City.



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

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible. There are 1,858 public housing units; 108 of the Housing Authority's units are accessible.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. Housing Choice Voucher holders often face difficulty finding accessible units. The Housing Authority does have a list of available HVC apartments from landlords wishing to work with the voucher program. The list is on the HAs website and is updated on Wednesdays.

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

The needs for safe, decent and sanitary housing are universal needs for residents of the City of Erie.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Erie continues to support Emergency Shelter and Rapid Rehousing needs using its Emergency Solutions Grant. Further, the Erie Continuum of Care uses the Coordinated Entry System to prioritize households entering the homeless continuum based on need and vulnerability. According to the 2024 Point-In-Time (PIT) count, conducted on January 25, 2024, there were 378 sheltered and 76 unsheltered individuals. According to the 2024 Housing Inventory Chart (HIC), there were 992 beds. Of those, 302 were in emergency shelters.

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):

The chart below was populated from the City of Erie and Erie County Continuum of Care’s 2024 Competition Report. The report covers the dates between October 1, 2022, to September 30, 2023. The number of people experiencing homelessness, becoming homeless the first time, and exiting homelessness was not available by population type, only in the aggregate. These figures include the City of Erie and Erie County. Of those counted during the 2024 PIT, 47% of the adults battle mental illness, 36% of adults face substance use disorders, and 9% are fleeing domestic violence.

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)	412	7				
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults	609	69				
Chronically Homeless Individuals						

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
Chronically Homeless Families						
Veterans	130	0				
Unaccompanied Child						
Persons with HIV						
Severely Mentally Ill						
Chronic Substance Abuse						
Victims of Domestic Violence						

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	520	51
Black/African American	280	14
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic/Latino	63	3

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

During the 2024 PIT count, there were two households with adults and children totaling seven people that were unsheltered. There were 37 families with children that were sheltered. Children under the age of 18 made up 73 sheltered individuals. Additionally, there were 349 households who resided in a PSH or RRH program. Of those, 90 households were comprised of adults and children. There were 190 children under the age of 18.

Among those counted in 2024, there were 37 households led by veterans accounting for 42 persons. There were also 28 sheltered and three unsheltered youth (aged 18-24 years).

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

The majority of those experiencing homelessness and staying in a shelter or PSH or RRH programs are white. Those unsheltered are also predominantly white; however, the population of the City is only 16.16% Black/African American whereas 24.94% of those experiencing homelessness were Black/African American. This means this group is disproportionately impacted by homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 PIT Count identified its highest figure of unsheltered persons to date. The 76 identified were 36 more than 2023 and 53 greater than the 2022 figure. There are multiple factors contributing to the increase, including the ending of rental assistance funds, as well as an improved PIT Count methodology and increase in volunteers for the County, which may lead to the identification of additional persons. Stakeholders reported increases in unsheltered homelessness in previously unoccupied areas; stakeholders also reported that due to shelter limitations, mistrust and other factors, many individuals and families would prefer not to enter shelter, which may also contribute to the increase in unsheltered homelessness.

According to the 2024 Continuum of Care Competition Report, persons in emergency shelters, safe havens, and transitional housing stayed an average of 82.5 days.. During the report year, 910 people

experienced homelessness for the first time. The street outreach program saw only 8% of exits that were to permanent destinations. Emergency shelter, safe haven, transitional housing, permanent supportive housing, and rapid rehousing collectively had a 32.8% success rate of those existing to permanent housing. Looking at just permanent supportive housing, the persons who remained in applicable housing projects and those who exited to permanent housing destinations saw a 86.9% success rate.

The City conducted a survey of persons with lived experience, distributed through supportive service and shelter providers. The survey confirmed many of the needs identified above, including affordable housing inventory, tenant based-rental assistance, other financial resources including rental application fees, security deposits, utility deposits, and payment of rental arrears. Additional shelter capacity was identified as needed. The survey results identified barriers to maintaining stability in housing, including adequate inventory of safe and affordable housing. Barriers also include a lack of landlords willing to rent to these populations, criminal history, deposits and application fees, poor rental history, including legal and eviction issues.

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

Introduction:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with physical disabilities, persons with alcohol/other drug addictions. In addition, many persons with such special needs also have very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

Representatives from organizations that work with seniors indicate that there is a continued need for affordable senior housing. Seniors often desire to “age in place,” but many also need housing that will accommodate physical disabilities. 2023 American Community Survey (ACS) data shows that within the city/s population, approximately 16% were elderly (15,054 individuals). This was an increase from the last five years, when those age 65 or older made up 14.1% of the City’s total population.

Over one in three (37.19%) persons 65 years and over had at least one disability in 2023. The most common disabilities for this age group were ambulatory (64.94%) and independent living difficulty (39.49%). In addition to living on fixed incomes, the extra cost care can create a further financial burden.

Individuals with Disabilities

There were 16,461 individuals with disabilities across in the city in 2023, representing 17.9% of the population. The most common disability within the City of Erie was cognitive difficulty. Cognitive disability is a term that refers to a broad range of conditions that include intellectual disability, autism spectrum disorders, severe, persistent mental illness, brain injury, stroke, and Alzheimer's disease and other dementias. In the city, living with cognitive difficulty was reported by 8,427 individuals, making up 51.94% of the Erie’s population that live with a disability. Other common disabilities experienced by residents include living with an ambulatory difficulty and living with independent living difficulty, making up 43.66% and 34.46% of all City residents who live with a disability respectively.

Approximately 32.4% of those living with a disability live below the poverty level, compared to 22.8% of people without a disability. The poverty rate across the City’s total population was approximately 24.6%, which is more than double the poverty rate for Pennsylvania as a whole (11.8%). Within the City as a whole, median earnings for people with a disability were \$22,771, compared to \$31,538 for earners without a disability. These figures underscore the struggle that many Erie households that include a person with a disability experience in finding and maintaining suitable housing.

Erie Meals on Wheels indicated an increased need for severely disabled, non-elderly individuals and Veterans.

Substance Abuse and Addiction

Substance misuse and addiction are factors City residents experiencing housing and other challenges. According to American Addiction Centers, homelessness and addiction often occur simultaneously. Substance abuse can develop due to the stressors associated with homelessness, or addiction can contribute to home loss.

The Erie County Office of Drug and Alcohol Abuse administers drug and alcohol prevention programs and residential and outpatient treatment programs, as well as provides information and referrals to treatment and services. The Office's case management unit provides drug and alcohol screenings, assessments, treatment referral and monitoring, along with case management support. The Office provides treatment to priority populations such as pregnant women who inject drugs, pregnant women who use substances, persons who inject drugs, overdose survivors and veterans. If the individual does not have health insurance and cannot pay for treatment, the D&A office provides applications assistance and referrals to the appropriate paperwork for medical assistance. No one is denied service because of an inability to pay.

Although the City works through the County's drug and alcohol abuse programs, according to the Bureau of Justice Assistance, the City of Erie has seen overdose incidents increase by 196% and overdose deaths increase by 400% from 2019 to 2020. Data from authorities shows that the rate is not slowing. In the first six months of 2021, Erie experienced a 97% increase in overdose victims.

According to an article published in The Erie Times on February 26, 2024, "For the second straight year, drug deaths in the county approached record numbers in 2023. There were 121 drug-related deaths last year, with the results of toxicology testing on two suspected victims of fatal overdoses last year still pending as of Thursday, according to Erie County Coroner Lyell Cook." The article went on to explain that fact sheets were distributed in the Spring of 2024 to educate residents that readily available drugs are factors in more deaths of Americans under the age of 50 than any other cause of death.

The Erie Times article also described local efforts to help those experiencing drug addiction. The Erie Bureau of Police started a program in the summer of 2022 to investigate all overdose deaths and identify at-risk individuals and offer aid in connecting with resources including treatment programs. Educational efforts are an ongoing need to make people aware of the resources and aid available.

According to the Pennsylvania Youth Survey reports, Erie County has one of the highest rates of adolescent substance use in the state. Stakeholders cited the report and indicated that these challenges are further exacerbated by a lack of adequate mental health support and mentorship for young girls.

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

Individuals who have special needs typically have extremely low incomes and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

Supportive housing for these special needs populations is a critical need. More specifically, supportive services for persons exiting substance misuse and mental health treatment, persons discharging from hospitals or other medical treatment, and persons exiting the prison system require stable environments in order to avoid relapse, recidivism and returns to homelessness. The City determined these needs based on a variety of stakeholder and public meetings comprised of service and housing providers.

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

Data for those living with HIV/AIDS was not available through various public health sources, including the CDC, at the city level; therefore, the entirety of Erie County was researched.

Referring to data from the AIDSvu tool, which is presented by Emory University’s Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University (CFAR), throughout the entire County the incidence of HIV is 153 per 100,000 people in 2022. The highest prevalence of the virus is in males (74.1% of cases). Furthermore, Black/African American individuals are disproportionately impacted as they make up 35.3% of cases but only make up 7% of the total County population in 2022.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

Through CDBG funds, the City of Erie can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for people with disabilities).

Erie Refocused outlined the importance of clean and green vacant city lots typically involve innovative not-for-profit agencies that work closely with municipal planners, park managers, and public works staff. This is necessitated by the wide range of potential end uses for a vacant lot: as rain gardens to limit runoff, as side yards for adjacent homeowners, as community gardens, as public parks or naturalized areas, or as parcels for strategic redevelopment. Investments must be focused on protecting and improving community, cultural, and historic assets in the city.

The plan also suggests providing financial incentives and support for home improvements on blocks with high potential for return on investment and coordinating with improvements to streets, sidewalks, and trees. The city should focus on gateway corridors through streetscape improvements, blight mitigation, and beautification.

The East Bayfront Neighborhood Plan recognizes the community’s desire for more park space and suggests a park and trail network.

The Active Erie Transportation Plan is a plan to make Erie more walkable and bikeable. Recommendations in the plan include bikeways along low-stress streets and local connections to destinations including schools, parks, and shopping areas.

The Downtown Streetscape Master Plan proposes improvements to many city streets, such as reducing travel lane widths to reduce traffic speeds and shorten pedestrian crossing distance, and broad concrete sidewalks to facilitate street furnishings and pedestrian access. Adding bicycle lanes will also increase the connectivity of the city and improve a naturally affordable means of transportation.

Stakeholders reported a need for increased shelter capacity in the City. Many households end up in hotels or unsheltered due to lack of capacity.

How were these needs determined?

The public facility needs listed are based on input from multiple stakeholders consulted through sessions, public meetings, and an online survey. These stakeholders included City staff and elected officials, Housing Authority of the City of Erie staff, nonprofit organizations, homeless housing and service providers, organizations serving people with disabilities, housing developers, civic organizations, and City residents.

Needs were also determined based on a review of previous local and regional plans, such as the Downtown Streetscape Master Plan (2010), the Active Erie Transportation Plan (2021), the City's comprehensive plan, Erie Refocused (2016)

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the city can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

The improvements to city streets the Downtown Streetscape Master Plan recommends will improve sidewalks so that pedestrians of all ages and abilities will feel safe and be able to travel around the city. The plan also recommends lighting standards which will in-turn add to pedestrian safety and the ability for all to navigate through the streets. The East Bayfront Neighborhood Plan also makes this recommendation. Stakeholders reported that the City is neither walkable nor safely cyclability. It is difficult for low-income individuals to get access to nutritious and affordable food without proper transit to these amenities. Transportation options for households that don't or can't drive were also identified as a need, particularly for households needing to access employment, childcare, housing, etc.

Erie Refocused points out a starkly uneven quality of the built environment, especially downtown. The downtown streets are too wide for the volume of traffic they handle, and their emptiness further reinforces the perceived lack of business activity. Downtown rehabilitation is needed as buildings show signs of deterioration. There are also several vacant and underutilized areas.

The Buffalo Road Neighborhood and the East Bayfront Neighborhood Plans identified and prioritized unsound properties that need to be demolished. Both plans also suggest working with the land trust.

To help bolster the Bayfront area, mixed-use, pedestrian -focused redevelopment is a priority. Erie Refocused suggests developing partnering with the land bank to help guide demolition and blight remediation projects. In addition, even though heavy industry in the Bayfront area has subsided over the last few decades, Lake Erie as a whole remains troubled by pollution from agricultural runoff, as well as more urban sources — particularly stormwater runoff. The City of Erie participates in Erie County's Act 167 Stormwater Management planning process. As demolition activity yields a growing supply of vacant and fallow land, Erie should consider opportunities to leverage vacant land as a tool to store and clean stormwater runoff while simultaneously beautifying and repurposing parts of the city.

The resident survey respondents often mentioned a need for more road and sidewalk improvements.

How were these needs determined?

The public improvement needs listed are based on input from multiple stakeholders consulted through sessions, public meetings, and an online survey. These stakeholders included City staff and elected officials, Housing Authority of the City of Erie staff, nonprofit organizations, homeless housing and service providers, organizations serving people with disabilities, housing developers, civic organizations, and City residents.

Needs were also determined based on a review the Buffalo Road Neighborhood Plan (2023), the East Bayfront Neighborhood Plan (2020), the Downtown Streetscape Master Plan (2010), the City's comprehensive plan, Erie Refocused (2016)

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the City can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services for low- moderate-income households.

Stakeholders identified several public services that are needed in the City:

- Continued long-term supportive services for residents who have been at risk previously, including housing stability, case management services
- Elderly housing and services
- Food services, particularly for the elderly, severely disabled and homebound, and Veterans Employment, financial literacy, credit repair and other housing education and counseling for survivors of domestic violence, particularly those with children
- Street outreach services to rapidly place households into shelter or housing
- Continue to prioritize community development and youth empowerment

The resident survey revealed the needs for mental health care, healthcare, and substance abuse services as well as homeless services.

Erie Refocused suggests part of downtown revitalization includes relocating human service functions to areas beyond the central business district.

How were these needs determined?

The public service needs listed are based on input from multiple stakeholders consulted through sessions, public meetings, and an online survey. These stakeholders included City staff and elected officials, Housing Authority of the City of Erie staff, nonprofit organizations, homeless housing and service providers, organizations serving people with disabilities, housing developers, civic organizations, and City residents.

Needs were also determined based on a review of previous local and regional plans, such as the City's comprehensive plan, Erie Refocused (2016).

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, the City of Erie will have a mix of housing types to accommodate households of all types and income levels. The City's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

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

Introduction

The housing stock in the City of Erie is primarily single-family (58%) and owner-occupied (52%). Data from the 2023 ACS indicates that 7.93 % of all adults aged 18-64 live below the poverty line. Among the entire population, 22.2% live below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 37.5% and 15.4%, respectively, live below the poverty line. The high incidence of poverty among households with children and persons with disabilities points to the need for affordable housing, particularly within the renter-occupied market.

Of the nearly 21,000 owner-occupied units in the City, 81% consist of three or more bedrooms. Among renter-occupied units, two-bedroom units make up most of the units with just over 39%. One- and three- or more bedroom units make up 23% and 32%, respectively. Single family units – which tend to be larger than multi-family units – comprise over 60% of the housing stock. There is a need for more multi-family housing units which tend to be more affordable, particularly for small families with children and single person households, demographic groups particularly prone to cost burden and severe cost burden.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	26,000	58%
1-unit, attached structure	1,805	4%
2-4 units	11,100	25%
5-19 units	2,515	6%
20 or more units	2,985	7%
Mobile Home, boat, RV, van, etc	454	1%
Total	44,859	100%

Table 22 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	1,045	5%
1 bedroom	360	2%	4,400	23%
2 bedrooms	3,495	17%	7,600	39%
3 or more bedrooms	16,995	81%	6,240	32%
Total	20,890	100%	19,285	99%

Table 23 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

There are 1,857 housing units owned and managed by the Housing Authority, as well as 1,173 Housing Choice Voucher holders in the City of Erie. Households occupying these units have incomes below 80% of the Area Median Income (AMI). In addition, the list below generated by the Pennsylvania Housing Finance Agency identifies the Low-Income Housing Tax Credit assisted inventory within the City of Erie, serving households with incomes below 60% AMI.

In addition, the City of Erie supports Housing and Neighborhood Development Services (HANDS) and other nonprofit housing developers to provide affordable housing options for households with incomes below 80% AMI. The City of Erie also offers a first-time homebuyer program, which provides rehabilitation assistance along with down payment and closing costs for homeowners purchasing and rehabilitating their first home. Up to \$24,999 is available per homebuyer. The City of Erie also offers owner-occupied rehabilitation for homeowners up to \$24,999 per homeowner.

