

Agency Referral List - Updated

Housing Assistance

Action Housing

Provides services for clients who are experiencing homelessness

Contact: 412-281-2102

Allegheny County Bureau of Hunger and Housing Services

Provides funding for rental assistance and homeless assistance

Contact: 412-350-4354

Allegheny Link

Provides funding for individuals in a housing crisis/shelter referral. Public Benefit screening.

Contact: 1-866-730-2368

Allegheny Valley Association

Provides funding for rental and utility assistance.

Contact: 724-226-0606

Community Human Services

Provides funding for clients facing homelessness or that are already homeless.

Contact: 412-246-1640. Client must fill out application, which can be found online at: <http://www.chscorp.org/Forms/SOT%20Application.pdf>.

Department of Public Welfare – Emergency Shelter Assistance (ESA) program

Provides funding for rental payments.

Contact: Client should go directly to local WPD Office and apply in person; does not have to be receiving public assistance; does not have to go see case worker.

Presbyterian Church Lazarus Fund

Provides funding, if available, for rental or utility assistance

Contact: 412-323-1400

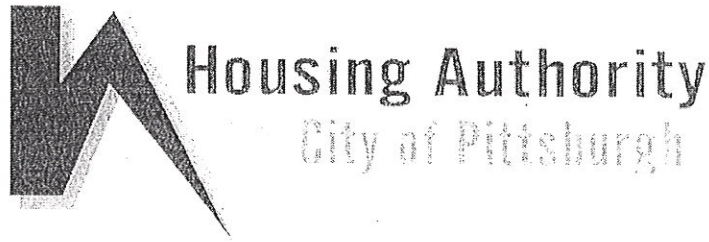
Salvation Army – Pittsburgh

Provides funding for rental or utility assistance

Contact: 412-394-3580

Allegheny County Shelter Programs

<ul style="list-style-type: none"> • <u>Action Housing</u> <u>(McKeesport/Braddock/Wood St.)</u> <i>*No eligibility requirements</i> Various Shelter Locations Phone: (412) 824-2444 	<ul style="list-style-type: none"> • <u>ORR Compassionate Care</u> <i>*Requires referral from case manager</i> Phone: (412) 362-3550 Address: 6023 Harvard Street Pittsburgh, PA 15206
<ul style="list-style-type: none"> • <u>Bethlehem Haven Shelter</u> <i>*Women Only Shelter</i> Phone: (412) 391-1348 Address: 905 Watson Street Pittsburgh, PA 15219 	<ul style="list-style-type: none"> • <u>Pleasant Valley Men's Shelter</u> <i>*Men Only Shelter</i> Phone: (412) 321-4272 Address: 1601 Brighton Road Pittsburgh, PA 15212
<ul style="list-style-type: none"> • <u>HOPE Center Shelter</u> <i>*Women Only Shelter</i> Phone: (724) 224-1100 Address: PO Box 67 Tarentum, PA 15084 	<ul style="list-style-type: none"> • <u>Salvation Army Shelter</u> <i>*Family based shelter</i> Phone: (412) 362-0891 Address: 6017 Broad Street East Liberty, PA 15206
<ul style="list-style-type: none"> • <u>IMPACTS: East End Ministry</u> <i>*18 years and older</i> Phone: (412) 361-5549 Address: 6140 Station Street Pittsburgh, PA 15206 	<ul style="list-style-type: none"> • <u>Womanspace East Shelter</u> <i>*Accepts men & women</i> Phone: (412)-765-2665 Address: PO Box 3826 Pittsburgh, PA 15230
<ul style="list-style-type: none"> • <u>Family Links Downtown Shelter</u> <i>*Must be 18-24 years old</i> Phone: (866) 730-2368 Address: 401 N Highland Avenue Pittsburgh, PA 15206 	<ul style="list-style-type: none"> • <u>Women's Center and Shelter</u> <i>*Women and Children Only</i> Phone: (412) 687-8017 Address: PO Box 9024 Pittsburgh, PA 15224
<ul style="list-style-type: none"> • <u>Light of Life Ministries</u> <i>*Men Only Shelter</i> Phone: (412) 258-6100 Address: 913 Western Avenue Pittsburgh, PA 15233 	<ul style="list-style-type: none"> • <u>Allegheny Link</u> Phone: 1-866-730-2368 Address: 1 Smithfield Street 2nd Floor Pittsburgh, PA 15222
<ul style="list-style-type: none"> • <u>Operation Safety Net</u> <i>*Winter Only Shelter</i> Phone: (412)-232-5739 Address: 903 Watson Street Pittsburgh, PA 15219 	<ul style="list-style-type: none"> • <u>United Way</u> Phone: (412) 261-6010 or 211 Address: 1250 Penn Avenue Pittsburgh, PA 15230



