

## Agency Referral List - Updated

### Housing Assistance

#### Action Housing

Provides services for clients who are experiencing homelessness

**Contact:** 412-281-2102

#### Allegheny Link

Provides funding for individuals in a housing crisis/shelter referral. Public Benefit screening. Encourages client to contact agency directly.

**Contact:** 1-866-730-2368 [alleghenylink@alleghenycounty.us](mailto:alleghenylink@alleghenycounty.us)

#### Allegheny Valley Association of Churches

Provides funding for rental and utility assistance.

**Contact:** 724-226-0606 extension 10 for Beth [beth@avaoc.org](mailto:beth@avaoc.org)

#### Community Human Services

Provides funding for clients facing homelessness or that are already homeless. For housing help, clients must go through the Allegheny Link, rather than contacting Community Human Services directly.

**Contact:** 412-246-1640. [Referral365@chscorp.org](mailto:Referral365@chscorp.org)

#### 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; applications are made through your Presbyterian Church.

**Contact:** 412-323-1400

#### HUD-VASH Program

Assists homeless veterans and their families in finding and sustaining permanent housing and access to health care, mental health treatment, substance use counseling, and other support services.

**Contact:** Veterans looking for housing assistance should contact your local VA medical center (Pittsburgh VA: 412-822-2222) or contact the National Homeless Veteran Call Center at 877-424-3838

<p style="text-align: center;"><b><u>United Way</u></b></p> <p>Phone: (412) 261-6010 or 211  Address: 1250 Penn Avenue  Pittsburgh, PA 15230</p>	<p style="text-align: center;"><b><u>ORR Compassionate Care</u></b></p> <p><i>*Requires referral from case manager</i>  Phone: (412) 362-3550  Address: 6023 Harvard Street  Pittsburgh, PA 15206</p>
<p style="text-align: center;"><b><u>Bethlehem Haven Shelter</u></b></p> <p><i>*Women Only Shelter</i>  Phone: (412) 391-1348  Address: 905 Watson Street  Pittsburgh, PA 15219</p>	<p style="text-align: center;"><b><u>Pleasant Valley Men’s Shelter</u></b></p> <p><i>*Men Only Shelter</i>  Phone: (412) 321-4272 (no one answered, can’t leave message)  Address: 1601 Brighton Road  Pittsburgh, PA 15212</p>
<p style="text-align: center;"><b><u>HOPE Center Shelter</u></b></p> <p><i>*Women Only Shelter</i>  Phone: (724) 224-1100  24/7 Hotline: (724) 224-1266  Address: PO Box 67  Tarentum, PA 15084</p>	<p style="text-align: center;"><b><u>Salvation Army Family Caring Center</u></b></p> <p><i>*Family Based Shelter</i>  Phone: (412) 362-0891  Address: 6017 Broad Street  East Liberty, PA 15206</p>
<p style="text-align: center;"><b><u>IMPACTS: East End Ministry</u></b></p> <p><i>*18 Years and Older</i>  Phone: (412) 361-5549  Email: eecm@eecm.org  Address: 6140 Station Street,  Pittsburgh, PA 15206</p>	<p style="text-align: center;"><b><u>Womanspace East Shelter</u></b></p> <p><i>*Accepts men &amp; women</i>  Phone: (412) 765-2665  Address: PO Box 3826  Pittsburgh, PA 15230</p>
<p style="text-align: center;"><b><u>Family Links Downtown Shelter</u></b></p> <p><i>*Must be 18-24 Years Old</i>  Phone: (866) 583-6003  Address: 401 N Highland Avenue  Pittsburgh, PA 15206</p>	<p style="text-align: center;"><b><u>Women’s Center and Shelter</u></b></p> <p><i>*For women and children who are in immediate danger of intimate partner abuse</i>  Phone: (412) 687-8017  24/7 Hotline: (412)-687-8005 Ext:1  Address: PO Box 9024  Pittsburgh, PA 15224</p>
<p style="text-align: center;"><b><u>Light of Life Rescue Mission</u></b></p> <p><i>*Men Only Shelter</i>  Phone: (412) 258-6100  Address: 913 Western Avenue  Pittsburgh, PA 15233</p>	<p style="text-align: center;"><b><u>Allegheny Link</u></b></p> <p>Phone: (866) 730-2368  Email: alleghenylink@alleghenycounty.us  Address: 1 Smithfield Street 2<sup>nd</sup> Floor  Pittsburgh, PA 15222</p>

**Operation Safety Net**

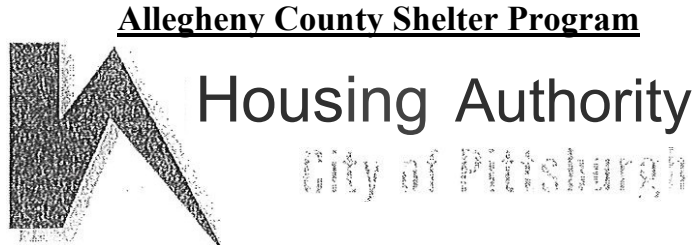
*\*Winter Only Shelter*

Phone: (412) 232-5739 Ext 4 for Street  
Outreach

Address: 903 Watson Street  
Pittsburgh, PA 15219

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**211- Permanent supportive housing & emergency housing other than shelters, point of contact in the occupancy department of HACP**



**PUBLIC NOTICE**

**OPENING OF WAITING LISTS**

Effective Monday, January 24, 2022, at 8:00 a.m. until Monday, February 14, 2022 at 11:59 p.m., the Housing Authority of the City of Pittsburgh (HACP) will be accepting pre-applications online ONLY for the following Project Based Voucher Site Based Community:

- Cornerstone Village Phase IV – (one (1), two (2) and three (3) bedroom only) – 185 Larimer Avenue, Pittsburgh, PA 15206.

Phase IV includes the Larimer School building.

Not all households will be eligible for a one (1), two (2) or three (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.

The Housing Authority of the City Of Pittsburgh  
Occupancy Department ·  
100 Ross Street · 4<sup>th</sup> Floor  
Pittsburgh, PA 15219



[www.alleghenycounty.us/Hum&!!\\*Services/Resources/Publications/Resource-Guides.aspx](http://www.alleghenycounty.us/Hum&!!*Services/Resources/Publications/Resource-Guides.aspx)

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, electric, 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 deepest 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/](http://www.phfa.org/mhp/rent%20and%20income%20limits/). 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, rrtake 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) cannot 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 (3<sup>rd</sup> 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. Cmwlth. 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