HACE is currently considering an RFP to project base 50 vouchers to serve chronically homeless. It is also considering applying for a Choice Neighborhoods Planning Grant.

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

There are 268 units with subsidies that are expected to expire during the next five-year planning period. Another 254 units have subsidies that will expire within ten years. The City of Erie will continue to prioritize the creation of new and preservation of existing affordable housing units.

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

No. Like most of the nation, the City is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households. According to 2016-2020 CHAS data, there are 7,685 households within the City living at or below 30% AMI. Households within this extremely low-income range experience housing instability at a comparatively higher rate. Nearly four out of five households living at 30% AMI are cost burdened. Over 95% of these households experience a “severe housing problem,” such as lacking a complete kitchen, living without adequate plumbing, being severely overcrowded, or spending 50% or more of their income on housing. As federal, state, and local public funding options have continued to decline, the ability to promote affordable-housing developments in the City of Erie has been increasingly difficult. As a result, it is unlikely that the city’s inventory of affordable and safe housing will keep pace with demand. The gap in affordable and safe housing particularly affects households that are low-income, elderly, and/or those living with a disability.

Describe the need for specific types of housing:

According to the Housing Authority of the City of Erie (HACE), there is a need for more 3- and 4-bedroom homes. Additionally, there is a need for more one-bedroom homes for the elderly.

Stakeholders agree there is a need for safe, sanitary, accessible, and affordable housing throughout the City of Erie. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income as well as single person households, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities. CHAS and ACS data revealed that a significant proportion of single-person households are cost burdened/severely cost burdened, if considering "Other" households to be single-person households. In addition, affordable housing for the elderly is a need, as this population represents the largest share of cost-burdened households in the City. Stakeholders also reported the need for affordable housing options, including medical respite care, for adults with disabilities (physical, mental health, substance misuse, and intellectual/developmental). Housing for families was also identified as a need, as the City has experienced an increase in families with children experiencing homelessness for the first time.

Stakeholders also identified needs for the elderly, persons with disabilities, and veterans who need assistance with home maintenance and up keep. There is a need for home services to aid these households to keep their homes in good condition and keep them housed.

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

Introduction

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 1,895 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent only 7.65% of the rental housing inventory in the city. Given that CHAS data indicates there are 5,775 renter households with incomes below 30% of HAMFI, there are just over three households that need affordable housing at this income level for each affordable unit available, representing a clear and demanding need for additional affordable housing units.

The 2024 Fair Market Rent (FMR) for a two-bedroom unit in Erie is \$947 per month. To avoid being cost burdened, a household needs to earn \$3,120 per month, or roughly \$18 per hour. A minimum wage worker in the city earning \$7.25 per hour needs to work in excess of 100 hours per week to afford a two-bedroom unit. As of January 1, 2024, the monthly Supplemental Security Income (SSI) payment is \$943. Households for which this is the sole source of income can spend \$283 monthly on housing, which is less than 30% of the cost of renting a one-bedroom unit. In fact, the entire SSI payment would not cover the rent for a two-bedroom home.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	85,900	90,500	5%
Median Contract Rent	511	559	9%

Table 24 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Housing Costs Table (SUPPLEMENTAL)

	2020	2020 inflation adjusted to 2023	2023	% Change*
Median Home Value	\$90,500	\$106,547	\$108,200	1.53%
Median Contract Rent	\$559	\$705	\$662	-6.50%
Median Income	\$38,655.00	\$45,509	\$43,397	-4.87%

*% Change calculated with 2020 dollars adjust for inflation to 2023 dollars

Rent Paid	Number	%
Less than \$500	7,115	36.9%
\$500-999	10,725	55.6%
\$1,000-1,499	1,055	5.5%
\$1,500-1,999	250	1.3%
\$2,000 or more	139	0.7%

Rent Paid	Number	%
Total	19,284	100.0%

Table 25 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,895	No Data
50% HAMFI	8,130	3,660
80% HAMFI	14,755	8,070
100% HAMFI	No Data	10,814
Total	24,780	22,544

Table 26 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	703	731	947	1,174	1,301
High HOME Rent	608	631	812	1,027	1,098
Low HOME Rent	585	626	752	868	968

Table 27 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Monthly Rent (Supplemental)

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$726	\$757	\$983	\$1,227	\$1,345
High HOME Rent	\$726	\$757	\$983	\$1,227	\$1,345
Low HOME Rent	\$705	\$755	\$906	\$1,046	\$1,167

Data Source: 2024 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. The tables above show that there is insufficient housing for extremely low and low-income households in the City. HUD calculates that the median household income for Erie in 2023 was \$43,397. For extremely low-income households (meaning those who earn at or below 30% of the Median Household Income), the annual earnings for the household would be approximately \$13,019. Securing

housing that would be affordable at this income level poses a challenge for a substantial portion of extremely low-income households. According to 2016-2020 CHAS data, although there were 5,840 renter households earning at or below 30% AMI, there were only 1,895 rental housing units that would be considered affordable to those households. That implies that for every affordable rental unit there are more than three households that need a unit available at this income tier. This calculation also assumes that only those earning low incomes are occupying the units in that rental price range.

HUD estimates that there are 6,515 low-income households and 11,790 housing units (8,130 rental units and 3,660 units for homeownership) considered affordable to these households. While it appears there are sufficient units, the median rent is \$662, and low-income households can pay no more than \$325-\$542 in rent and utilities without experiencing cost burden. Without subsidy, the available units are still unaffordable to the lowest income populations, forcing them to choose between quality units and affordability.

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

As depicted in the supplemental housing costs table, the cost of rent decreased 4.87% from 2020 to 2023. According to 2023 ACS, median contract rent in the City of Erie was \$662. It is unusual for rent prices to drop and it is likely that rents will rise given the steadily increasing mortgage rates. While increasing median home values are important for building equity, they also make home purchasing less affordable as the supply of low-priced homes decreases. Without significant new production, this trend is expected to continue, meaning housing is likely to become less affordable over time. It is likely that housing affordability will continue to be an issue for City residents over and beyond the next five years. Additionally, with fewer homeowners selling and more renters remaining renters, demand will continue to outpace the supply meaning that housing affordability in the city will remain a challenge and likely worsen, particularly as subsidized units are lost from the inventory.

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

HUD HOME Rent limits and Fair Market rents as reported above are higher than the median gross rent as reported by the 2019-2023 ACS Five Year Estimates. This does not mean there is sufficient supply of affordable housing in the City of Erie. Even with landlord incentive programs (paying security deposits), stakeholders report it is difficult to find affordable rental housing due to insufficient inventory. Further, stakeholders reported higher rents than the FMR and Median rents. For a one bedroom, stakeholders indicated landlords charge about \$1,000/month.

Preserving affordable housing is an ongoing goal of the city. As housing construction and rehabilitation costs continue to rise, it will be increasingly difficult to produce affordable housing and preserve current affordable housing. Developing new units of affordable housing, particularly rental housing for families and the elderly, continues to be a goal.

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

Introduction

The following data provides an overview of the condition of housing in the City.

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

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition: Major structural defects, lack of or inadequate plumbing and kitchen facilities, appearance that creates a blighting influence, and failure to meet or comply with housing and building codes.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,135	20%	8,975	47%
With two selected Conditions	145	1%	455	2%
With three selected Conditions	0	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,615	80%	9,835	51%
Total	20,895	101%	19,290	100%

Table 28 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	470	2%	870	5%
1980-1999	975	5%	2,470	13%
1950-1979	9,575	46%	6,655	35%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	9,870	47%	9,300	48%
Total	20,890	100%	19,295	101%

Table 29 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,445	93%	15,955	83%
Housing Units build before 1980 with children present	925	4%	285	1%

Table 30 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 31 - Vacant Units

Need for Owner and Rental Rehabilitation

The housing stock in Erie is aged. Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is approximately 50 years or more. Nearly half of the homes in the City were constructed prior to 1950 (47.72%). Another 40.4% of all the total housing stock was built between 1950 and 1979.

Renter-occupied units have a much higher prevalence (47%) of having at least one selected condition than owner-occupied units (20%). This may indicate that more renter-occupied units than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit. It is uncommon for both owner- and renter-occupied units to have more than one selected condition.

This suggests that rehabilitation is a need for both household groups. Stakeholders also reported deferred maintenance of owner-occupied homes results when homeowners, particularly elderly homeowners, choose food, medicine and other daily expenses over the cost to keep up an older home.

New/first-time homeowners and renters are also burdened with the cost of maintaining a home on limited income.

The City of Erie has a rental registration ordinance and Tenant Bill of Rights, which includes an inspection component. Data was not available regarding the inspections and the number of substandard units.

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

Lead-based paint was banned from residential use in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). In 2024, the CDC estimates that about half a million US children aged 1 to 5 have blood lead levels above 5 micrograms per deciliter ($\mu\text{g}/\text{dL}$), which is the level at which the CDC recommends public health action. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The HUD IDIS-generated table above provides data on owner-occupied and renter-occupied units built before 1980 with children present. As the table indicates, children living in housing constructed before 1980, whether owner- or renter-occupied, face a substantially higher risk of encountering lead-based paint.

According to Table 39 above, 4% of owner-occupied and 1% renter-occupied housing units built prior to 1980 have children present. According to the Redevelopment Authority of the City of Erie, (RACE) Erie County has the 10th highest number of childhood lead poisonings annually. It is also three times more black children, and 1.5 times more Hispanic children poisoned than white children.

RACE runs the Healthy Homes program. The goal of this program is to promote healthy and safe housing to reduce lead poisoning, hospitalizations, injuries, illnesses, or deaths caused by preventable home health or safety hazards. This program builds on the Authority's other rehabilitation programs to address a variety of environmental health and safety concerns, including lead, allergens, asthma, carbon monoxide, home safety, and pests.

The program:

- Conducts comprehensive Healthy Home Assessments of your home to identify potential health/safety risks, including biological agents, chemical agents, and structural deficiencies.
- Provides education and intervention strategies that can be implemented to prevent or reduce identified risks before negative outcomes occur or worsen.
- Collaborates with healthcare providers and neighborhood groups throughout the city to increase awareness of healthy homes principles and services available to mitigate hazards, particularly for households within qualified census tracts (QCTs).

- Promotes a healthy homes philosophy to the general public and local government entities to increase awareness and understanding of potential hazards and the types of illnesses and injuries related to those hazards.

Discussion

The vacant unit table does not populate; however, according to 2023 ACS 5-year estimates, the percentage of vacant units in the City of Erie significantly decreased by 27.5% from 12.8% to 10.04%. Erie is getting closer to a healthy vacancy rate. A healthy vacancy rate is considered to be between 5-10% as it indicates a balance between supply and demand. The City does not have a comprehensive inventory of abandoned properties or vacant properties suitable for rehabilitation, but its neighborhood plans identify some properties that need to be demolished. The City does invest funding towards blight remediation and demolition.

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

Introduction

The Housing Authority of the City of Erie (HACE) owns and manages more than 2,000 quality housing units in the City of Erie for low- and moderate-income families, elderly, and persons with disabilities.

HACE also provides rental assistance to more than 1,000 families for units rented from private landlords through the Housing Choice Voucher program. The housing choice voucher program is the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The types of housing in our programs are varied. From multi-family units to single family homes, from suburban apartment style complexes to high rise buildings, we have the housing available to meet many low-income needs.

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	42	1,858	1,104	44	1,060	427	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 32 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

In the City of Erie, there are seven public housing developments with 1,857 units.

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:

Consistent with 24 CFR 8.25, to the greatest extent possible, HACE is required to have at least five percent of their units accessible to people with disabilities. HACE includes accessibility improvements in every modernization project. The table below contains the most recent (2023) inspection scores for public housing properties in the HACE portfolio as reported by HUD’s REAC database, with 100 being a perfect score. A score of 90 to 100 is a great score and the property will be inspected every 3 years. A score of 80 to 89 is a good score and the property will be inspected every 2 years. A score of 79 or below means there were several areas of concern and will be inspected annually. A passing score is considered anything above 60. There are no developments that scored less than 60.

Public Housing Condition

Public Housing Development	Average Inspection Score
Harbor Homes	64c*
Lake City	63c*
Horan Garden Apts.	78c*
Pineview	74c*
Joseph A. Schmid Towers	60c
Friendship Apts.	91b
Leonard J. Ostrow Apartments	91b*

Table 33 - Public Housing Condition

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

There are five housing developments that scored less than 79, meaning they are in need of improvements and will be inspected annually. The other two developments are in good shape and will not need any immediate revitalization.

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

The Housing Authority works to ensure safe and healthy homes for its residents. It has planned renovations and maintenance for many of the units it owns and manages. A large number of the major improvements will occur in the most in need properties:

Harbor homes – extensive renovations are planned for kitchens, bathrooms, lighting, doors, insulation, and flooring. Roof shingles will be replaced and gutter guards installed. Some units will also have air conditioning units replaced. Sidewalk repairs and parking lot repaving are also scheduled.

Lake City – Water pipes will be replaced (and associated work). There will also be flooring and security lighting upgrades. The cold air return will be updated, stoops and handrails will be replaced, and upgrades will be made to wingwalls and façade. Sidewalk repairs and parking lot repaving are also scheduled.

Horan Garden Apartments – Upgrades will be made to the plumbing, roof (including gutters and downspouts), stoops, handrails, and flooring. The exterior doors, frames, and locksets will be replaced. Windows and screens will be replaced, and new insulation will be installed in the attic and in the exterior walls. Exterior upgrades include fencing, playgrounds, painting, siding, sidewalk repairs, and parking lot repaving.

Pineview – There will be upgrades and repairs to kitchens and bathrooms, stoops and handrails, and repairs to sidewalks and curbing. Work will include the replacement of the roof (including gutters and downspouts).

Joseph A. Schmid Towers – Upgrades will include flooring, heating system, sanitary pipes, interior doors, exterior doors, heaters, and apartment doors. The exhaust units on the rooftop will be replaced and duct work will be cleaned. Exterior work will include replacing sidewalks, curbs, and lighting.

Discussion:

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

Introduction

The City of Erie works with the Erie County Department of Human Services to provide homeless persons with assistance through the Erie County Home Team Homeless and Housing Coalition (the Erie City and Erie County Continuum of Care).

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	122	51	53	301	
Households with Only Adults	190	0	47	127	
Chronically Homeless Households	0	0	0	190	
Veterans	3	0	0	122	
Unaccompanied Youth	0	0	12	0	

Table 34 - Facilities and Housing Targeted to Homeless Households

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

The City of Erie has many organizations offering services dedicated to assisting those experiencing homelessness.

The Erie County Department of Human Services provides case management for households experiencing or at risk of homelessness. The Department oversees care for children and youth, drug and alcohol abuse, intellectual disabilities and autism, and mental health. Mental health programs include free parent training and parent support groups, and several programs focus on drug use prevention, awareness, and overdose prevention. The dedicated website for mental health also provides a map of county providers for adults, children and youth. Stairways Behavioral Health also provides mental health and addiction services.

St. Paul's Neighborhood Clinic and Community Health Net's (CHN) provide professional healthcare and dental services for those experiencing homelessness. CHN also provides integrated behavioral health (including addiction services), and operates the Ryan White Part C Program which is committed to providing comprehensive HIV/AIDS medical care.

Family Services of Northwestern Pennsylvania's services include Child Welfare Services; In-Home Behavioral Health Services; Outpatient Psychiatric Services, School-Based Services; and Mentoring and Education Services. The Mental Health Association of Northwestern Pennsylvania also provides support and services for those in recovery.

The Gaudenzia Community House offers drug and alcohol addiction treatment to women, women who are pregnant, and women with children.

The Mercyhurst University Thomas J. Gamble Civic Institute is a university-community partnership dedicated to the well-being of the Erie region. It collaborates with several community partners in areas including child welfare, domestic violence, housing and homelessness, drugs and alcohol, criminal justice, and health. The Civic Institute promotes positive outcomes within our community by linking resources and facilitating discussions with key partners and decision-makers.

St. Martin's Center helps to address both emergency needs and long-term goals of the community. It provides a food pantry, assistance for security deposits and/or rent, mortgage assistance, financial literacy counseling, basic budget counseling, home buying education, and early learning.

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.

The City of Erie has many services and facilities that strive to meet the needs of homeless persons.

