

# Executive Summary

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

### 1. Introduction

The Consolidated Plan presents how the County of Lancaster (County) and City of Lancaster (City) will use funds provided by the U.S. Department of Housing and Urban Development (HUD) during fiscal years 2021-2025. The Consolidated Plan contains information about the County and City's needs relating to Housing, Homelessness, Non-Homeless Special Needs, and Non-Housing Community Development. It also includes information on the prioritization of needs, anticipated resources, goals, and strategies to govern the funding decisions over the next five years.

The Redevelopment Authority of the County of Lancaster (LCHRA) is the lead agency, on behalf of the County, and is responsible for coordinating the consolidated planning and submission process. In addition, LCHRA is also responsible for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs covered by the Consolidated Plan.

Lancaster County is designated as the Lead Entity of the HOME Consortium it has formed with the City of Lancaster and agrees to carry out such overall responsibilities, with the cooperation of the City, in accordance with 24 CFR 92.101. The County, as Lead Entity, will manage the entire HOME allocation on behalf of the Consortium. The County and City agree to carry out eligible activities in accordance with the requirements of 24 CFR Part 92. The City is responsible for submitting, in a timely manner, to the County all information necessary for participation in the Consortium as defined in 24 CFR Part 92. This includes all information necessary for the Consolidated Plan, the HOME program description and certifications (24 CFR 92.150), and performance reports.

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

Lancaster County will continue to follow previously implemented performance measurements prescribed by the U.S. Department of Housing and Urban Development. All activities funded will address one of these three primary objectives.

1. Create Suitable Living Environments
2. Provide Decent Affordable Housing
3. Create Economic Opportunities

Similarly, all funded activities will achieve one of the three following outcomes:

1. Improve Availability/Accessibility
2. Improve Affordability
3. Improve Sustainability

Between 2021 and 2025, CDBG, HOME, and ESG funds will be directed toward accomplishing the following:

- Create decent affordable housing, both rental and owner-occupied;
- Rehabilitate existing units to maintain affordability, both rental and owner-occupied;
- Reduce the number of blighted properties;
- Promote fair housing;
- Support public infrastructure and facility improvements;
- Support borough revitalization efforts and economic development;
- Assist in the provision of housing services; and
- Provide support to support Housing First activities using rapid re-housing and shelter assistance.

### **3. Evaluation of past performance**

The Redevelopment Authority has created these goals and projects based on the prior success of programs and activities that have produced decent affordable housing and created suitable living environments for the residents of Lancaster County. With positive results from the *2016-2020 Consolidated Plan*, the Redevelopment Authority will continue these projects and activities to meet the goals and objectives outlined in the Consolidated Plan.

### **4. Summary of citizen participation process and consultation process**

Lancaster County has a Citizen Participation Plan that relies on citizen-based review panels to make funding recommendations to the Lancaster County Board of Commissioners. For physical improvement projects such as water, sewer, and street improvement projects, the citizen-based process uses a steering committee of municipal officials and interested citizens to prioritize the projects for funding. The steering committee reviews all applications and project presentations, and ranks the projects based on the priorities and objectives established in the 2021-2025 Consolidated Plan. For CDBG public service dollars firsted toward housing services, recommendations are provided by the Lancaster County Homeless Coalition. More than 30 volunteers from all areas of Lancaster County make recommendations on applications for annual CDBG and ESG funds. The use of citizen panels is described at length in the County's Citizen Participation Plan. Because of the complexity of housing development finance, HOME funds are distributed based on recommendations made by a loan committee comprised of a representative from the Economic Development Company of Lancaster, two Redevelopment Authority Board Members, two members at large, a City staff person and Redevelopment Authority staff.

The notice announcing the 2016-2020 Consolidated Plan and 2016 Annual Action Plan was published on March 11, 2016 in the local newspaper and on the Redevelopment Authorities' website at [www.lchra.com](http://www.lchra.com). A copy of the plan was also made available to the Lancaster County Board of Commissioners, the Lancaster County Planning Commission, the City of Lancaster, the Lancaster County Library, the Community Action Program of Lancaster, and the Spanish American Civic Association. A public meeting was held on April 4, 2016 for public review and comment. The Lancaster County Redevelopment Authority Board of Directors endorsed the Plans at their regularly scheduled meeting on March 22, 2016. The Lancaster County Commissioners approved the Plans at their April 13, 2016 regularly scheduled meeting.