PUBLIC NOTICE
OPENING OF WAITING LISTS

Effective at the start of the business day **Tuesday, August 20, 2019**, the Housing Authority of the City of Pittsburgh (HACP) will open the waiting lists for the following Project Based Voucher Site Based Communities:

- Sycamore Street Apartments – 124 W. Sycamore Street, Pittsburgh, PA 15211. (1 bedroom units only. These units require the head of household to be at least 55 years of age).
- Crawford Square Apartments – 510 Protectory Place, Pittsburgh, PA 15219. (1, 2 and 3 bedroom units only).
- East Liberty Place South – 5836 Penn Avenue, Pittsburgh, PA 15206. (1 and 2 bedroom units only).

Not all households will be eligible for a 1, 2 or 3 bedroom unit, as the age, gender and relationships of household members affect the number of bedrooms for which a household is eligible. Income and eligibility restrictions of the Housing Choice Voucher Program apply.

Not all units at this location are served by these waiting lists; additional units with different requirements may be available directly from the location's management office.

Pre-applications can be submitted in person to the HACP Occupancy Department between the hours of 8:00 a.m. and 4:00 p.m., mailed to the address below, or faxed to 412-456-5182. For information about obtaining a pre-application for one of the communities listed above, please contact the Occupancy Department at 412-456-5030.

Position on the waiting list will be determined based upon the date and time stamp received once the completed pre-application is submitted to the Occupancy Department.

Persons with disabilities requiring accommodations to submit a pre-application can contact the HACP's Disability Compliance Office at 412-456-5282. For those that are deaf or hard of hearing, you can also contact HACP at TDD: 412-201-5384.

This event is for Project Based Vouchers for Sycamore Street Apartments, Crawford Square Apartments and East Liberty Place South and is completely separate from the HACP Housing Choice Voucher and Low Income Public Housing Programs.

The Housing Authority of the City Of Pittsburgh
Occupancy Department
100 Ross Street – 4th Floor
Pittsburgh, PA 15219



SUBSIDIZED HOUSING

Housing Authorities

Allegheny County
625 Stanwix Street
12th Floor
Pittsburgh, PA 15222
Subsidized housing (412) 355-8940
Section 8 (412) 355-8940 (then press 2)
www.achsng.com

City of Pittsburgh
200 Ross Street, 9th Floor
Pittsburgh, PA 15219
Subsidized housing (412) 456-5030
Section 8 (412) 456-5090
(number for existing Section 8 participants)
www.hacp.org

McKeesport
2901 Brownlee Street, 2nd Floor
McKeesport, PA 15132
(412) 673-6942
www.mckha.org

Housing and Urban Development (HUD) provides two lists (1) for families and (2) for older adults of all the subsidized housing options available in Allegheny County. This list contains housing authority and private land ord (such as non-profit management programs) properties. Each property maintains its own waiting list.
(412) 644-6428, www.hud.gov

Housing Choice Voucher (HCV) Program (Section 8) is available nationwide. Any property can be rented if the landlord is willing to participate in the HCV program and the property meets certain safety and sanitation standards. Voucher holders pay 30% of their income towards rent and there is a cap on the total rent amount. With a Voucher, the individual pays a set rent amount and the local housing authority pays the remaining rent.

Occupants of **subsidized housing** (also known as **public housing**) pay no more than 30% of their income for rent.



Housing Programs



HOUSING COUNSELING

ACTION-Housing

Mission: To empower people to build more secure and self-sufficient lives through the provision of decent, affordable housing, essential supportive services, asset building programs, and educational and employment opportunities. A history of serving the most vulnerable populations, including veterans, homeless families, and youth aging out of the foster care system ahl@actionhousing.org / www.actionhousing.org / (412) 281-2102

Allegheny Housing Rehabilitation Corporation (AHRCO) provides a housing management program which offers subsidized and non-subsidized housing in specific neighborhoods of the county. Main office (412) 687-6200

NeighborWorks Western Pennsylvania provides financial empowerment that promotes homeownership, stable and happy homes and vibrant communities by offering credit/budget counseling, pre-purchase, pre-settlement and post purchase counseling, home buyer education, financial education and foreclosure prevention services.

info@nwwpa.org / www.nwwpa.org / (412) 281-9773

Supportive Relocation Program/Community Human Services provides case management services, relocation for homeless individuals and families. (412) 246-1640 or (412) 621-6513

RENTAL ASSISTANCE for HOMELESS or EVICTION PREVENTION

If rental assistance to prevent eviction or for first month's rent is needed, contact Coordinated Entry at the Allegheny Link to discuss options and eligibility (866) 730-2368

The Department of Human Services provides detailed listing for homeless services online via the Allegheny Link webpage: www.alleghenycounty.us/Human-Services/Programs-Initiatives/Community-Based/Basic-Needs/Homeless-Services.aspx

HOUSING REPAIR

AHILP / Allegheny HOME IMPROVEMENT LOAN PROGRAM (412) 350-6337
The Department of Economic Development provides financial help for home improvements to qualifying (elderly/very low income/disabled) residents of most neighborhoods in Allegheny County.