- City Mission/Grace House - To effectively meet both the immediate and long-term challenges of those we serve, the Erie City Mission has five core programs that focus on both intervention and prevention needs. Our intervention programs include an emergency men's shelter, long-term addictions recovery for men and women, and hunger relief through free meals. Our prevention program, Urban University, offers educational, leadership, and career exploration opportunities to inner-city youth. The City Mission provides 56 individual beds for the Emergency Shelter. The agency has 96 beds available for all of their programs.
- Community Shelter Services - This organization provides emergency shelter mainly to people in single-parent families with children and unaccompanied adult men. It has an inventory of 55 total beds (30 for individuals and 25 for families). This organization also offers outreach programs to the homeless of the area, three meals per day to its clients, and clothing when and if it is available.
- Community of Caring - This facility provides 24 beds of emergency shelter. Its main clients are men, women, and those with a mental illness.
- St. Patrick's Haven - This facility provides homeless shelter to men of the area. Currently, it has undergone renovations and now has the capacity to serve 21 individuals.
- The Refuge - This organization provides emergency assistance to homeless families. It serves 15 families on average and is always nearly 100% occupied. Many of the clients are victims of domestic violence, have mental health problems, or drug and alcohol problems. The Refuge has a total of 32 beds.
- SafeNet - Hospitality House - This organization has beds for 43 persons in families with children and provides services for abused females and children.
- Mercy Center for Women - The Center provides housing for 25-27 residents at any given time. This agency also provides mentoring programs, a professional clothing program, self-esteem/self-empowerment, and addictive relationships counseling.
- SafeNet-TLC Program and Bridge House –Transitional Housing. TLC has six (6) beds and Bridge House has 20 beds.
- Erie United Methodist Alliance -- In partnership with Family Services of NW PA and Bethesda Lutheran Services, EUMA began the Journey Home program that provides youth aging out of foster care with independent and supportive living apartments. These traditional apartments and the supportive living environment that EUMA provides helps them learn to live independently after turning 18. At all supportive living sites, an EUMA live-in resident assistant provides safety, security and is a partner in helping youth navigate life on their own.
- The Upper Room – This organization provides a safe and welcoming place for Erie's poor and homeless year-round. It offers its guests a warm, comfortable place where they are free to spend as much time as they wish. It provides important daily services such as: restroom facilities, access to showers through the Downtown YMCA, telephone privileges, daily newspapers, limited computer use, and an address for receiving essential correspondence. It also serves daily hot coffee, occasional donated snacks, and regular Sunday meals.
- GECAC - In order to reduce poverty in its community, a Community Action Agency works to better focus available local, state, federal, and private resources to assist low-income individuals and families to acquire useful skills and knowledge, to gain access to new opportunities, and

achieve economic self-sufficiency. This agency provides advocacy, education, technical assistance, collaboration, and networking.

- The Erie County Department of Veteran Services – This department is committed to aiding and assisting all Erie County Veterans and their families in obtaining federal, state and county benefits.

The City also has a tight network of Community Centers that, among other services, offer housing assistance, after school programs, childcare, and financial empowerment training. Working together in a collaborative manner, they have created the Minority Community Investment Coalition. The goal of the coalition is to better coordinate services and speak as one as they seek more financial resources.

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

Introduction

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. These needs include home repair, maintenance, and modifications for the elderly and physically disabled, and quality affordable housing for all sub-populations. Nearly all of the stakeholders interviewed identified the lack of safe, decent affordable housing as one of the major unmet needs facing special needs populations in the City of Erie.

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

Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. Such assistance includes financial literacy/home maintenance education, food and meal delivery services for the elderly and disabled, mental health and substance misuse counseling.

Elderly

For seniors, housing maintenance was identified as a key issue among stakeholders. The housing stock in Erie is old and deteriorating. Many of the city's elderly residents are on fixed income and are unable to afford repairs to keep their home in good condition. Elderly households with disabilities are more likely to live below the poverty level in the City of Erie.

Individuals with Disabilities

Mental health issues were identified as a concern by stakeholders, particularly for the homeless population. In addition, homeless service providers often do not have the expertise or capacity to meet the needs of homeless clients who are diagnosed with severe mental illness. Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability. The city has many services available to assist with mental health, but wraparound services are necessary to ensure stability in housing is achieved. Mental health diagnoses often present barriers to affordable housing for many, given the stigmas associated.

Substance Abuse and Addiction

There has been an increase in the number of drug overdose-related deaths in the City of Erie. As discussed in NA-45, to help combat the increasing number of overdoses-related deaths, the city now has several programs to assist those with drug and alcohol issues. Additionally, there are many educational campaigns in effect to help residents stay informed about the issue, how to prevent it, and how to seek

help for themselves or loved ones. An increase in housing to assist this subpopulation is a need for the city.

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

While the City of Erie follows Pennsylvania’s state mandated procedures for discharge from institutions, there is a need for supportive housing for these residents. Inventory is limited, though, and discharge to shelter or other temporary housing is not uncommon.

Housing may be an issue, but there are a number of services available to help sub populations, including those returning from an institution:

- Bethesda Trinity Center provides individualized mental and behavioral health services in a residential, school, or community setting to children, youth, and families. They Boys & Girls Club of Erie enables youth to improve their educational and technological skills, and to receive assistance in solving emotional and inter-personal problems.
- Community Resources for Independence (CRI) is a community based, non-residential, non-profit corporation that connects community resources for independent living to individuals with disabilities in order to maximize their independence and the accessibility of the communities in which they live. This agency helps those with physical and intellectual disabilities, adults with autism, veterans, and the elderly.
- Voices for Independence is dedicated to creating a service delivery system that empowers people with disabilities to take control of their lives, and become active and productive members of their communities. This organization provides home care, nursing home transition care, and can assist with home modifications by helping evaluate solutions and opportunities for affordability and potential funding.
- The YMCA of Greater Erie runs the Erie County Re-Entry Services and Support Alliance (ECRSSA) program. It offers support and services for those re-entering a law-abiding life. A person in need of these services can work with a client mentor and receive faith-based community mentoring. This program also provides job training, employment, education, medical and mental health care.

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)

[Need one-year goals]

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))

[Need one-year goals]

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies and plans can impact on municipalities affordable housing options. Local zoning code and comprehensive plans guide the development of communities. Restrictive zoning codes on type and density of housing can create affordable housing issues. Restrictive zoning can make it more expensive for developers to increase the supply of housing and thus the housing that is created is not affordable to low- to moderate-income households.

The City of Erie has 17 zoning districts: six residential, seven commercial, and four manufacturing/industrial. Overall, Erie’s zoning code contains many provisions that will not restrict affordable housing. The City allows accessory dwelling units (ADUs) in all of its residential districts and several other non-residential districts. ADUs are essential for supplying affordable units and supplementing rental income to those struggling to afford their existing home. The City also allows for multi-family housing developments in several of its residential and non-residential districts.

Additionally, the City allows group homes in several districts and does not have an overly restrictive definition, which allows more who need assistance to reside in the home. It also does not restrict emergency housing, shelters, temporary housing, or permanent supportive housing facilities to non-residential zoning districts.

The city’s zoning code does have some room for improvement, as there are some regulations that could restrict affordable housing. For instance, the City has an inclusive definition of “family”, but it is still limiting. It defines family as “a) A single person occupying a dwelling unit and maintaining a household; or (b) Two or more relatives, occupying a dwelling unit, living together and maintaining a common household, including not more than two boarders or roomers. (c) Not more than four (4) unrelated persons occupying a dwelling unit, living together and maintaining a common household. (d) Permanent group homes for the disabled or family-like living arrangements for disabled persons. Groups of more than four three unrelated persons may be treated as a "family" if they are defined as disabled under the Fair Housing Act Amendments to the Federal Civil Rights Act, and meet the criteria of a group home special exception. Please note: Disabled persons shall be those who are so designated under the Fair Housing Amendment (1988) to the Federal Civil Rights Act of 1968.” To be more inclusive, the city could consider removing the four unrelated persons cap and put the focus on functioning as a single housekeeping unit.

Furthermore, the City should consider allowing manufactured or modular housing on single lots like single family dwelling units.

Erie Refocused, the City’s Comprehensive Plan, points out that the City of Erie’s housing market neighborhoods have been dangerously weakened by decades of disinvestment brought about by the imbalance of supply and demand for all real estate, public and private. Disinvestment is pervasive and 45% of residential properties are located on or adjacent to blocks where one or more properties are

visibly distressed; 39% of residential properties are located on or adjacent to blocks where at least 10% of properties are visibly distressed. The average sale price of a house in very good condition is \$157,000 when the house is surrounded by similar properties. That price drops to \$91,000 when the house is on a block where maintenance standards are in the middle – with numerous properties showing at least small signs of disinvestment. And the price falls to \$52,000 when that very good house is on a block that is noticeably distressed – a scenario that costs the city approximately \$12,002 in property tax revenue each year as a result of stunted property values. This has put the housing market in the city in an uncompetitive position in the region’s residential and retail markets. Erie has a demolition and blight remediation program. Continuing to invest funding into these efforts will greatly improve the residential investment in the City.

Erie Refocused suggests the critical imbalance of supply and demand can be addressed in a new zoning code by stipulating that, for as long as weak-market conditions persist, sections of the City cannot be up-zoned (upgraded in density or intensity of use) without a complementary down-zoning somewhere else. General down-zoning of sections of the City should also be explored, which would typically involve the conversion of vacant land controlled by the City, some other public agency, or a land trust, to a “conservation” status that effectively prohibits development until strong growth pressures return. Correcting this imbalance could help revitalize neighborhoods and allow for appropriate redevelopment and the potential for additional affordable housing.

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

Introduction

The City of Erie’s comprehensive plan, Erie Refocused, stresses the need to revitalize downtown Erie as a starting point for growth elsewhere in the City of Erie. The City of Erie’s economic development strategy will focus on leveraging downtown, the Bayfront and the City of Erie’s educational institutions to encourage development and therefore demand.

The Erie Downtown Development Corporation (EDDC) strategy focuses on acquisition and rehabilitation of commercial property in the Central Business District (current plans include a restaurant incubator, retail uses, and mixed income residential uses along a core stretch of the City of Erie’s downtown); attraction of new businesses by leveraging Opportunity Zone areas; enhancement of public spaces; activation of the Central Business District as programmable space to spur commercial development. The Gannon Small Business Development Center (SBDC) indicates many of its clients are looking to expand their businesses.

As indicated in the tables below, the key industries in the City of Erie, which hold the most share of workers, are:

- Education and Health Care Services
- Arts, Entertainment, Accommodations
- Manufacturing

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	134	44	0	0	0
Arts, Entertainment, Accommodations	5,094	3,785	14	8	-6
Construction	1,081	1,612	3	4	1
Education and Health Care Services	10,566	18,042	29	40	11
Finance, Insurance, and Real Estate	2,147	4,930	6	11	5
Information	419	385	1	1	0
Manufacturing	4,835	5,299	13	12	-2
Other Services	1,690	2,039	5	4	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	1,588	2,242	4	5	1
Public Administration	0	0	0	0	0
Retail Trade	4,391	2,922	12	6	-6
Transportation and Warehousing	828	622	2	1	-1
Wholesale Trade	1,038	1,665	3	4	1
Total	33,811	43,587	--	--	--

Table 35 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	46,210
Civilian Employed Population 16 years and over	42,495
Unemployment Rate	8.07
Unemployment Rate for Ages 16-24	19.28
Unemployment Rate for Ages 25-65	5.13

Table 36 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	7,425
Farming, fisheries and forestry occupations	1,325
Service	7,575
Sales and office	8,795
Construction, extraction, maintenance and repair	2,350
Production, transportation and material moving	2,580

Table 37 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	34,432	85%
30-59 Minutes	4,891	12%
60 or More Minutes	1,207	3%
Total	40,530	100%

Table 38 - Travel Time

Data Source: 2016-2020 ACS

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	2,760	500	3,185

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	11,685	1,020	5,400
Some college or Associate's degree	9,455	665	2,965
Bachelor's degree or higher	9,585	345	1,625

Table 39 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	200	310	510	1,335	765
9th to 12th grade, no diploma	1,175	1,585	860	1,850	1,330
High school graduate, GED, or alternative	3,785	4,960	3,330	9,845	6,430
Some college, no degree	4,445	2,720	1,485	4,425	2,495
Associate's degree	555	1,675	1,280	1,530	955
Bachelor's degree	1,065	3,485	1,660	3,015	1,500
Graduate or professional degree	90	1,165	835	1,430	895

Table 40 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,790
High school graduate (includes equivalency)	26,253
Some college or Associate's degree	30,745
Bachelor's degree	38,078
Graduate or professional degree	55,028

Table 41 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The City of Erie contains a number of healthcare, educational and professional institutions. This is reflected in the tables above, which identify the employment sectors with the greatest number of jobs in the City of Erie as Education and Health Care Services, Manufacturing and Finance, Insurance and Real Estate. The City of Erie is also home to Erie Insurance, a major insurance provider in the region.

Describe the workforce and infrastructure needs of the business community:

The “Jobs Less Workers” column indicates commuting. A negative number suggests that residents leave the City for their jobs, while a positive number indicates that workers in the City reside outside of its boundaries. Table 45 above shows that while the Education and Healthcare Services sector has the greatest number of jobs available, there is a shortage of workers in that industry meaning that they are attracting workers from outside the city for employment. This is also true for the Finance, Insurance and Real Estate sector. Workforce development activities could focus on making resources available to train workers in those industries to help fill this employment gap. The SBDC identified AI as a new skillset for which training and education could be provided—specifically how employees can use it for marketing and other business purposes.

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.

Infinite Erie is a community and economic development strategy designed to harness funding opportunities, unify public, private, and civic stakeholders around a common vision, and advance economic development across Erie County. The City of Erie shares Infinite Erie’s goals to foster economic growth; promote vibrant neighborhoods; and build an economy that benefits everyone.

Infinite Erie’s Investment Playbook outlines a pipeline of projects that align with community needs and transformative goals and guides stakeholders to align around priority projects that enhance community development, drive market momentum, and contribute to Erie’s economic vitality. If fully implemented, projects supported by the Infinite Erie Playbook will generate \$500 million of economic impact, support and sustain over 3,500 jobs and contribute \$21 million to the state and local tax base. Consistent with Infinite Erie, the following efforts are underway in the City, undertaken by a variety of partner organizations.

Over the last decade, major anchor institutions in the region have invested nearly \$600 million dollars in capital projects. The City of Erie has an emerging Innovation District - focusing on cybersecurity, data science, Insurtech, fintech, and other emerging industries - is poised to create jobs for the 21st century in Erie County. Radius CoWork and the Erie Technology Incubator hatch new startups everyday—and will continue to create a diverse mix of tech-enabled jobs in the region.

The Erie Downtown Development Corporation (EDDC) is a non-profit organization looking to revive the City’s downtown. Its goals include businesses and investment attraction, creation of programming, and supporting local businesses. The EDDC works closely with the Erie Downtown Equity Fund (“EDEF”), a for-profit private equity fund raised to provide “gap financing” to assist the EDDC’s real estate development activity. The EDEF has raised over \$30 million, led by the efforts of community stakeholders, including Erie Insurance, UPMC Hamot, Gannon University, Saint Vincent Hospital, Erie Community Foundation, Marquette Savings Bank, Erie Bank, and Northwest Bank.

The Erie County Redevelopment Authority and the Enterprise Development Center of Erie County are currently undertaking major redevelopment efforts on the City's former industrial sites. The former Erie Malleable site, a former brownfield, is undergoing transformative rehabilitation, updating existing buildings into office space. Demolition and reconstruction will also occur on the site, which will provide office space for light manufacturing facilities. The proposed redevelopment, Ironworks Square, expects to create or retain 200 jobs in the City. In addition, the EDC is proposing demolition of the remaining smokestacks at the former Hammermill site to make way for advanced manufacturing uses on the site. Finally, the RDA in partnership with Grow Erie is in the process of establishing the Savocchio Opportunity Park, an urban agriculture facility and community greenhouse. The commercial facility is expected to contain more than 17,000 square feet of all-season, high-tech greenhouses where fish and plants will be integrated. The proposed aquaponics facility is projected to provide more than 20 direct and indirect jobs to neighborhood residents. The other building, a community greenhouse, will be a 2,500-square-foot polycarbonate facility open to residents. The climate-controlled greenhouse will allow for year-round crop production. The project could generate at least 50 jobs once fully realized, with later phases including a commercial kitchen incubator and a co-packing facility.