**5. Summary of public comments**

The public comment period started on March \_\_, 2021 with the notice of the Plans' availability both in the newspaper and on the Redevelopment Authority's website and ended prior to the County Commissioners Meeting on April \_\_, 2021. The public meeting to accept comments on the Plan was held virtually on April \_\_, 2021. No comments were received during the public comment period or during the public meeting.

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

NA at this time.

**7. Summary**

NA at this time

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LANCASTER COUNTY	
CDBG Administrator	LANCASTER COUNTY	Redevelopment Authority of the County of Lancaster
HOPWA Administrator		
HOME Administrator	LANCASTER COUNTY	Redevelopment Authority of the County of Lancaster
ESG Administrator	LANCASTER COUNTY	Redevelopment Authority of the County of Lancaster
HOPWA-C Administrator	LANCASTER COUNTY	Redevelopment Authority of the County of Lancaster

**Table 1 – Responsible Agencies**

### Narrative

The Redevelopment Authority of the County of Lancaster is the lead agency for the County and is responsible for coordinating the consolidated planning and submission process. Lancaster County will be designated as the Lead Entity of the HOME Consortium it has formed with the City of Lancaster, and agrees to carry out such overall responsibilities, with cooperation of the City, in accordance with 24 CFR 92.101. A cooperation agreement was entered into between Lancaster County and the City of Lancaster to form a HOME Consortium under the National Affordable Housing Act. The City and County have determined that joining together as a consortium to obtain funding under the HOME program increased their ability to provide affordable housing for the very low-, low- and moderate-income residents of the City and County. In addition, the Redevelopment Authority is also responsible for the administration of the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs covered by the Consolidated Plan.

### 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 Redevelopment Authority of the County of Lancaster, on behalf of Lancaster County, consulted with many agencies, municipalities, developers, nonprofits, and service providers during the development of the 2021-2025 Consolidated Plan. A summary of most of these consultations is listed below.

#### **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 Lancaster County Redevelopment Authority is a member of the Lancaster County Homeless Coalition or Lanc Co MyHome. Lanc Co MyHome is comprised of over 150 partners representing faith-based organizations and organizations that represent housing providers, private and governmental health providers, mental health providers, and social service agencies. Staff are active in the Coalition's Governance Board, Funders Group and HMIS Advisory Board. The groups and committees mentioned frequently discuss initiatives 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. These efforts enhance coordination to better serve residents in need in Lancaster County.

#### **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**

Lancaster County Redevelopment Authority's coordination efforts include weekly meetings with other local funders of homeless services (informally called the Homeless Funders Group) such as the United Way of Lancaster County, Lanc Co MyHome, and the City of Lancaster. This ensures consistency and efforts to achieve maximum efficiency. As noted above, staff serve on several Continuum of Care committees which strengthens coordination efforts.

#### **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**

In July 2015, Lanc Co MyHome, in collaboration with providers and funders, created the Homeless Performance Standards for Lancaster County. A copy can be obtained at [www.lancCoMyHome.org](http://www.lancCoMyHome.org). All entities providing homeless services will follow the Performance Standards. Funded organizations will be required to follow the Performance Standards.

Representatives of Lanc Co MyHome, the City of Lancaster, and the Lancaster County Redevelopment Authority will coordinate monitoring of jointly funded homeless services based on HMIS data and other performance standards established in the approved Homeless Performance Standards.

Lanc Co MyHome is the system administrator of the HMIS in Lancaster County (CaseWorthy). A staff member of the Lancaster County Redevelopment Authority is a member of the HMIS Advisory Group. Lanc Co MyHome provided the Lancaster County Redevelopment Authority with documents related to funding, policies, and procedures for the administration of HMIS.

**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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	LANCASTER COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held with County Housing Authority staff to discuss the needs of Housing Voucher holders and on methods of accepting applications for upcoming opening of waiting list. Information on homeless preference vouchers and VASH Vouchers was also provided by the County Housing Authority.
2	<b>Agency/Group/Organization</b>	United Way of Lancaster County
	<b>Agency/Group/Organization Type</b>	Funder Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held on February 17, 2021 with the President of the United Way to discuss the United Way's strategic goals in the next 5 years and and to discuss possible future partnerships with 211 and mutual funding goals.
3	<b>Agency/Group/Organization</b>	Lancaster County Planning Commission
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Affordable Housing Obstacles