HOME IMPROVEMENT LOAN PROGRAM for Pittsburgh, City Residents (412) 255-6600
Urban Redevelopment Authority of Pittsburgh provides low-interest loans and below-interest mortgage programs to Pittsburgh city residents. (412) 255-6573

ACTION HOUSING GRANT PROGRAM (412) 281-2102 Ext. 2036
Action Housing Accessibility Modification Program provides grants to eligible (elderly/disabled) residents of our county to make their home accessible.

HOSANNA INDUSTRIES (724) 770-0262
provides construction services (including disability access improvements) for needy qualified low-income households as well as disaster relief services.

HABITAT FOR HUMANITY OF GREATER PITTSBURGH (412) 351-0512
provides housing services to low-income residents of Allegheny County including rehabilitation and weatherization programs.

WEATHERIZATION

ACTION-Housing (412) 281-2102 Weatherization Program - provides free weatherization to low-income homeowners, elderly, and even renters throughout Allegheny County outside of the City of Pittsburgh. Must meet income eligibility requirements.

HANDYMAN JOBS

Pittsburgh Project provides minor repairs, including painting, drywall, and gardening for the owner-occupied homes of those who physically or financially cannot do the work for themselves.

Available for homeowners age 60 and older with income eligibility requirements (412) 321-1678

City of Pittsburgh City Cuts provides free lawn cutting program for seniors (62+), veterans, and persons with disabilities. Grass cutting service will be provided bi-weekly, weather permitting, from July- September. Must reside in the City of Pittsburgh. Apply by calling 311, filling out the online form, or visiting any Carnegie Library www.pittsburghpa.gov/citycuts

Updated June 2018

www.alleghenycounty.us/Human-Services/Resources/Publications/Resource-Guides.aspx



Western Pennsylvania Office
Suite 911, 100 Fifth Avenue
Pittsburgh, PA 15222
Tel. (412) 201-4301
Fax (412) 434-5706

Main Office
2 South Easton Road
Glenside, PA 19038

Central Pennsylvania Office
118 Locust Street
Harrisburg, PA 17101

AFFORDABLE HOUSING OUTLINE - RENTAL

Types of Affordable Rental Housing

Public Housing

- Publicly owned (but can be privately owned, e.g. HOPE 6, Choice Neighborhoods, RAD)
- Project-based (subsidy is attached to unit)
- Deep subsidy (tenant rent + utilities are 30% of tenant's household income)
- Good cause required for eviction or non-renewal of lease
- Housing quality standards enforced by HUD
- HUD provides capital funds and operating funds

Examples: Northview Heights, Bedford Dwellings, Glen Hazel (RAD), Oak Hill (HOPE VI)

Project-Based Section 8

- Privately owned
- Project-based
- Deep subsidy (tenant rent + utility allowance is 30% of tenant's household income)
- Good cause required for eviction or non-renewal of lease
- Housing quality standards enforced by HUD
- HUD provides rent subsidy
- HUD can reduce subsidy or owner can opt-out at the end of the mortgage period

Examples: North Side Properties, Second East Hills, AHRCO

Section 8 voucher

- Tenant locates housing in private market
- Tenant-based (subsidy travels with tenant)
- Deep subsidy (tenant rent + utility allowance is 30%-50% of tenant's household income)
- Rent can not exceed voucher payment standard (set by housing authority and HUD)
- Good cause required for eviction only, NOT non-renewal of lease
- Housing quality standards enforced by housing authority
- Housing assistance payments contract between housing authority and landlord

Low Income Housing Tax Credit (LIHTC)

- Privately owned
- Project-based
- Shallow subsidy (rent + utility allowance set at 30% of the *maximum* household income for that unit)
- Good cause required for eviction or non-renewal of lease ("good cause" not fully defined)
- Property condition may be enforced by PHFA
- Owner can't refuse to rent to voucher holders
- PHFA restrictive covenant requires affordable rents for 35 years
- Can be structured as lease-purchase (convert to tenant ownership after 15 years)

Examples: Crawford Square, Fairfield Apartments, Dinwiddie Apartments (lease purchase)

“Good Cause” for Eviction

Defined differently in each program, but generally:

1. Serious or repeated violations of the lease
2. Violation of federal, state or local landlord tenant law
3. Criminal activity on the part of the tenant, household members or guests
4. “Other good cause” (such as refusing a reasonable modification of the lease)

Tenants can only be evicted through court action. HUD programs usually give tenants the right to a grievance hearing before a court action can be filed.