The City of Erie works with Kiva, a microloan organization that provides interest free loans from \$1,000 to \$15,000 to small businesses. Repayments are flexible and loans are not granted based on credit scores or history. Kiva prioritizes character, the impact the loan will have on the community, and how much community support is behind the business/endeavor. To support downtown business development and expansion, the Gannon Small Business Development Center works with businesses to establish or expand existing downtown businesses by providing technical assistance and planning services designed to increase revenue and jobs over time.

As mentioned in NA-50, the Active Erie Transportation Plan and Downtown Streetscape Master Plan propose recommendations to make Erie more walkable and bikeable. Recommendations in the plans include bikeways along low-stress streets and local connections to destinations including schools, parks, and shopping areas. Adding bicycle lanes will also increase the connectivity of the city and improve a naturally affordable means of transportation. Additionally, improvements to many city streets, such as reducing travel lane widths to reduce traffic speeds and shorten pedestrian crossing distance, will help make pedestrian travel around the city safer and more feasible for a greater number of residents.

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

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City of Erie's economy. According to the HUD dataset, the City's unemployment rate in 2020 was 8.07%, which is down from 2015 (9.99%). As expected, residents with a bachelor's degree or higher were less likely to be unemployed than residents with less educational attainment. Additionally, the number of residents with the highest levels of education are more likely to participate in the labor force than other levels of educational attainment. Residents without a high school diploma or equivalent were split almost evenly between being employed or being either unemployed or out of the labor force altogether.

Taken together, these facts suggest that the skills and education of the City's workforce may not be well aligned with employment opportunities in the area.

As indicated above, there is an apparent shortage of workers in the City of Erie in the Education and Health Care Services industry. Employment and training programs that focus on these industries could help fill this gap with city residents.

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.

The Erie Technology Incubator at Gannon University serves Northwest Pennsylvania with a unique blend of strategic guidance, dedicated mentor teams, 1:1 coaching, and networking opportunities. The incubator provides early-stage technology-enabled companies with critical resources and support to guide clients through key milestones and phases of their entrepreneurial journey. Gannon also has the Small Business Development Center which offers no-cost, confidential consulting services for small businesses and entrepreneurs looking to start or expand a business.

In an article published in The Erie Times-News on February 7, 2025, Erie Community College (EC3) is doubling the space it occupies at the Erie County Technical School Skills Center (ECTS). College President Chris Gray stated, "The college intends to expand its manufacturing programs, including CNC (Computer Numeric Controlled) and IMM (Industrial Machine Maintenance) to fill the void in the Erie County workforce," Gray said. "This program will also allow ECTS students a pathway forward into continuing education." The partnership between EC3 and ECTS works to offer viable programs for students and employers. Such programs could create a pipeline of workforce to fill positions created by the ongoing development and redevelopment efforts in the City.

Erie's Public Schools Adult Education Program Teach After Hours focus is to fulfill educational, instructional, and support services for the Erie Community to earn industry credentials in the focused fields of training and high school diploma program. Training includes the fields of welding, machinist, construction trades and health careers. This program also includes resume/portfolio and soft skill development. This program also offers individualized training programs that can be designed based on an employer's needs.

The Greater Erie Community Action Committee (GECAC) works to reduce poverty by focusing all available funding and resources to assist low-income individuals and families to acquire useful skills and knowledge, to gain access to new opportunities, and achieve economic self-sufficiency. This agency will help develop a plan to tackle an individual's short and long-term career goals and teach the steps and skills to get a good job. Through its partnerships with universities, technical schools, and local businesses, its programs get people to work.

Urban Erie Community Development Corp (UECDC) provides free quality educational and employment programming including: workforce development training, an after-school youth program, English as a Second Language (ESL) classes, and G.E.D. courses.

The City has a robust and vibrant network of Community Centers that offer a wide range of services including financial empowerment training, adult learning, and workforce training. These programs will assist in helping those in need gain job skills to give them a greater range of employment opportunities. These programs in turn help the business community by encouraging local businesses with a local workforce that enhances the community character for the entire City. The Booker T. Washington Development and Education Center is located in the heart of the City of Erie, PA and is focused on creating quality educational programs and resources available to the public, including after-school programs and other educational programming that invests in youth.

The Erie Center for Arts & Technology is expanding its Construction and Trades Training Program to add on-the-job training (OJT). This will help alleviate the significant challenge of identifying qualified firms to provide home repair and rehabilitation while providing training and new employment opportunities for individuals within the City's urban core.

Stakeholders identified needs not only for workforce training, but also the need for programming at the high school level to educate on financial literacy, including credit scores, and how to care for a home. This is a partnership opportunity. Additionally, finding ways to link transportation and employment opportunities would greatly benefit the lower income workforce.

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

Yes

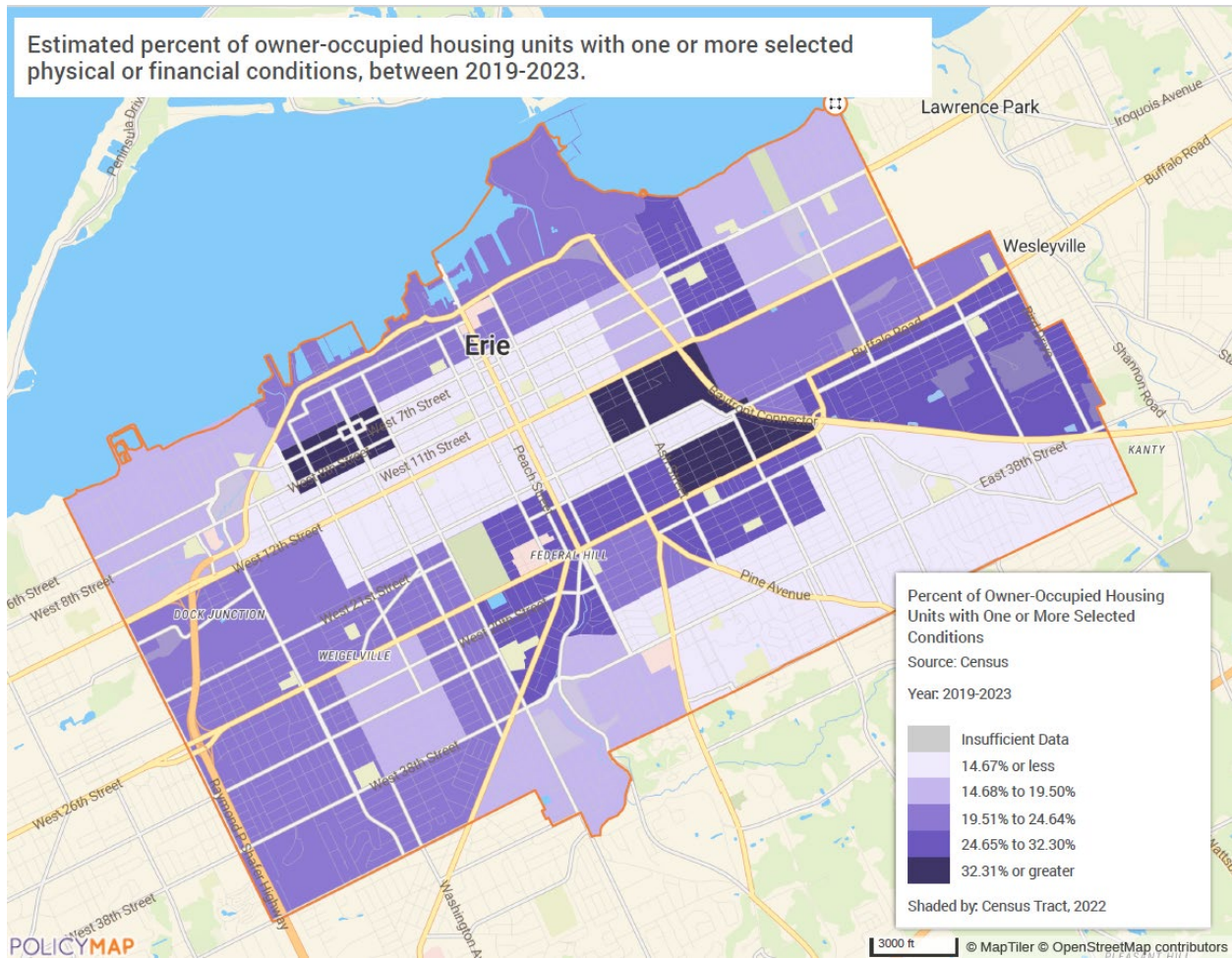
If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

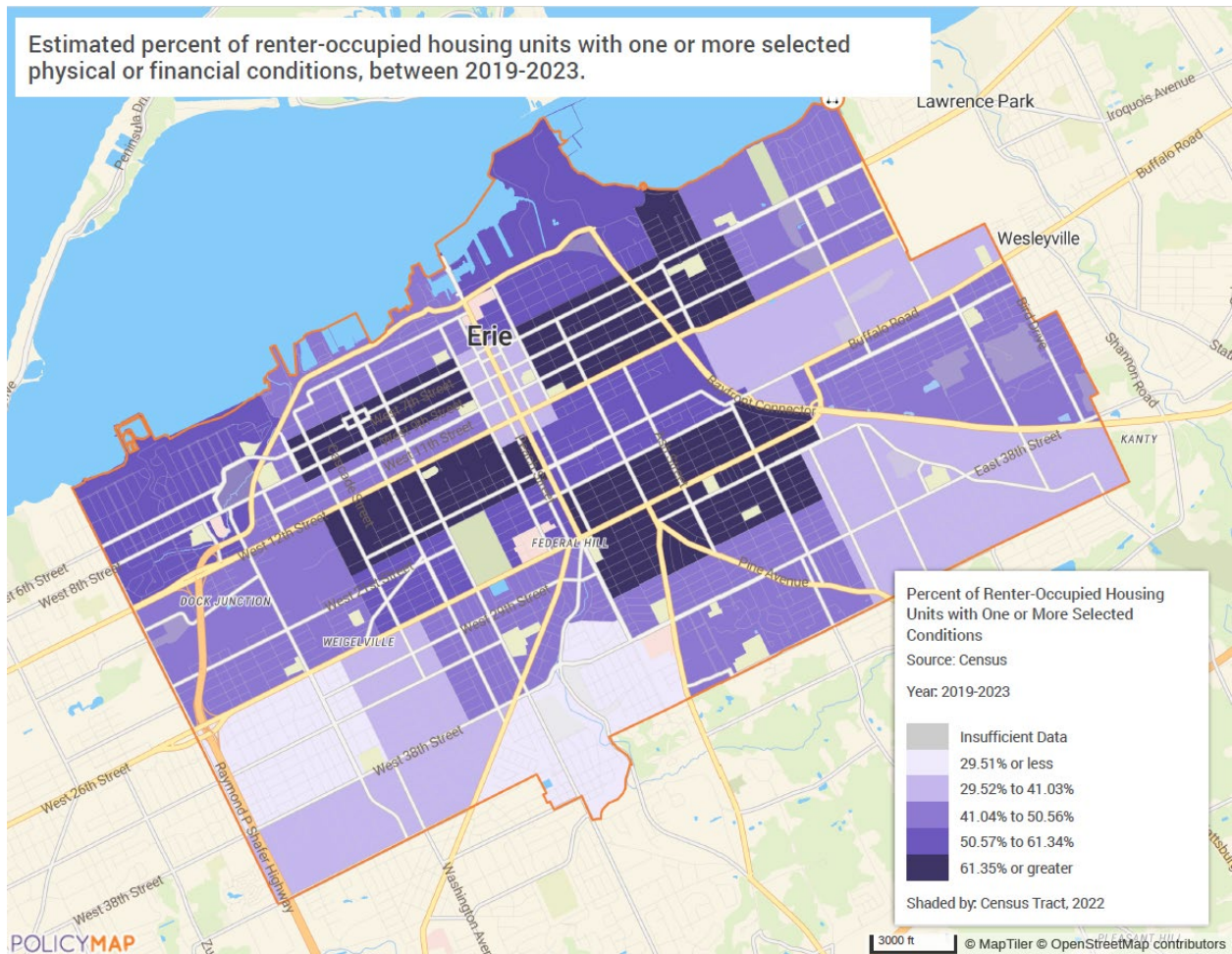
The City of Erie participates in the Comprehensive Economic Development Strategy for Northwest Pennsylvania. The most recent CEDS was published in December 2021. The CEDS identified Erie as having a robust entrepreneurial support ecosystem, and the region relies on small businesses for a majority of its jobs. Erie has well-integrated resources and support organizations for entrepreneurs, including accelerators, incubators, networking groups, and specialty resources, such as sector-specific business support groups. Strategies identified in the CEDS that are strategies identified in this Consolidated Plan include Entrepreneurship Development; Business Expansion, Retention and Recruitment; Workforce Development and Education. The Small Business Development Center work and workforce development initiatives described above align with the goals of the Consolidated Plan.

MA-50 Needs and Market Analysis Discussion

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

Using 2023 ACS data, the below maps show the percentage of housing units each Census Tract in the City of Erie that have two or more selected conditions. The first map shows owner-occupied units. The second map shows rental units. Important note: although the maps use the same color gradient and same amount of color variations, the homeowner's highest percentage range begins at 32.31% while the rental unit's highest percentage range begins at 61.35%. Downtown sees high concentrations of renter-occupied units with selected conditions, whereas the concentration of owner-occupied units is not as high, possibly due to there not being as many owner-occupied units. The southern corner of the City has higher concentrations of owner-occupied units with multiple housing problems. Looking at the renter-occupied map, there are only a few areas in the southern corner of the city that clearly have less than 30% of units with one or more condition.





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

As discussed in NA-30, East Bayfront and Trinity Park are the highly distressed areas of the city. These neighborhoods have a 57% minority and 43% poverty rate. The distressed neighborhoods are West Bayfront, Little Italy, and Pulaski-Lighthouse. These neighborhoods have a 30% minority and 37% poverty rate.

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

As the Erie Refocused plan outlined, these areas are the most deeply destabilizing parts of the City of Erie’s housing market due to the sheer number of vacant and obsolete housing units and their proximity to downtown Erie and transitional neighborhoods. Having such distressed markets so close to downtown blunts the impact of recent and future downtown investments and lowers levels of confidence and reinvestment in all surrounding neighborhoods.

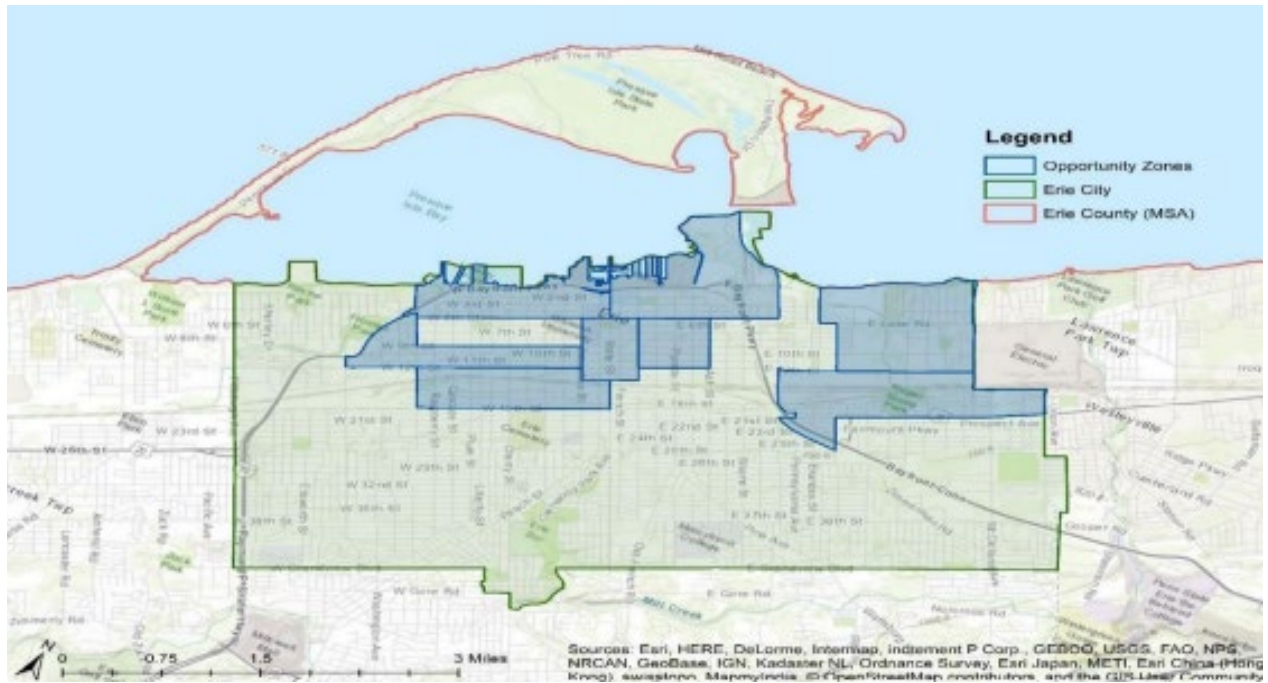
Are there any community assets in these areas/neighborhoods?