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held on January 12, 2021 to discuss data needs, survey methodologies and potential future partnerships. A second virtual meeting was held on February 26, 2021 with members of the County Planning Commission/Department's regional planning staff to discuss areas of support needed for municipalities and, housing and infrastructure needs in the county.
4	<b>Agency/Group/Organization</b>	COMMUNITY BASICS, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held with the Executive Director and Director of Development to discuss challenges in the development of affordable rental housing and roles that the Redevelopment Authority could help address those obstacles. Anticipated outcomes include partnering in creative ways to secure sites for development of new rental housing.
5	<b>Agency/Group/Organization</b>	Manheim Borough
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held with the Borough Manager to discuss challenges facing local boroughs and how the Redevelopment Authority can best assist them in their housing and community development efforts. Issues included housing code enforcement, storm water, flooding, economic development and infrastructure.
6	<b>Agency/Group/Organization</b>	UNITED DISABILITIES SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held on March 2, 2021 with the CEO and the staff member in charge of accessibility modifications to discuss housing needs of persons with disabilities. UDS discussed the need for both affordable and accessible housing units. Other topics of discussion were the challenges people with disabilities have in physically moving to a new housing unit and the financial inability to hire a mover; the challenges of an aging populations of people with disabilities and the location of affordable and accessible housing units.
7	<b>Agency/Group/Organization</b>	Lancaster County BHDS
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County Behavioral Health and Development Services staff attended a virtual meeting to discuss the housing needs of persons with mental illness. The staff members indicated the issue of affordability for their clients, the need for some clients to share housing and the assistance needed to find roommates; the desire to find affordable housing in areas near transportation since many clients cannot afford a car; and the desire for many clients to live on the first floor as they age.
8	<b>Agency/Group/Organization</b>	Lancaster County Workforce Investment Board
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Executive Director of the Workforce Development Board met virtually with staff to discuss the need for employment services for County residents in various locations throughout the County with a particular focus on younger people. She discussed the two biggest employments sectors as healthcare and trades.
9	<b>Agency/Group/Organization</b>	LANCASTER COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff of the Office of Aging provided their thoughts on housing needs of seniors. They stressed the need for affordable rental housing throughout the County and cited waiting lists as an obstacle. They stated that home repairs were needed but that most seniors are not willing to take out a loan/lien on their property.
10	<b>Agency/Group/Organization</b>	COMMUNITY ACTION PARTNERSHIP OF LANCASTER COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held with staff of CAP to discuss community needs for low and moderate income residents as well as future strategies for CAP. A discussion was held concerning methods that CAP and RACL would partner in the future to accomplish mutual goals. Some of the ideas that came from this discussion were to partner in additional boroughs to work with municipal governments around rehousing families facing eviction.
11	<b>Agency/Group/Organization</b>	Lancaster City Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lancaster City Housing Authority provided information on the needs of their public housing. Their needs include major system repairs to preserve affordable housing.

12	<b>Agency/Group/Organization</b>	Economic Development Company of Lancaster County
	<b>Agency/Group/Organization Type</b>	Business Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A virtual meeting was held with staff of EDC to discuss recent business trends, especially concerning borough revitalization efforts. RACL staff and EDC staff discussed ways to continue and expand collaboration to ramp up borough revitalization in Lancaster county.
13	<b>Agency/Group/Organization</b>	SACA DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SACA Development Corporation met with City and RACL staff to discuss housing and community development needs for SACA constituents. Topics discussed include methods to strengthen homeownership, combat gentrification and improve low and moderate income neighborhoods in the City.
14	<b>Agency/Group/Organization</b>	Lancaster Housing Opportunity Partnership
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	LHOP and Tabor are merging. RACL staff met virtually with staff from Tabor/LHOP and discuss how to improve and increase housing affordability, availability and accessibility. Topics included Coalition for Sustainable Housing, DEI organatioanl orientation, the growth of CDFI, code enforcement and lead based paint remediation efforts.
15	<b>Agency/Group/Organization</b>	Housing Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff of RACL met with staff of HDC Mid-Atlantic to discuss the creation and preservation of affordable housing in HDC's portfolio. Topics included HDC's strategy to increase new construction of affordable housing and the challenge of finding suitable land, as well as the costs of maintaining existing large scale affordable housing developments. Also discussed was the opposition to affordable housing and the role municipal officials could play to address this issue.
16	<b>Agency/Group/Organization</b>	Quarryville Borough
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	RACL staff met with the Borough Manager to discuss the needs of the Borough and how RACL could partner with the Borough to accomplish mutual goals. Aging infrastructure was listed as an important need. The Borough expressed concern about the increasing number of owner occupied properties purchased and used for rentals. Other discussions included economic revitalization and the rail trail in the Borough.
17	<b>Agency/Group/Organization</b>	Borough of Denver
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	RACL staff met virtually with the Borough Manager and Mayor to discuss the needs in Denver Borough and the methods that RACL might be able to partner with the Borough to help. Topics included economic development, housing stock improvements, and transportation needs.