Housing Quality Standards (HQS)

REAC inspects public housing and project-based Section 8 properties for HQS, usually once per year. PHFA will inspect tax credit properties if there is other PHFA financing. Investors in tax credit properties will also be concerned about physical conditions.

HQS includes:

- working sanitary facilities (bathroom, sewer/septic)
- windows and doors that lock
- working and safe heating system; no unvented gas, oil, or kerosene space heaters
- working and safe electrical system
- structurally sound
- no rodent/vermin infestation
- no peeling paint (may have to test for lead-based paint if (1) >\$5,000 per year in project-based subsidy, or (2) knowledge of lead poisoning)

Income and Rent Limits

Public housing and HUD multifamily housing is available to “low-income” households (those with incomes at or below 80% of area median income or AMI). HCVs are available to “very low-income” households (those with incomes at or below 50% AMI). LIHTC serves households with incomes at or below 60% AMI, but deeper income targeting is encouraged. AMI levels are published by HUD annually and can be found at <https://www.huduser.gov/portal/datasets/il.html>.

Deep subsidy rents are based on a % of the tenant’s adjusted gross household income. LIHTC rents are calculated by multiplying the number of bedrooms by 1.5 and then multiplying the maximum monthly income for that household size by 30%. PHFA publishes max LIHTC rents by county: www.phfa.org/mhp/rent_and_income_limits/. Check the lease to find out whether the LIHTC unit is designated at 20%, 40%, 50% or 60% of AMI. If that information doesn’t appear on the lease, call PHFA.

Utility allowances are deducted from rent limits and are supposed to reflect the cost of tenant-paid utilities, based on the size and type of unit and the kind of heat and appliances. Housing authorities set utility allowances for public housing and HCV. Owners of HUD multifamily housing set utility allowances subject to HUD approval. Owners of LIHTC housing can use the housing authority’s utility allowances or can set their own using PHFA-approved methodology.

Legal Authorities for Landlord-Tenant

Landlord and Tenant Act of 1951, 68 P.S. §§ 250.101, et seq.

Pugh v. Holmes, 405 A.2d 897 (Pa. 1979)

- implied warranty of habitability
- tenant's obligation to pay rent is dependent on landlord's obligation to maintain premises
- tenant may withhold rent until repairs are made, make repairs and deduct the cost from the rent (limited to rent due under the remaining term of the lease), or terminate the lease; court may reduce the amount of rent owed

35 P.S. § 1700-1

- A tenant who escrows rent under the PA rent withholding act (i.e., through the Department of Health) can not be evicted for any reason while rent is in escrow

68 P.S. §§ 250.205

- Lease may not be terminated or non-renewed in retaliation for the tenant's participation in a tenant association

McGarry v. Ostermeyer, GD 81-24929 (Allegheny C.P. 1981)

- Self-help evictions are illegal

In Re: Plywood, 425 F.2d 151 (3rd Cir. 1971)

- Liquidated damages (late fees) must bear reasonable relationship to actual risk of loss

Unfair Trade Practices and Consumer Protection Law ("CPL"), 73 P.S. §§ 201-1, et seq.

- triple damages plus court costs and attorney fees
- nominal damages of \$100 per occurrence

Commonwealth v. Monumental Properties, 329 A.2d 812 (Pa. 1974)

- CPL applies to landlord-tenant transactions

In Re: Clark, 96 B.R. 569 (Bankr. E.D.Pa. 1989)

- Continuous and systematic breach of implied warranty of habitability is CPL violation

Wallace v. Pastore, 742 A.2d 1090 (Pa. Super. 1999)

- Misrepresenting the existence and extent of damages as an excuse for withholding a security deposit violates CPL.

Commonwealth v. National Apartment Leasing, 529 A.2d 1157 (Pa. Cmwlt. 1987)

- Pattern and practice of withholding part of tenants' security deposits without justification (but without misrepresentation) would violate CPL

In Re: Aponte, 82 B.R. 738 (Bankr. E.D.Pa. 1988)

- Illegal self-help activities (utility termination) in attempt to gain possession violated former Debt Collection Practices regulations and therefore violated CPL