As shown on the map below, these neighborhoods are in close proximity to several cultural and recreational areas.



Are there other strategic opportunities in any of these areas?

The City of Erie has recognized eight opportunity zone tracts as shown in the map below. These opportunity zones align with the highly distressed and distressed neighborhoods mentioned above.



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

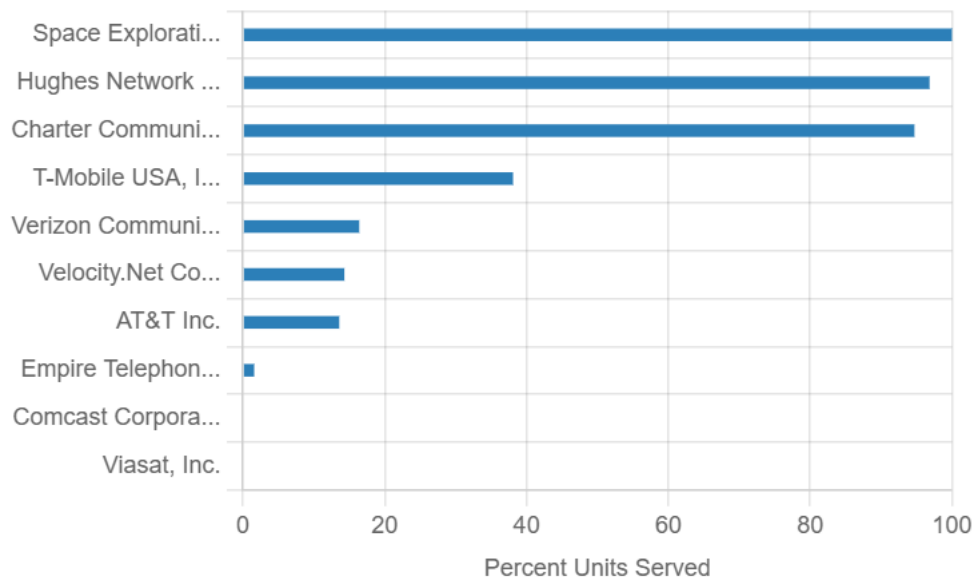
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Federal Communications Commission, the City of Erie is 100% covered by fixed download speeds up to 100/20 megabits per second (Mbps). For 250/25 Mbps, about 95% of the residential units are covered. The speed does significantly drop to about 16% coverage for 1000/100 Mbps. This indicates a need for more for the highest speed. For mobile broadband, nearly 100% of the city is covered.

According to 2023 ACS data, 85.6% of households have an internet subscription. Of those with a subscription, 99.8% use any type of broadband. For households earning less than \$20,000, only 73.9% have an internet subscription; however, 99.75% of those households have broadband. Looking at households earning between \$20,000 and \$75,000, 84.9% have a subscription to the internet. Of those households, 99.7% have broadband. Cost is the most probable barrier to the number of households without an internet subscription.

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

As the graph below indicates, more than 90% of the City is served by at least three providers. The fourth provider only serves nearly 40% of the city. Erie does have multiple options for broadband service providers and therefore does not currently have a need for additional providers.



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

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

The City of Erie is part of the 2023 update to the Erie County Hazard Mitigation Plan. Erie County considered the full range of natural and non-natural hazards that could impact the County and then identified and ranked hazards of greatest concern. The list below identifies these hazards.

- Coastal Erosion
- Drought
- Earthquake
- Extreme Temperature
- Flood, Flash Flood, Ice Jam
- Invasive Species
- Landslide
- Tornado, Wind Storm
- Winter Storm
- Lake Hazards

The risk assessment section in the hazard mitigation plan contains information on identified hazards that threaten Erie County and the surrounding region as well as vulnerability as it relates to the City's assets. The concerns that have the highest risk, and are most likely to impact the City of Erie, are:

- Coastal erosion -- Shoreline erosion and bluff recession may be influenced by future climate-related changes such as warmer temperatures, increases in precipitation, and increases in the frequency and severity of storms. The U.S. Environmental Protection Agency (EPA) expects intensified flooding and drought conditions in Pennsylvania. Significant changes in these events may cause increased variability in lake levels, thereby increasing the risk of erosion. Increased winter precipitation and rising temperatures will melt snow earlier in the spring, which could influence the ice that builds up during the winter (i.e., minimal ice formation), thereby decreasing seasonal mitigative factors.
- Flood, flash flood, ice jam -- The Intergovernmental Panel on Climate Change (IPCC) notes that the most likely impact of climate change on Pennsylvania will be an increase in extreme precipitation. Interestingly, a secondary consequence of that precipitation is a quick-rising flood. Further, the IPCC lists increased flooding as a primary impact in the Midwest and a significant impact in the Northeast.
- Invasive species -- Human activity, usually unintentional, is the primary means invasive species appear and spread in new ecosystems. International trade and travel allow species to be carried from their native environment to new locations on shipping containers, ballasts, crates, and

pallets (NWF, 2023). The opportunity for non-native species to be introduced to new areas will continue due to the rise of international trade.

- Tornado, windstorm -- Future wind and tornado events will affect areas of Erie County differently. The agricultural industry, including the vineyards, would be heavily affected. Fruit, fruit trees, and crops are vulnerable to the effects of windstorms and tornadoes. Residential sections would likely experience structure, tree, and utility damage. The IPCC suggests that severe weather in Pennsylvania may increase in frequency and intensity, and this weather could result in an uptick in tornado occurrences.
- Winter storms – The City of Erie has historically been prone to harsh winter weather and storms, largely due to the effects of Lake Erie; however, the severity of severe winter storms may change in the future. For instance, heavy winter precipitation and blizzard conditions can impact power distribution utilities. As those systems age, weather-related impacts may become more frequent in the form of power outages. The National Climate Assessment identifies a shortened snow season in the Northeast U.S., of which its report considers Pennsylvania a part. The report cites the increase in winter precipitation that falls as rain due to a likely northward shift in the rain-snow transition zone. Some data suggest a connection between arctic amplification and frequent, heavy snowfall winter storms. Enhanced arctic warming increases the amplification or waviness of jet stream patterns, allowing cold arctic air masses to reach the Northeast United States. This phenomenon could increase intense snowstorms in Erie County as the climate transitions to a warmer average. Erie County has seen a 5 to 10% change in the snow-to-rain precipitation ratio over a nearly 70-year period. Under a high emissions climate scenario, researchers expected winter precipitation to increase by 10 to 15% across Pennsylvania.

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

The identified hazards above, particularly the increase in frequency and severity of storms and flooding could cause displacement due to imminent danger or due to damage to the dwelling. In either case, elderly, individuals with disabilities, and low- and moderate-income households will have fewer financial resources to relocate and recover from climate change-related natural hazards. Furthermore, if renters are not required to have insurance, they could have to replace personal property as well as find new accommodation, even if only temporarily. Also, low-income households are unlikely to afford flood insurance and have the potential to lose their home or sustain significant damage in the event of a flooding event. Damage that is not repaired can lead to mold and other health hazards for the occupants. In addition, winter storms and detrimental weather with the ability to interrupt utility services are particularly dangerous for the elderly and persons with disabilities. The City of Erie will continue to prioritize resources for rehabilitation programs to assist low-income households that may need assistance at any time, but particularly as they recover from natural disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of CDBG, HOME and ESG funds in the City of Erie over the next five years. The plan is guided by three overarching goals that are applied according to the City's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets, increasing the availability of affordable housing by reducing barriers, and increasing the number of accessible units.
- To improve the quality of life and living conditions for low- and moderate-income individuals through improvements in public facilities and infrastructure and the removal of slum/blighting influences.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income individuals to achieve self-sufficiency.

The City of Erie's priority needs were determined based on existing data on the needs of the community, as well as consultation with City staff, extensive stakeholder outreach workshops, public hearings, and citizen surveys.

- Increase Access To/Quality of Affordable Housing
- Provide Homeless Housing and Services
- Improve Public Facilities and Infrastructure
- Provide Public Services
- Eliminate Slum/Blighting Influences
- Economic Development

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

Geographic Area

Target Area	Percentage of Funds
City-Wide	39%
CD Impact Area	61%
CD Impact Area LMI	

Table 42 - Geographic Priority Areas

General Allocation Priorities

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

The system for establishing priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very-low, low-, and moderate-income residents;
- Coordination and leveraging of resources;
- Response to expressed needs;
- Sustainability and/or long term impact;
- The ability to measure or demonstrate progress and success

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

Priority Needs

1	Priority Need Name	Increase Access To/Quality of Affordable Housing
	Priority Level	High
	Population	Low Moderate Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide CD Impact Area
	Associated Goals	Provide Homeowner Rehabilitation Assistance Provide Rental Rehabilitation Assistance Create New Affordable Rental Housing Increase Homeownership
	Description	The City of Erie will utilize HOME and CDBG dollars to increase affordable housing opportunities for both homeowners and renters through the creation of new and preservation of existing units.
	Basis for Relative Priority	Through both data analysis and public participation for Consolidated Plan development, it was determined there was a high need for quality affordable housing for the low- and moderate-income population.
2	Priority Need Name	Provide Homeless Housing and Services
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-Wide
	Associated Goals	Provide Homeless Housing and Services
	Description	City of Erie ESG funds address a number of homeless issues, including emergency shelter operations, transitional housing, shelter and assistance for victims of domestic violence, and rental and financial assistance for households that are literally homeless.
	Basis for Relative Priority	Addressing the needs of homeless persons in the City of Erie continues to be a high priority.
3	Priority Need Name	Improve Public Facilities and Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CD Impact Area
	Associated Goals	Improve Public Facilities and Infrastructure

	Description	Public infrastructure in many CDBG-eligible areas of the City of Erie is inadequate for current demands. Priority projects in the infrastructure category include the reconstruction of streets (including streetscaping amenities such as street lighting, tree planting, and curb cut improvements) and the installation/reconstruction of sidewalks to be brought into compliance with ADA standards. In addition, water and sewer improvements and storm water management improvements are a high priority in the City. The City of Erie will continue to support its various community development needs through upgrades to existing recreation and community amenities and the creation of new opportunities. Infrastructure and Recreation improvement projects will contribute to the safety and quality of life of neighborhoods and municipalities throughout the City and will benefit LMI persons.
	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
4	Priority Need Name	Provide Public Services
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City-Wide CD Impact Area
	Associated Goals	Provide Public Services
	Description	Providing public services is a high priority for the City of Erie. Dollars will be used for activities that improve public safety and provide community policing throughout the City of Erie.
	Basis for Relative Priority	Public services are a priority for the City of Erie to enhance neighborhood safety.
5	Priority Need Name	Eliminate Slum/Blighting Influences
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CD Impact Area

	Associated Goals	Code Enforcement Demolish Dilapidated Structures
	Description	In order to provide safe, livable communities for its residents, the City of Erie will use CDBG funds to acquire, demolish, and dispose of blighted properties that present safety hazards in various communities throughout the City of Erie. While most of the properties will be vacant and uninhabitable, as necessary, any occupants of the properties will be relocated.
	Basis for Relative Priority	Removing blighting influences was identified as a need and priority for the City of Erie.
6	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CD Impact Area
	Associated Goals	Economic Development Revitalize Central Business District
	Description	The City of Erie will use CDBG dollars for activities that promote employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents in the community.
	Basis for Relative Priority	Economic development activities that promote self-sufficiency and revitalization of Central Business District are high priorities for the City of Erie.
7	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City-Wide
	Associated Goals	Planning and Administration
	Description	The City of Erie will provide effective administration of the CDBG, HOME and ESG programs to ensure compliance with all federal regulations.

	Basis for Relative Priority	Planning and administration of the CDBG, HOME and ESG programs continues to be a high priority.
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Table 43 – Priority Needs Summary

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)	According to stakeholders, market rents are lower than Fair Market Rent standards. There is a waiting list for public housing units, though, demonstrating the need for tenant-based rental assistance. The more pressing need in the City of Erie is the creation of new and preservation of existing affordable units.
TBRA for Non-Homeless Special Needs	According to stakeholders, market rents are lower than Fair Market Rent standards. There is a waiting list for public housing units, though, demonstrating the need for tenant-based rental assistance. The more pressing need in the City of Erie is the creation of new and preservation of existing affordable units.
New Unit Production	The housing needs in the City of Erie are for decent, safe, and sanitary affordable housing units. Given the limited amount of CDBG, HOME, and ESG funds and the high cost of new unit production, the housing priority for the City of Erie is to provide rehabilitation and new construction assistance to housing providers for activities that result in the best mix of leveraging and matching.
Rehabilitation	Housing rehabilitation is an effective way to preserve the City’s affordable housing inventory, particularly if the market value of the home is such that the cost and extent of rehabilitation does not exceed the value that can be achieved. The City of Erie will leverage partnerships to ensure rehabilitation efforts include, to the extent practical, the ability to update the entire building envelope. This includes upgrades to the home to allow for aging in place as well as provide for lead/asbestos abatement and mold remediation.
Acquisition, including preservation	The cost to acquire property is expensive for the City of Erie to undertake. The City of Erie does not acquire properties for rehabilitation or development, but the Erie Redevelopment Authority does receive an allocation for acquisition. The City of Erie anticipates a continuing need to acquire and rehabilitate existing units to provide additional affordable housing over the next five years.

Table 44 – Influence of Market Conditions

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

Introduction

The City of Erie receives Federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) Program funds from the US Department of Housing and Urban Development (HUD) on an annual basis. The table below shows the City's anticipated grant allocations for the 2025 program year, along with anticipated grant funding for the remaining four years covered by this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2025 allocations. All grant funds will be used to support the City's goals to provide decent affordable housing, a suitable living environment, and expanded economic development.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,855,318	5,000.00	\$18,417	2,878,735	11,441,272	Funds for housing and non-housing community development needs. Remainder available is approximately four times annual allocation.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	764,318.00	0	0	764,318.00	3,057,272	Funds for housing development. Remainder available is approximately four times annual allocation.
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	267,205.00	0	0	267,205.00	1,068,820.00	Funds for homeless activities. Remainder available is approximately four times annual allocation.

Table 45 - 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

The City of Erie will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. Leveraged resources include, but are not limited to, Continuum of Care dollars, Erie County Homeless Assistance Program dollars, Erie County Department of Human Services dollars, Housing Authority resources, Mental Health, Drug and Alcohol services, and LIHTC. The City of Erie received a 100% match reduction due to fiscal distress.

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

Not applicable.

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
City of Erie	Government	Planning	Jurisdiction
Housing Authority of the City of Erie	PHA	Public Housing	Jurisdiction
Home Team Homeless and Housing Coalition	Continuum of Care	Homelessness	Region
Erie Redevelopment Authority	Government	Non-Housing Community Development	Jurisdiction
Erie County Redevelopment Authority	Government	Non-Housing Community Development	Region

Table 46 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Erie’s Economic and Community Development Department coordinates the allocation of CDBG, HOME, ESG and other grants. The City of Erie prepares all applications for funding, administers the Home Rehabilitation Program, the Homebuyer Assistance Program, and revolving loan funds available for economic development activities. The City of Erie also coordinates with the Housing Authority of the City of Erie on affordable housing priorities and activities as well as self-sufficiency programming. The City of Erie participates in the Erie County Continuum of Care and consults on homelessness issues including emergency shelter, permanent supportive housing and rapid rehousing activities.

The largest gap in the delivery of services to low- moderate-income households is the lack of adequate funding to address the housing and community development needs of the City of Erie.