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

**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	Lancaster County Homeless Coalition	They are one in the same.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The Redevelopment Authority, on behalf of the County of Lancaster, coordinated the Consolidated Plan with the City of Lancaster, the Lancaster City Housing Authority, and the County Housing Authority. These public agencies represent the entire Lancaster Metropolitan Statistical Area (MSA).

**Narrative**

**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 Lancaster County Redevelopment Authority conducted a survey to obtain input on priorities for federal funding. A total of 339 survey responses were received which shaped the priorities chosen. Over a dozen consultations were held with community stakeholders to gain insight on community needs, A virtual public meeting was held on April 13, 2021 to obtain additional comments on the plan; however, there was no one in attendance. No written comments were received.

**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	Non-targeted/broad community	No one attended the virtual public meeting.	No written comments were received	NA	
2	Survey	Non-targeted/broad community	339 survey responses	See attached survey summary of responses.		
3	Internet Outreach	Non-targeted/broad community	No responses were received.	No comments were received.	NA	

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)
4	Newspaper Ad	Non-targeted/broad community	No responses to the newspaper ad were received.	No comments were received as a result of the newspaper ad.	NA	

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

More renters than homeowners have a housing cost burden of greter than 50% of income More renters than homeowners have one or more housing problems

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	530,233	
Households	0	195,329	
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	19,035	22,814	36,785	21,748	94,875
Small Family Households	5,262	6,261	12,785	9,161	51,153
Large Family Households	1,401	1,782	4,139	2,468	9,496
Household contains at least one person 62-74 years of age	3,285	4,931	7,723	4,425	20,552
Household contains at least one person age 75 or older	3,671	6,533	6,814	2,630	6,900
Households with one or more children 6 years old or younger	3,066	3,389	6,510	4,085	10,849

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	440	515	390	190	1,535	124	39	128	77	368
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	175	10	294	14	493	4	28	44	10	86
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	348	387	151	85	971	110	69	443	281	903
Housing cost burden greater than 50% of income (and none of the above problems)	8,740	4,081	937	165	13,923	4,097	3,072	2,335	633	10,137
Housing cost burden greater than 30% of income (and none of the above problems)	1,068	5,044	5,117	643	11,872	1,022	3,680	6,177	3,498	14,377

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	836	0	0	0	836	476	0	0	0	476

**Table 7 – Housing Problems Table**

Data 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	9,704	4,994	1,777	454	16,929	4,327	3,214	2,955	1,004	11,500
Having none of four housing problems	2,159	6,894	13,268	6,029	28,350	1,562	7,703	18,780	14,228	42,273
Household has negative income, but none of the other housing problems	836	0	0	0	836	476	0	0	0	476

**Table 8 – Housing Problems 2**

Data 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,548	3,277	2,130	8,955	1,088	1,875	3,621	6,584

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	976	714	331	2,021	288	578	1,668	2,534
Elderly	2,256	3,596	2,349	8,201	2,713	3,349	2,170	8,232
Other	3,756	2,306	1,501	7,563	1,206	1,002	1,375	3,583
Total need by income	10,536	9,893	6,311	26,740	5,295	6,804	8,834	20,933

**Table 9 – Cost Burden > 30%**

Data 2011-2015 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	3,314	1,295	34	4,643	912	1,066	1,047	3,025
Large Related	923	163	4	1,090	253	306	425	984
Elderly	1,781	2,230	920	4,931	2,032	1,082	659	3,773
Other	3,383	796	113	4,292	1,023	640	337	2,000
Total need by income	9,401	4,484	1,071	14,956	4,220	3,094	2,468	9,782

**Table 10 – Cost Burden > 50%**

Data 2011-2015 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	527	292	216	84	1,119	114	97	382	252	845
Multiple, unrelated family households	4	100	29	20	153	0	0	108	39	147
Other, non-family households	0	0	224	0	224	0	0	0	0	0
Total need by income	531	392	469	104	1,496	114	97	490	291	992

**Table 11 – Crowding Information - 1/2**

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

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

Single person households in need of housing assistance frequently have low and very low incomes and may be receiving benefit payments like SSI or SSDI. Single person households in need of housing assistance are often forced to share housing to afford their rent or homeowner costs.

**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.**

There is no known local source of data to determine the number and type of families in need of housing assistance who are disabled or victims of domestic violence, sexual assault and stalking. Figures can be obtained from service providers concerning people that have reached out for assistance for domestic violence, dating violence or stalking but it would not necessarily include all persons enduring these issues and include whether they are in need of housing assistance.

**What are the most common housing problems?**

Housing affordability and housing cost burden.

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

People of color and persons that are Hispanic have lower incomes and are frequently impacted by housing affordability and housing cost burden.

**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**

Due to the impact of the pandemic, any information obtained would be unreliable for future projections. Currently, federal programs like ERAP and the moratorium on evictions are keeping most individuals and families in housing. The end of the moratorium on June 30, 2021 and the completion of the ERAP program in 2022 will provide more information on those individuals and families that have not been able to recover from the pandemic.

**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:**

Due to the pandemic, Lancaster County did not provide estimates of the at-risk population.

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

Due to the pandemic, Lancaster County did not provide estimates of housing characteristics linked with instability and an increased risk of homelessness.

## **Discussion**

As noted several times, the impact of the pandemic skews all previously gathered data and the unprecedented situation makes it challenging if not impossible to make future predictions. These issues will be revisited annually during the Consolidated Plan period to ensure that decisions are made on reliable data.

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205  
(b)(2)**

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

**Introduction**

**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	16,114	1,623	1,312
White	11,474	1,229	914
Black / African American	1,202	69	39
Asian	104	20	55
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	3,172	290	293

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

**30%-50% of Area Median Income**

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	16,942	5,874	0
White	13,012	5,114	0
Black / African American	1,047	145	0
Asian	147	45	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	2,563	525	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

**50%-80% of Area Median Income**

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	16,032	20,719	0
White	13,469	18,079	0
Black / African American	763	522	0
Asian	334	319	0
American Indian, Alaska Native	10	25	0
Pacific Islander	0	0	0
Hispanic	1,325	1,610	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,582	16,116	0
White	5,087	14,521	0
Black / African American	140	299	0
Asian	44	219	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	279	972	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

## **Discussion**

Black/African American residents of Lancaster County have disproportionate rate of housing problems. For all residents in the jurisdiction with an income between 30-50% AMI, 74% report at least one housing problem. Black/African American residents in the jurisdiction in the same income group show that 88% have at least one housing problem.

For all residents in the jurisdiction with an income between 50-80% AMI, 44% report at least one housing problem. Black/African American residents in the jurisdiction in the same income group show that 59% have at least one housing problem.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

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

### Introduction

#### 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	14,031	3,721	1,312
White	9,860	2,851	914
Black / African American	1,113	164	39
Asian	89	35	55
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,802	655	293

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,208	14,597	0
White	6,402	11,712	0
Black / African American	574	608	0
Asian	37	154	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	1,125	1,958	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

**50%-80% of Area Median Income**

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	4,732	32,048	0
White	4,190	27,347	0
Black / African American	100	1,197	0
Asian	145	508	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	243	2,686	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

**80%-100% of Area Median Income**

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	1,458	20,257	0
White	1,353	18,267	0
Black / African American	0	440	0
Asian	34	224	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	1,176	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

## **Discussion**

Black/African American residents of Lancaster County have disproportionate rate of severe housing problems. For all residents in the jurisdiction with an income between 0-30% AMI, 74% report at least one severe housing problem. Black/African American residents in the jurisdiction in the same income group show that 85% have at least one severe housing problem. All American Indian residents in this income group reported at least one severe housing problem.

For all residents in the jurisdiction with an income between 30-50% AMI, 36% report at least one severe housing problem. Black/African American residents in the jurisdiction in the same income group show that 49% have at least one severe housing problem.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

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

### Introduction

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	134,517	33,136	26,130	1,429
White	121,948	27,559	20,228	1,010
Black / African American	2,615	1,410	1,652	74
Asian	2,120	474	166	55
American Indian, Alaska Native	99	45	25	0
Pacific Islander	10	0	0	0
Hispanic	6,875	3,330	3,813	297

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion

People that are Black/African American are disproportionately affected by Housing Cost burden. The jurisdiction as a whole shows 13% of residents have more than a 50% housing cost burden while Black/African American residents have 29% housing cost burden. Similarly, the jurisdiction as a whole shows 17% of residents have a 30-50% housing cost burden while Black/African American residents have 24% housing cost burden between 30-50%. Most telling is that jurisdiction as a whole shows 69% of residents have less than a 30% housing cost burden while Black/African American residents have 45% housing cost burden.