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

Table 47 - 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)

Home Team Homeless and Housing Coalition, the local Continuum of Care, provides a comprehensive service delivery system designed to meet the needs of persons experiencing homelessness and those at-risk of homelessness. Emergency Shelter and transitional housing programs develop plans to return households to permanent housing as quickly as possible. Rapid rehousing assistance is available to provide short term assistance and help households regain stability in housing. In addition to housing services, case managers refer program participants to other necessary services such as mental health services, drug/alcohol counseling, and life skills and employment services. The Coordinated Entry process assesses needs based on the highest levels of risk and vulnerability and ensures that households presenting to the Continuum are directed to the services most appropriate for them.

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

The City of Erie is a member of the Continuum of Care and participates in all planning processes associated with the Continuum. The City of Erie works to ensure ESG dollars are spent in accordance with the CoC strategy and priorities. Stakeholders reported that emergency shelter, street outreach, temporary housing for crime victims, and medical respite care were gaps in the services delivery system. In addition, the number of affordable, accessible units in good condition is insufficient to meet the needs of City residents.

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

The main gaps in the current institutional structure and service delivery system are related to limited funding and staffing for the various agencies and other stakeholders that the City of Erie relies on to implement its five-year strategy and to address the specific needs identified in the plan.

The City of Erie will continue to support the work of these agencies and stakeholders, including their efforts to identify, increase and obtain the amount of funding that is available to address the needs of their clients.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Homeowner Rehabilitation Assistance	2025	2029	Affordable Housing	City-Wide CD Impact Area	Increase Access To/Quality of Affordable Housing Provide Special Needs Housing and Services	CDBG: \$1,500,000	Homeowner Housing Rehabilitated: 345 housing units
2	Provide Rental Rehabilitation Assistance	2025	2029	Affordable Housing	City-Wide CD Impact Area	Increase Access To/Quality of Affordable Housing Provide Special Needs Housing and Services	HOME: \$1,500,000	Rental Housing Rehabilitated: 10 housing units
3	Create New Affordable Rental Housing	2025	2029	Affordable Housing	City-Wide CD Impact Area	Increase Access To/Quality of Affordable Housing	HOME: \$1,439,431	Rental Units Constructed: 20 housing units
4	Increase Homeownership	2025	2029	Affordable Housing	City-Wide CD Impact Area	Increase Access To/Quality of Affordable Housing	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 30 households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Homeless Housing and Services	2025	2029	Affordable Housing Homeless	City-Wide	Provide Homeless Housing and Services	ESG: \$1,336,025	Tenant-based rental assistance/Rapid Rehousing: 315households Homeless Person Overnight Shelter: 8,175persons
6	Improve Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City-Wide CD Impact Area	Improve Public Facilities and Infrastructure	CDBG: \$3,626,483	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 57,661 persons
7	Provide Public Services	2025	2029	Non-Housing Community Development	City-Wide CD Impact Area	Provide Public Services	CDBG: \$2,569,789	Public Service activities other than Low/Moderate Income Housing Benefit: 9,060 persons
8	Code Enforcement	2025	2029	Non-Housing Community Development	City-Wide CD Impact Area	Eliminate Slum/Blighting Influences	CDBG: \$250,000	Housing Code Enforcement/Foreclosed Property Care: 2,500 housing units
9	Demolish Dilapidated Structures	2025	2029	Non-Housing Community Development	City-Wide CD Impact Area	Eliminate Slum/Blighting Influences	CDBG: \$1,250,000	Buildings Demolished: 50 buildings Other: 40 Other
10	Economic Development	2025	2029	Non-Housing Community Development	CD Impact Area	Economic Development	CDBG: \$1,825,000	Jobs created/retained: 60 jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Revitalize Central Business District	2025	2029	Non-Housing Community Development	CD Impact Area	Economic Development	CDBG: \$375,000	Façade treatment/business building rehabilitations: 10 businesses
12	Fair Housing Education and Services	2025	2029	Affordable Housing Public Housing	City-Wide	Fair Housing Education and Services	CDBG: \$25,000	Public Service activities other than Low/Moderate Income Housing Benefit: 95,000 persons
13	Planning and Administration	2025	2029	Admin	City-Wide	Planning and Administration	CDBG: \$2,855,318 HOME: \$382,159	Other: 10 Other

Table 48 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Homeowner Rehabilitation Assistance
	Goal Description	The City of Erie will provide financial assistance and emergency repair assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing. This includes accessibility improvements for the physically disabled.
2	Goal Name	Provide Rental Rehabilitation Assistance
	Goal Description	The City of Erie will provide financial assistance to rental property owners to rehabilitate housing units to be available for lease to low- and moderate-income households.
3	Goal Name	Create New Affordable Rental Housing
	Goal Description	The City of Erie will provide resources to increase the supply of decent, safe, sanitary and accessible rental housing that is affordable to low- moderate-income households. This could be construction of new units or rehabilitation of existing vacant units/buildings into affordable rental units.

4	Goal Name	Increase Homeownership
	Goal Description	The City of Erie will provide resources to income-qualified first-time homebuyers by providing down payment and closing cost assistance, requiring housing counseling, and in some cases providing resources to rehabilitate the home to be acquired.
5	Goal Name	Provide Homeless Housing and Services
	Goal Description	The City of Erie will use ESG funds to address a number of homeless issues, including emergency shelter operations, shelter and assistance for victims of domestic violence, and rental and financial assistance for households that are literally homeless.
6	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Public facility improvements in the City of Erie are important to supporting the quality of life by providing adequate space for the provision of services, holding of events that bring the community together, and addressing public safety concerns. In addition, ensuring the City of Erie's public facilities are free of architectural barriers continues to be a priority for ensuring access to the City's services and facilities by all residents. The City of Erie will continue to support its various community development needs through public facilities improvements. In addition, the City of Erie will continue to support its various community development needs through upgrades to existing recreation amenities and creation of new opportunities.
7	Goal Name	Provide Public Services
	Goal Description	The City of Erie will provide resources to support public safety and community policing activities in order to promote neighborhood and community development.
8	Goal Name	Code Enforcement
	Goal Description	The City of Erie will provide resources to enforce the local building code and ordinances through targeted code enforcement efforts.
9	Goal Name	Demolish Dilapidated Structures
	Goal Description	The City of Erie will use CDBG funds for code enforcement demolition and acquisition/demolition/disposition in areas of the City prone to blighting influences.

10	Goal Name	Economic Development
	Goal Description	The City of Erie will use CDBG dollars for activities that promote employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents in the community.
11	Goal Name	Revitalize Central Business District
	Goal Description	The City of Erie will provide resources to revitalize the downtown business district as well as selected sites throughout the Neighborhood Revitalization Strategy Areas. Resources include tax incentives and programs such as Tax Incremental Financing (TIF), tax abatement programs, Enterprise Zone/Entitlement Communities, Section 108 Loan Guarantees as well as local economic development funds.
12	Goal Name	Fair Housing Education and Services
	Goal Description	The City of Erie will provide resources for outreach, education and services related to the City's obligation to affirmatively further fair housing choice throughout the City of Erie.
13	Goal Name	Planning and Administration
	Goal Description	Provide effective and efficient implementation of CDBG, HOME and ESG funding in accordance with federal regulations.

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

The City of Erie estimates that 250 households will benefit from affordable housing development over the five-year period.

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)

The Housing Authority of the City of Erie is not bound by a Section 504 Voluntary Compliance Agreement as it currently meets the minimum 5% accessible unit requirement in its public housing stock.

Activities to Increase Resident Involvements

The Housing Authority of the City of Erie (HACE) Senior Tenant Council is composed of residents in each high-rise apartment building – Curry/Schell Apartments, Ostrow Apartments, Schmid Towers, and Friendship Apartments.

Officers are elected yearly under guidelines set forth by the Department of Housing and Urban Development. The primary purpose for electing Tenant Councils is to give residents an opportunity to explain their needs and points of view to the manager of the building in order to have a part in decisions and policy making. Tenant Councils also plan and promote activities that enhance the health and welfare, educational opportunities and recreational activities available to each building's residents.

HACE also has an active Resident Advisory Board comprised of elected officers from each of the Tenant Councils. These include Lake City, Ostrow Apartments, Erie Heights, Friendship Apartments, Harbor Homes, Harbor Homes Annex, John E. Horan Garden Apartments, Pineview, Agnes R. Priscaro Apartments, Schmid Towers, Section 8, and Section 8 Family Self Sufficiency.

When there is no functioning Tenant Council, community representatives from the family developments or high-rise buildings are asked to serve on the Resident Advisory Board. Members of the Resident Advisory Board meet regularly with Authority staff to provide input on policy matters, Capital Fund expenditures, and new program development.

Educating residents on the purpose of the tenant councils and resident advisory boards, and how their feedback will be used to inform planning efforts, can help encourage participation. HACE also conducts an annual resident satisfaction survey to gauge the happiness of its residents and determine actions for improving living conditions. While HACE exists to provide safe, decent, and affordable housing for lower-income families, the elderly, and persons with disabilities, HACE is much more than a housing provider. Jobs, job training, education, and health care, as well as fostering the arts and neighborhood beautification, are also part of what HACE does. The initiatives, goals, and accomplishments of the Authority are published in the spring, summer, fall, and winter editions of the HACE newsletter, "News & Views," which you can find on the HACE website.

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

No, the PHA is not troubled.

Plan to remove the ‘troubled’ designation

N/A; the PHA is not troubled.

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

Barriers to Affordable Housing

Public policies and plans can impact on municipalities affordable housing options. Local zoning code and comprehensive plans guide the development of communities. Restrictive zoning codes on type and density of housing can create affordable housing issues. Restrictive zoning can make it more expensive for developers to increase the supply of housing and thus the housing that is created is not affordable to low- to moderate-income households.

The City of Erie has 17 zoning districts: six residential, seven commercial, and four manufacturing/industrial. Overall, Erie’s zoning code contains many provisions that will not restrict affordable housing. The City allows accessory dwelling units (ADUs) in all of its residential districts and several other non-residential districts. ADUs are essential for supplying affordable units and supplementing rental income to those struggling to afford their existing home. The City also allows for multi-family housing developments in several of its residential and non-residential districts.

Additionally, the City allows group homes in several districts and does not have an overly restrictive definition, which allows more who need assistance to reside in the home. It also does not restrict emergency housing, shelters, temporary housing, or permanent supportive housing facilities to non-residential zoning districts.

The City’s zoning code does have some room for improvement, as there are some regulations that could restrict affordable housing. For instance, the City has an inclusive definition of “family”, but it is still limiting. It defines family as “a) A single person occupying a dwelling unit and maintaining a household; or (b) Two or more relatives, occupying a dwelling unit, living together and maintaining a common household, including not more than two boarders or roomers. (c) Not more than four (4) unrelated persons occupying a dwelling unit, living together and maintaining a common household. (d) Permanent group homes for the disabled or family-like living arrangements for disabled persons. Groups of more than four three unrelated persons may be treated as a "family" if they are defined as disabled under the Fair Housing Act Amendments to the Federal Civil Rights Act, and meet the criteria of a group home special exception. Please note: Disabled persons shall be those who are so designated under the Fair Housing Amendment (1988) to the Federal Civil Rights Act of 1968.” To be more inclusive, the City could consider removing the four unrelated persons cap and put the focus on functioning as a single housekeeping unit.

Furthermore, the City should consider allowing manufactured or modular housing on single lots like single family dwelling units.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy – 91.215(d)

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

The Erie City-County Continuum of Care’s Coordinated Entry System (CES) provides a strategy to quickly move people from homelessness to permanent housing by establishing a streamlined and uniform method of serving clients in need of housing crisis services, using a single point of entry model; reducing burden on both client and provider by having a unified systemic approach to quickly identify, assess, and refer clients to the best intervention to meet clients’ specific needs at first contact; increasing collaboration between agencies in serving client needs more effectively and efficiently; and collecting data on community trends of housing needs to better target limited resources. When households or individuals present to the Continuum, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need. The City of Erie will continue to support efforts focusing on street outreach to the unsheltered homeless, especially unsheltered youth and unsheltered chronically homeless.

Addressing the emergency and transitional housing needs of homeless persons

PAHMIS captures Point in Time data, Systems Performance Measures and Coordinated Entry data to evaluate the emergency needs of persons in the County experiencing homelessness. While no longer a priority at the federal level, there are transitional housing needs that still exist in the City of Erie, in addition to robust case management services. The City of Erie will use the information generated by the PAHMIS to inform Strategic Plan priorities as well as CDBG, HOME and ESG budget and planning processes.

As discussed above, all persons presenting to the continuum are assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need. The CoC’s strategy seeks to place persons in permanent housing as quickly as possible, then provide supportive services to promote stability in housing. Potential interventions include transitional housing, rapid rehousing or permanent supportive housing. There are currently emergency shelters available for homeless individuals and families, including victims of domestic violence.

The City has seen an increase in the number of unsheltered homeless individuals, as well as longer lengths of stay for households in shelter. Limited shelter capacity results in more households in unsheltered situations. Driven largely by Infinite Erie, the City has plans to construct a new facility that would provide long-term housing for up to 50 homeless individuals and feature on-site supportive social services such as medical and mental health care. The City is also exploring ways to increase rental housing inventory through the City. The City will continue to leverage its federal resources to reduce the number of unsheltered homeless individuals and families, with an emphasis on chronically homeless households that require deep subsidy and robust services.

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.

Ending chronic homelessness is a priority for the City. The CoC prioritized serving persons experiencing chronic homelessness in all of its permanent supportive housing beds. As discussed above, all persons presenting to the Continuum of Care are assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need. The CoC implements policies and practices that place persons in permanent housing as quickly as possible, then provide supportive services to promote stability in housing. In addition, the CoC ranks projects seeking federal dollars based on their ability to meet certain Systems Performance Measures, including keeping the length of stay under 30 days (i.e. placement in RRH/PSH within 30 days of presenting to the CoC) and participants ability to remain in or move into permanent housing. Ensuring proper services are in place will also be prioritized to prevent recidivism and returns to homelessness.

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

While the City of Erie and County follow Pennsylvania state mandated procedures for discharge from mental health institutions, stakeholders reported a widespread need for medical respite care to ensure folks discharging from substance treatment centers, hospitals and mental health institutions receive interim care prior to placement in supportive housing. GECAC receives County Homeless Assistance Program dollars for homeless prevention activities; assistance includes rental and utility assistance. In addition, GECAC also administers weatherization and energy education programs to help households reduce utility bills and avoid evictions and shutoffs.

Providers will be working toward the goal of enabling people at greatest risk of homelessness to maintain permanent housing through targeted prevention and diversion activities. When homelessness cannot be avoided, providers will connect people with appropriate resources to stabilize them in housing as quickly and effectively as possible.

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

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.). In 2024, the CDC estimates that about half a million US children aged 1 to 5 have blood lead levels above 5 micrograms per deciliter ($\mu\text{g}/\text{dL}$), which is the level at which the CDC recommends public health action.

Redevelopment Authority of the City of Erie (RACE) runs the Healthy Homes program. The goal of this program is to promote healthy and safe housing to reduce lead poisoning, hospitalizations, injuries, illnesses, or deaths caused by preventable home health or safety hazards. This program builds on the Authority's other rehabilitation programs to address a variety of environmental health and safety concerns, including lead, allergens, asthma, carbon monoxide, home safety, and pests.

The program:

- Conducts comprehensive Healthy Home Assessments of your home to identify potential health/safety risks, including biological agents, chemical agents, and structural deficiencies.
- Provides education and intervention strategies that can be implemented to prevent or reduce identified risks before negative outcomes occur or worsen.
- Collaborates with healthcare providers and neighborhood groups throughout the city to increase awareness of healthy homes principles and services available to mitigate hazards, particularly for households within qualified census tracts (QCTs).
- Promotes a healthy homes philosophy to the general public and local government entities to increase awareness and understanding of potential hazards and the types of illnesses and injuries related to those hazards.

The City of Erie will reserve funds to provide interim controls during all housing rehabilitation projects where lead hazards are identified.

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

These actions are directly related to households with children under 6 and seek to reduce lead hazards in homes where children reside.

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

Federal lead-based paint regulations contain provisions to protect occupants and workers from lead-based paint hazards until lead hazard reduction work is completed. These federal lead-based paint

regulations have been incorporated into the City of Erie's Home Rehabilitation and Homebuyer Assistance Programs, which are administered by the City. City staff are trained to identify lead-based paint hazards, and contractors are trained and certified to perform the rehabilitation work using lead-safe work practices. The inspection process incorporates the required lead risk assessment procedures prior to the start of the rehabilitation activities, as well as the clearance testing at the conclusion of the rehabilitation. The lead risk assessments and clearance tests are performed by a third party. If needed, a temporary relocation policy is developed and utilized.

The City of Erie will continue to implement the federal lead-based paint regulations within the City's Home Rehabilitation and Homebuyer Assistance Programs. Upon conclusion of all rehabilitation work, the unit must pass a clearance test. Through these programs, the number of housing units containing lead-based paint hazards will decrease, thereby increasing the inventory of lead-safe housing available to extremely low-income, very low-income, and moderate-income families throughout the City of Erie.

In addition, participants in the HACE Housing Choice Voucher Program must have their units inspected for lead hazards. Any hazards identified during the inspection require interim controls before a household can move in.

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

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

The City of Erie, in partnership with non-profit organizations and businesses, can improve the chances for poverty-stricken residents to move up and out of poverty by supporting organizations that offer job training and placement services, improving the quality and availability of affordable housing, providing public amenities and revitalizing neighborhoods.

The City of Erie, through its various departments, will continue to provide incentives for businesses to locate in low-income areas, to support organizations that provide job training and placement services through the Training Assistance Program Fund, to support rapid rehousing activities, and to preserve and improve affordable housing options, as part of its strategy to prevent and alleviate poverty in the City of Erie.

In addition, the Housing Authority of the City of Erie will continue to offer the Section 8 and public housing homeownership programs, which offer assistance for current residents to convert their rental assistance to mortgage assistance. In addition, the Housing Authority will continue the Family Self Sufficiency program to assist residents with improving wealth and provide budgeting and other services to promote self-sufficiency.

The City of Erie will also continue to support the efforts of the Greater Erie Community Action Commission (GECAC) in its poverty reducing programming, which includes adult education programming, adult literacy programming, employment services, housing services, re-entry programming, and aging services.

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

The City of Erie provides funds for services related to poverty reduction and self-sufficiency, including job training opportunities, assisting small businesses to revitalize the Central Business Districts; providing support for neighborhood and community centers; and offering homebuyer assistance and education.

SP-80 Monitoring – 91.230

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

The Department of Economic and Community Development will conduct periodic monitorings of subrecipients throughout the five-year period to ensure programs and projects are implemented in accordance with federal regulations. The City of Erie will do this via on-site visits, remote desk monitoring, and monitoring through the payment of invoices, to ensure costs are eligible and reasonable.

The HOME program will be monitored in accordance with program regulations, including confirmation that income certifications are conducted every sixth year during the affordability period. In addition, the applicable on-site monitorings of rental developments for compliance with the Uniform Physical Conditions Standards as follows:

- Every three years for projects of one-to-four units
- Every two years for projects with five-to-25 units
- Annually for projects with 26 or more units

Expected Resources

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

Introduction

The City of Erie receives Federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) Program funds from the US Department of Housing and Urban Development (HUD) on an annual basis. The table below shows the City's anticipated grant allocations for the 2025 program year, along with anticipated grant funding for the remaining four years covered by this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2025 allocations. All grant funds will be used to support the City's goals to provide decent affordable housing, a suitable living environment, and expanded economic development.

Citizen Participation was conducted on the Plan under the assumption that once allocations were announced if the City receives more than its estimated CDBG amount, it will increase the Administration activity up to the maximum allowed 20% of the City's allocation. The remaining increase will be allocated to the Street Improvements project. If the City receives less than its projected amounts, it will reduce Administration to the maximum allowed 20%, and any additional reduction necessary will come from the Street Improvements project. For the HOME program, if the City receives more than its estimated amount, it will increase the Administration activity up to the maximum allowed 10% of the City's allocation. The remaining increase will be allocated to the HANDS Rehabilitation project (also the CHDO project). If the City receives less than its projected amounts, it will reduce Administration to the maximum allowed 10%, and any additional reduction necessary will come from the HANDS rehabilitation project. If the City receives less than project amounts for ESG, the ESG Administration activity will be reduced to the maximum 7.5%, and any other reduction will be attributed to the emergency shelter activity. Any increase over estimated amounts in ESG will increase admin to the maximum 7.5%. The maximum 60% will be attributed to shelter and street outreach; the remaining funds will be added to the Rapid Rehousing activity.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,855,318	\$5,000.00	\$18,417.06	\$2,878,735.06	\$11,441,272	Funds for housing and non-housing community development needs. Remainder available is approximately four times annual allocation.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$764,318.00	0	0	\$764,318.00	\$3,057,272	Funds for housing development. Remainder available is approximately four times annual allocation.
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$267,205.00	0	0	\$267,205.00	\$1,068,820.00	Funds for homeless activities. Remainder available is approximately four times annual allocation

Table 49 - 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

The City will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. Leveraged resources include, but are not limited to, Continuum of Care dollars, Erie County Homeless Assistance Program dollars, Erie County Department of Human Services dollars, Housing Authority resources, Mental Health, Drug and Alcohol services, and LIHTC. The City of Erie received a 100% HOME match reduction due to fiscal distress. ESG match will be provided by the subrecipients of ESG funds, totaling 100% of the City of Erie’s ESG grant.

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

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Homeowner Rehabilitation Assistance	2025	2029	Affordable Housing	City-Wide CD Impact Area	Increase Access To/Quality of Affordable Housing Provide Special Needs Housing and Services	CDBG: \$221,000	Homeowner Housing Rehabilitated: 17 housing units
2	Provide Rental Rehabilitation Assistance	2025	2029	Affordable Housing	City-Wide CD Impact Area	Increase Access To/Quality of Affordable Housing Provide Special Needs Housing and Services	HOME: \$700,000	Rental Housing Rehabilitated: 4 housing units
3	Provide Homeless Housing and Services	2025	2029	Affordable Housing Homeless	City-Wide	Provide Homeless Housing and Services	ESG: \$267,205	Tenant-based rental assistance/Rapid Rehousing: 13 households Homeless Person Overnight Shelter: 1,635 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City-Wide CD Impact Area	Improve Public Facilities and Infrastructure	CDBG: \$1,261,964.82	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 12,000 persons
5	Provide Public Services	2025	2029	Non-Housing Community Development	City-Wide CD Impact Area	Provide Public Services	CDBG: \$709,789.24	Public Service activities other than Low/Moderate Income Housing Benefit: 3,373 persons
6	Economic Development	2025	2029	Non-Housing Community Development	CD Impact Area	Economic Development	CDBG: \$114,918	Jobs created/retained: 21 jobs
7	Planning and Administration	2025	2029	Admin	City-Wide	Planning and Administration	CDBG: \$571,063 HOME: \$64,318	Other: 1 Other

Table 50 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Homeowner Rehabilitation Assistance
	Goal Description	The City of Erie will provide financial assistance and emergency repair assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing. This includes accessibility improvements for the physically disabled.
2	Goal Name	Provide Rental Rehabilitation Assistance
	Goal Description	The City of Erie will provide financial assistance to rental property owners to rehabilitate housing units to be available for lease to low- and moderate-income households.

3	Goal Name	Provide Homeless Housing and Services
	Goal Description	The City of Erie will use ESG funds to address a number of homeless issues, including emergency shelter operations, shelter and assistance for victims of domestic violence, and rental and financial assistance for households that are literally homeless.
4	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Public facility improvements in the City of Erie are important to supporting the quality of life by providing adequate space for the provision of services, holding of events that bring the community together, and addressing public safety concerns. In addition, ensuring the City of Erie's public facilities are free of architectural barriers continues to be a priority for ensuring access to the City's services and facilities by all residents. The City of Erie will continue to support its various community development needs through public facilities improvements. In addition, the City of Erie will continue to support its various community development needs through upgrades to existing recreation amenities and creation of new opportunities.
5	Goal Name	Provide Public Services
	Goal Description	The City of Erie will provide resources to support public safety and community policing activities in order to promote neighborhood and community development.
6	Goal Name	Economic Development
	Goal Description	The City of Erie will use CDBG dollars for activities that promote employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents in the community.
7	Goal Name	Planning and Administration
	Goal Description	Provide effective and efficient implementation of CDBG, HOME and ESG funding in accordance with federal regulations.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Erie is proposing the following projects for its FY2025 Annual Action Plan:

Projects

#	Project Name
1	General Administration
2	Summer Recreation
3	BTW Center - Summer
4	MLK Center - Summer
5	Trinity Center - Summer
6	UECDC - Summer
7	Dafmark Dance Theatre - Summer
8	Boys and Girls Club - Human Resources
9	BTW Center - Human Resources
10	MLK Center - Human Resources
11	JFK Center - Human Resources
12	Trinity Center - Human Resources
13	UECDC - Human Resources
14	GECAC In-Home Services
15	St. Martin Center - Human Resources
16	Dafmark Dance Theatre – Human Resources
17	Nurturing Hearts – Human Resources
18	Erie Police Athletic League
19	YMCA - Erie County Re-entry and Support Services (ECRSSA)
20	YMCA Downtown Teen Center - Human Resources
21	Youth Leadership Institute - Human Resources
22	SSJNN - Summer Recreation
23	Handicap Curb Cuts
24	Tree Removal/Planting
25	Street Reconstruction
26	Park/Playground Improvements
27	City Housing Rehabilitation (CDBG)
28	Gannon University SBDC
29	Community Cornerstone Project
30	City of Erie – Love My Block
31	Meals on Wheels
32	Redevelopment Authority of the City of Erie
33	HANDS Boston Store Rental Rehab (HOME)
34	East Side Renaissance Rental Rehabilitation (HOME)
35	HOME Administration (HOME)
36	ESG25 City of Erie

Table 51 – Project Information

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

CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilitates and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and

administration.

The system for establishing priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of very-low, low, and moderate-income residents
- Focus on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to measure or demonstrate progress and success

The City of Erie also has a locally designated CD Impact Area which contains concentrations of low-income households and high rates of poverty where it will target its investments and presume beneficiaries for its programming.

AP-38 Project Summary

Project Summary Information

1	Project Name	General Administration
	Target Area	Citywide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Admin
	Funding	CDBG: \$571,063.00
	Description	Funds will be used for CDBG program administration, planning, and management costs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Citywide
	Location Description	626 State Street, Erie PA 16501
	Planned Activities	Matrix Code: 21A General Program Administration 570.206
2	Project Name	Summer Recreation
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$10,000.00
	Description	Funds will be used for recreational activities and operating costs at the Roger Young City Pool.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Citywide
	Location Description	Buffalo Road and Downing Street, Erie, PA
	Planned Activities	Matrix Code: 05Z Public Services Not Listed in 03T and 05A-05Y 570.482 (c) (2) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
3	Project Name	BTW Center - Summer
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$24,850.00
	Description	Funds will be used for the BTW Center's summer youth recreation program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 youth
	Location Description	1720 Holland Street, Erie, PA 16503
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
4	Project Name	MLK Center - Summer
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services

	Funding	CDBG: \$10,000.00
	Description	Funds will be used for the MLK Center summer youth recreation program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	80 youth
	Location Description	312 Chestnut Street, Erie, PA 16507
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2).
5	Project Name	Trinity Center - Summer
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$20,000.00
	Description	Funds will be used for Bethesda Trinity Center's summer youth recreational program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	75 youth
	Location Description	462 West 18th Street, Erie, PA 16502
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
	Project Name	UECDC - Summer

6	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$49,355.24
	Description	Funds will be used for a summer work and training program for youth aged 14-18.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	28 youth
	Location Description	2046 East 19th Street, Erie, PA 16510
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
7	Project Name	Dafmark Dance Theatre - Summer
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	\$10,000
	Description	Funds will be used for summer youth programming at Dafmark Dance Theatre. Programming will provide free childcare during the summer to low- to moderate-income families.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 youth

	Location Description	2110D E 10th St, Erie, PA 16511
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
8	Project Name	Boys and Girls Club - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$55,000.00
	Description	Funds will be used for Boys and Girls Club youth programs and includes the Police Athletic League.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	75 youth
	Location Description	1515 East Lake Road, Erie, PA 16511
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
9	Project Name	BTW Center - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$72,345.00

	Description	Funds will be used for Booker T. Washington Center social services, education, recreation, and Youth Athletic programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500 LMI Individuals
	Location Description	1720 Holland Street, Erie, PA 16503
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e); 05 Public Services 570.201(e); National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2).
10	Project Name	MLK Center - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$55,000.00
	Description	Funds will be used for the MLK Center to provide case management services to youth participating in after-school and recreation Programs and social services for families.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	400 LMI Individuals
	Location Description	312 Chestnut Street, Erie, PA 16507
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e); 05A Senior Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2).
	Project Name	JFK Center - Human Resources

11	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$55,000.00
	Description	Funds will be used for the JFK Center to provide structured youth development activities and services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 Youth
	Location Description	2021 East 20th Street, Erie, PA 16510
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2).
12	Project Name	Trinity Center - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$35,000.00
	Description	Funds will be used for the Bethesda Trinity Center to provide social services, education, recreation, and Youth Athletic programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	75 Youth

	Location Description	462 W. 18th Street, Erie, PA 16502
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2).
13	Project Name	UECDC - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$55,000.00
	Description	Funds will be used for year-round academic and leadership development (Impact Youth program) for students in grades K-12.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 youth
	Location Description	2046 East 19th Street, Erie, PA 16510
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
14	Project Name	GECAC In-Home Services
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$38,250.00

	Description	Funds will be used for basic support services and meal delivery for disabled and elderly persons in the City.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	85 LMI persons
	Location Description	Citywide
	Planned Activities	Matrix Code: 05A Senior Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit; activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
15	Project Name	St. Martin Center - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$50,000.00
	Description	Funds will be used to fund partial salaries of 3 Caseworkers to provide low-income clients with who are currently homeless or at risk of homelessness with rent, mortgage and utility assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	250 LMI Households
	Location Description	1701 Parade Street, Erie, PA 16503
	Planned Activities	Matrix Code: 05 Public Services 570.201(e); 05Q Subsistence Payments 570.201(e) National objective: LMC Low/mod limited clientele benefit; activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)

16	Project Name	Dafmark Dance Theatre – Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$20,000
	Description	Funds will be used for operations of the Dafmark Dance Theatre youth programming, particularly afterschool programs.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 youth
	Location Description	Citywide
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
17	Project Name	Nurturing Hearts – Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$5,000
	Description	Funds will be used for self-esteem and self-development activities for at-risk girls ages 10-18.
	Target Date	06/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	60 at-risk youth girls will benefit from Nurturing Hearts services.
	Location Description	32 W 8th St #505, Erie, PA 16501
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
18	Project Name	Erie Police Athletic League
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$21,109.00
	Description	Funds will be used to support the Erie Police Athletic League programming for at-risk youth.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	800 youth
	Location Description	Citywide (10 schools, 3 community centers, B&G Club, Gannon-summer)
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
19	Project Name	YMCA - Erie County Re-entry and Support Services (ECRSSA)
	Target Area	Citywide
	Goals Supported	Provide Public Services

	Needs Addressed	Provide Public Services
	Funding	CDBG: \$43,880.00
	Description	Funds will be used to support YMCA's Erie Co. Reentry Services and Support Alliance (ECRSSA) to provide salary for a Youth Case Manager, consumable supplies and equipment to support individuals transitioning from incarceration or from criminal network involvement.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	285 LMI Individuals
	Location Description	31 West 10th Street, Erie, PA 16501
	Planned Activities	Matrix Code: 05Z Other Public Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
20	Project Name	YMCA Downtown Teen Center - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$55,000.00
	Description	Funds will be used for staffing to support the YMCA Downtown Teen Center programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	185 youth
	Location Description	31 West 10th Street, Erie, PA 16501

	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
21	Project Name	Youth Leadership Institute - Human Resources
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$10,000.00
	Description	Youth empowerment program providing individualized student-centered strategy while helping with education and to achieve future success. Program supports academic, career, social, emotional, and physical growth and development.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 youth
	Location Description	1306 E Lake Rd, Erie, PA 16507
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
22	Project Name	SSJNN - Summer Recreation
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$10,000.00

	Description	Funds will be used for the Sisters of St. Joseph Neighborhood Network's summer youth work program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 youth
	Location Description	425 W. 18th Street, Erie, PA 16502
	Planned Activities	Matrix Code: 05D Youth Services 570.201(e) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2).
23	Project Name	Handicap Curb Cuts
	Target Area	Citywide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$441,343.00
	Description	Funds will be used for wheelchair accessibility (curb cuts) at street intersections.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	8,541 ambulatory disabled persons
	Location Description	Citywide
	Planned Activities	Matrix Code: 03L Sidewalks 570.201(c) National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, presumed benefit. 570.208(a)(1)
	Project Name	Tree Removal/Planting

24	Target Area	Citywide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$20,000.00
	Description	Funds will be used for an estimated 20 trees to be planted and 10 trees to be removed.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	LMI CTs and BGs
	Location Description	Citywide
	Planned Activities	Matrix Code: 03N Tree Planting 570.201(c) National Objective: LMA Low/mod area benefit: the service area identified for activities is primarily low/mod income. 570.208(a)(1)
25	Project Name	Street Reconstruction
	Target Area	Citywide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$690,621.82
	Description	Funds will be used for street reconstruction and curb cuts.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	LMI CTs and BGs – 2,000 persons
	Location Description	LMI CTs and BGs

	Planned Activities	Matrix Code: 03K Street Improvements 570.201(c) National Objective: LMA Low/mod area benefit: the service area identified for activities is primarily low/mod income. 570.208(a)(1)
26	Project Name	Park/Playground Improvements
	Target Area	Citywide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$50,000.00
	Description	Funds will be used for park/playground improvements in LMI service areas of the City
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Citywide LMI CTs and BGs – 2,000 persons
	Location Description	Citywide
	Planned Activities	Matrix Code: 03F Parks, Recreation Facilities 570.201 (c) National Objective: LMA Low/mod area benefit: the service area identified for activities is primarily low/mod income. 570.208(a)(1)
27	Project Name	City Housing Rehabilitation (CDBG)
	Target Area	Citywide
	Goals Supported	Provide Homeowner Rehabilitation Assistance
	Needs Addressed	Increase Access To/Quality of Affordable Housing
	Funding	CDBG: \$125,000.00

	Description	Funds will be used for housing rehabilitation assistance and delivery costs. Eligible single units may receive up to \$24,999 for housing rehabilitation costs. The \$24,999 may include funds to facilitate the adaptability of single units for occupancy by disabled persons and lead based paint remediation costs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated ten (10) households
	Location Description	Citywide
	Planned Activities	Matrix Code: 14A Rehab; Single-Unit Residential. 14B Rehab: Multi-Unit Residential 570.202 National Objective: LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
28	Project Name	Gannon University SBDC
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$54,918.00
	Description	Funds will be provided to support Gannon University SBDC to provide confidential professional business management consulting services to new and existing small businesses to enable the creation of new jobs principally benefitting low and moderate income individuals.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	6 LMI Jobs

	Location Description	109 University Square, Erie, PA 16541
	Planned Activities	Matrix Code: 18B Economic Development: Technical Assistance 570.203 (c) National Objective: LMJ Low/mod job creation or retention: activities designed to create or retain permanent jobs where at least 51% of the jobs involve the employment of low- to moderate-income persons. 570.208(a)(4)
29	Project Name	Community Cornerstone Project
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$60,000.00
	Description	This project is run by Achievers Entrepreneurial Hub (AEH) which brings necessary resources together to assist in the development of strategic business skills that lead to long-term successful employment and business.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15
	Location Description	Matrix Code: 18B Economic Development: Technical Assistance 570.203 (c) National Objective: LMJ Low/mod job creation or retention: activities designed to create or retain permanent jobs where at least 51% of the jobs involve the employment of low- to moderate-income persons. 570.208(a)(4)
	Planned Activities	Matrix Code: 18B Economic Development: Technical Assistance 570.203 (c) National Objective: LMJ Low/mod job creation or retention: activities designed to create or retain permanent jobs where at least 51% of the jobs involve the employment of low- to moderate-income persons. 570.208(a)(4)

30	Project Name	City of Erie – Love My Block
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$35,000.00
	Description	Neighborhood cleanups
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Neighborhood cleanups Matrix Code 05V
31	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$30,000.00
	Description	Daily meal delivery services for low-income, elderly, disabled, and veterans.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 elderly/disabled/veterans
	Location Description	Citywide

	Planned Activities	05A Senior Services National Objective: LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, presumed benefit. 570.208(a)(1)
32	Project Name	Redevelopment Authority of the City of Erie
	Target Area	Citywide
	Goals Supported	Provide Homeowner Rehabilitation Assistance
	Needs Addressed	Increase Access To/Quality of Affordable Housing
	Funding	CDBG: \$96,000.00
	Description	Housing rehabilitation assistance to income-qualified households for exterior repairs to protect and preserve lead hazard control activities instituted by the RDA's LHRD grant.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	7 households assisted
	Location Description	Citywide
	Planned Activities	Housing Rehabilitation Administration Matrix Code 14H National Objective: LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
33	Project Name	HANDS Boston Store - Rental Rehabilitation (HOME)
	Target Area	Citywide
	Goals Supported	Provide Rental Rehabilitation Assistance
	Needs Addressed	Increase Access To/Quality of Affordable Housing

	Funding	HOME: \$500,000.00
	Description	Rehabilitation of units into affordable rental housing
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 households
	Location Description	716–728 State Street
	Planned Activities	Matrix Code: 14B Rehab
34	Project Name	East Side Renaissance - Rental Rehabilitation (HOME)
	Target Area	
	Goals Supported	Provide Rental Rehabilitation Assistance
	Needs Addressed	Increase Access To/Quality of Affordable Housing
	Funding	HOME: \$200,000.00
	Description	Project proposes rehabilitation of units for rent by low income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	HOME-assisted rental unit
	Location Description	
	Planned Activities	Matrix Code: 14B Rehab; Multi-Unit Residential 570.202 National Objective: LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
35	Project Name	HOME Administration (HOME)
	Target Area	Citywide

	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Admin
	Funding	HOME: \$64,318.00
	Description	Funds will be used for HOME program administration, planning, and management costs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Citywide
	Location Description	626 State Street, Erie PA 16501
	Planned Activities	Matrix Code: 19A HOME Admin/Planning Costs of PJ (not part of 5% Admin Cap)
36	Project Name	ESG25 City of Erie
	Target Area	Citywide
	Goals Supported	Provide Homeless Housing and Services Planning/Administration
	Needs Addressed	Provide Homeless Housing and Services
	Funding	ESG: \$267,205.00
	Description	Emergency Shelter Community Shelter Services \$40,612. Emergency Shelter St. Patrick Haven \$11,816. Emergency Shelter SafeNet (Hospitality House) \$17,732. Emergency Shelter City Mission \$32,514. Emergency Shelter The Refuge \$19,944. Emergency Shelter Community of Caring \$15,519. Transitional Living Mercy Center for Women \$16,994. Transitional Living SafeNet (Bridge House) \$4,425. Transitional Living SafeNet (TLC) \$738. St. Martin Center Rapid Re-Housing \$86,841 Administration \$20,040.
	Target Date	6/30/2026

Estimate the number and type of families that will benefit from the proposed activities	St. Martin Center Rapid Rehousing: 63; Emergency and Transitional Shelters: 1,635
Location Description	Citywide
Planned Activities	<p>Matrix Code: 03C Homeless Facilities (not operating costs) 570.201(c), 03T Operating Cost for Homeless / AIDS Patients Programs, and 05Q Subsistence Payments 570.201(e)</p> <p>National Objective: LMC Low/mod clientele, at least 51% of which are low/mod income 570.208(a)(2)</p>

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

The City of Erie will distribute CDBG, HOME, and ESG on a citywide basis to all eligible beneficiaries. An eligible beneficiary may be an LMI individual person or family, an activity that primarily benefits a LMI household, or an activity located in a LMI Census Tract (CT) or Block Group (BG). Since the City’s low-moderate-income population exceeds 51%, certain activities that have a citywide benefit may be considered.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	39%
CD Impact Area	61%

Table 52 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The system for establishing priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of very-low, low, and moderate-income residents
- Focus on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to measure or demonstrate progress and success

Discussion

Under the FY 2025 Community Development Program, the City of Erie will be receiving \$2,971,318 in CDBG funds and will use \$5,000.00 in program income (\$2,976,318 total). The City will budget \$594,263 in CDBG funds for CDBG general administration. The balance of CDBG funds totals \$2,382,055, all of which will be allocated to activities which principally benefit low- and moderate-income persons.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	18
Special-Needs	0
Total	18

Table 53 - 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	0
Rehab of Existing Units	18
Acquisition of Existing Units	0
Total	18

Table 54 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Erie (HACE) exists to provide safe, decent, and affordable housing for lower-income families, elderly and persons with disabilities; and to foster among the residents we serve economic self-sufficiency, and a sense of community and pride in the neighborhoods where they reside.

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

The HACE will also continue its family self-sufficiency and homeownership programs.

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

The Housing Authority of the City of Erie (HACE) encourages resident participation in its Tenant Councils and Resident Advisory Boards. Educating residents on the purpose of the tenant councils and resident advisory boards, and how their feedback will be used to inform planning efforts, can help encourage increased participation. HACE also conducts a bi-annual resident satisfaction survey to gauge the perceptions of safety and problems in the neighborhoods and determine actions for improving living conditions. A survey was conducted in 2024 and the results show that HACE residents have a high level of satisfaction with their housing and services as was the case in previous surveys

HACE will also continue to encourage participation in its Section 8 and public housing homeownership programs. The Family Self Sufficiency program helps renters escrow dollars to put toward purchase of a home or vehicle to aid in employment. The Housing Authority indicated that over 50% of the participants are New American households.

HACE is currently developing its five-year strategic plan that will determine the authority's long-term vision. The Plan will identify priorities, goals, and objectives to meet the needs of the community for the next five years.

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

The PHA is not designated troubled.

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

Introduction

The Home Team was created to promote a comprehensive, collaborative and sustained community approach to homelessness in Erie County. The Home Team meets bimonthly to work toward eradicating homelessness. In addition, the Home Team collects data related to the homeless services system in Erie County. The purpose of data collection is to ensure non-duplication of resources and to identify and address major gaps in the system. Ultimately, the Home Team’s goal is to enable the person or family experiencing homelessness to become self-sufficient and to move into permanent housing.

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 Erie City-County Continuum of Care’s Coordinated Entry System (CES) provides a strategy to quickly move people from homelessness to permanent housing by establishing a streamlined and uniform method of serving clients in need of housing crisis services, using a single point of entry model; reducing burden on both client and provider by having a unified systemic approach to quickly identify, assess, and refer clients to the best intervention to meet clients’ specific needs at first contact; increasing collaboration between agencies in serving client needs more effectively and efficiently; and collecting data on community trends of housing needs to better target limited resources. When households or individuals present to the Continuum, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need. The City of Erie will continue to support efforts focusing on street outreach to the unsheltered homeless, especially unsheltered youth and unsheltered chronically homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

All persons presenting to the continuum are assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need. The CoC’s strategy seeks to place persons in permanent housing as quickly as possible, then provide supportive services to promote stability in housing. Potential interventions include transitional housing, rapid rehousing or permanent supportive housing. The City has seen an increase in the number of unsheltered homeless individuals, as well as longer lengths of stay for households in shelter. Limited shelter capacity results in more households in unsheltered situations. Driven largely by Infinite Erie, the City has plans to construct a new facility that would provide long-term housing for up to 50 homeless individuals and feature on-site supportive social services such as medical and mental health care. The City is also exploring ways to increase rental housing inventory through the City. The City will continue to leverage its federal resources to reduce the number of unsheltered homeless individuals and families, with an emphasis on chronically homeless households that require deep subsidy and robust services.

The City of Erie will support six emergency shelters and three transitional housing facilities with a combined 217 beds using CDBG and ESG dollars in FY2025.

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

Ending chronic homelessness is a priority for the City. The CoC prioritized serving persons experiencing chronic homelessness in all of its permanent supportive housing beds. As discussed above, all persons presenting to the Continuum of Care are assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need. The CoC implements policies and practices that place persons in permanent housing as quickly as possible, then provide supportive services to promote stability in housing.

The City of Erie will utilize ESG dollars to support rapid rehousing assistance efforts for literally homeless individuals and households. These programs are administered by St. Martin Center.

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

While the City of Erie follows the Pennsylvania state mandated procedures for discharge from mental health institutions, stakeholders reported a need for medical respite care to ensure individuals discharging from substance treatment centers, hospitals, and mental health institutions receive interim care prior to placement in supportive housing. Stakeholders also identified a need for increased supportive services for individuals exiting institutions that extend into housing placement, as well as services that do not end upon placement in permanent housing. GECAC and St. Martin Center receive County Homeless Assistance Program dollars for homeless prevention activities; assistance includes rental and utility assistance. In addition, GECAC also administers weatherization and energy education programs to help households reduce utility bills and avoid evictions and shutoffs.

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

Introduction:

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

[Will insert from AI update in progress once finalized]

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Erie has developed the following actions to address the following city needs: obstacles to meeting underserved needs; fostering affordable housing; reducing lead-based hazards; reducing the number of families living in poverty; developing institutional structures; and enhancing coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City of Erie will continue to address the obstacles to meeting underserved needs through ongoing programs, including updating infrastructure and community facilities, community development, and housing needs throughout the city.

Actions planned to foster and maintain affordable housing

The City of Erie will fund activities that increase affordable rental units in the City, including providing incentives to developers to create new units and preserve existing units. The City will continue the owner and rental rehabilitation programs to make sure that the City's existing housing stock is up to code.

Actions planned to reduce lead-based paint hazards

The Erie Redevelopment Authority will continue implementation of its lead hazard grant, and the City of Erie through the implementation of its rehabilitation programs will ensure interim controls are implemented to reduce the lead-based paint hazards in the City's housing stock.

Actions planned to reduce the number of poverty-level families

The City, through its various departments, will continue to provide incentives for businesses to locate in low income areas, to support organizations that provide job training and placement services through the Training Assistance Program Fund, to support rapid rehousing activities, and to preserve and improve affordable housing options, as part of its strategy to prevent and alleviate poverty.

In addition, the Housing Authority of the City of Erie will continue to offer the Section 8 and public housing homeownership programs, which offer assistance for current residents to convert their rental assistance to mortgage assistance. In addition, the Housing Authority will continue the Family Self Sufficiency program to assist residents with improving wealth and provide budgeting and other services to promote self-sufficiency.

GECAC will continue providing adult education and employment services designed to lift households out

of poverty.

Finally, the City has several flourishing programs to boost its economic development and workforce. As these programs and initiatives continue to take root and grow, the opportunities for extremely low-, low-, and moderate-income individuals will increase and will greatly help reduce the number of households living in poverty.

Actions planned to develop institutional structure

The main gaps in the current institutional structure and service delivery system are related to limited funding and staffing for the various agencies and other stakeholders that the City relies on to implement its five-year strategy and to address the specific needs identified in the plan.

The City will continue to support the work of these agencies and stakeholders, including their efforts to identify, increase and obtain the amount of funding that is available to address the needs of their clients.

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

The City of Erie is a member of the Continuum of Care and participates in all planning processes associated with the Continuum. The County lead continues to reach out to church groups and other providers that do not currently participate in the Coordinated Entry System. These efforts will continue over the five-year period to ensure that all persons experiencing homelessness or are at-risk will be properly evaluated and directed to the appropriate services.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$5,000
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	
3. The amount of surplus funds from urban renewal settlements	
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.	
5. The amount of income from float-funded activities	
Total Program Income	\$5,000

Other CDBG Requirements

1. The amount of urgent need activities

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

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

There are no other forms of investment.

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 City's Recapture Policy is included in the Unique Appendix.

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 City's Recapture Policy is included in the Unique Appendix.

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:

The City has no plans to use HOME funds to refinance existing multifamily debt.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Standards are included in the Unique Appendix.

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

The Erie City-County Continuum of Care adopted Coordinated Entry System (CES) in January 2018. The CES provides a strategy to quickly move people from homelessness to permanent housing by establishing a streamlined and uniform method of serving clients in need of housing crisis services, using a single point of entry model; reducing burden on both client and provider by having a unified systemic approach to quickly identify, assess, and refer clients to the best intervention to meet clients' specific needs at first contact; increasing collaboration between agencies in serving client needs more effectively and efficiently; and collecting data on community trends of housing needs to better target limited resources. When households or individuals present to the Continuum, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need.

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).

Organizations wishing to receive an allocation of ESG dollars must submit an application to the City of Erie for assistance. To the extent feasible applications are evaluated based on CoC Systems Performance Measures.

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

The CoC by-laws contains provisions for including homeless participation on its Board and during planning efforts.

5. Describe performance standards for evaluating ESG.

Standards are included in the Unique Appendix.

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
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