Residents that are Hispanic are disproportionately affected by Housing Cost burden. The jurisdiction as a whole shows 13% of residents have more than a 50% housing cost burden while Hispanic residents have 27% housing cost burden. Similarly, the jurisdiction as a whole shows 17% of residents have a 30-50% housing cost burden while Hispanic residents have 23% housing cost burden between 30-50%. Most telling is that jurisdiction as a whole shows 69% of residents have less than a 30% housing cost burden while Hispanic residents have 49% housing cost burden.

### **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?**

Black/African American residents consistently have a disproportionately greater need than the needs of the income category as a whole for housing problems, severe housing problems and housing cost.

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

NA

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

Generally speaking, the boroughs in Lancaster County offer more affordable housing and are where a higher percentage of racial and ethnic groups reside than the population as a whole

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

There is no public housing in Lancaster County, outside of the City. The County Housing Authority administers Housing Choice Vouchers and manages VASH voucher.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	95	533	1,763	74	1,638	36	0	1

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	0	0	0	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	19	165	298	38	254	6	0
# of Disabled Families	0	13	197	584	30	532	20	0
# of Families requesting accessibility features	0	95	533	1,763	74	1,638	36	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	86	425	1,309	62	1,215	22	0	1
Black/African American	0	8	98	414	12	384	14	0	0
Asian	0	1	6	9	0	8	0	0	0
American Indian/Alaska Native	0	0	4	30	0	30	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	13	327	835	42	780	6	0	0
Not Hispanic	0	82	206	928	32	858	30	0	1

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

The Lancaster County Housing Authority does not have any public housing and is unable to answer this question.

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

The number of individuals on the waiting list for Housing Choice Vouchers at the Lancaster County Housing Authority is very low and the waiting list is expected to be opened in late 2021 or 2022.

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

The number of households in the County Housing Authority waiting list is very small and any analysis of their needs would be statistically inaccurate.

**Discussion**

Because Lancaster County (outside of the City) does not have public housing and the waiting list for Housing Choice Vouchers is very small, very little reliable data can be gleaned from it.

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

Lancaster County partners extensively with the Lancaster County Homeless Coalition to obtain the most up to date information on persons experiencing homelessness and the provision of homeless services in our community. Lancaster County utilizes the Emergency Solutions Grant and the 15% of Community Development Block Grant funds for homeless services.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	56	810	0	238	97
Persons in Households with Only Children	0	0	13	0	6	0
Persons in Households with Only Adults	14	221	983	0	65	46
Chronically Homeless Individuals	10	10	49	0	20	0
Chronically Homeless Families	0	0	27	0	0	0
Veterans	2	25	75	0	19	0
Unaccompanied Child	1	20	13	0	6	0
Persons with HIV	0	1	2	0	1	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

Unfortunately, the COVID-19 pandemic has skewed any previously gathered data on persons experiencing or exiting homelessness. As the impact of the pandemic recedes, data will be reviewed on these categories of persons.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	244	10
Black or African American	108	4
Asian	2	0
American Indian or Alaska Native	6	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	3
Not Hispanic	0	11

Data Source

Comments:

1. Ethnicity data was derived from averaging the past two available years of PIT data (2018-2019) and rounding up.

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

Unfortunately, the COVID-19 pandemic has skewed any previously gathered data on families in need of housing assistance. As the impact of the pandemic recedes, data will be reviewed on these categories of persons.

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

As it is in most parts of the county, the proportion of persons of color and people that identify as Hispanic in Lancaster County are higher in the homeless population than the general population in the County.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Unfortunately, the COVID-19 pandemic has impacted the nature and extent of unsheltered and sheltered homelessness. Fewer people are becoming homeless due to eviction moratoriums and fewer people in shelter are able to find affordable units to move out of shelters. As the impact of the pandemic recedes, data will be reviewed on these situations.

**Discussion:**

The COVID-19 pandemic has had an enormous impact on homelessness and has caused the community to focus on immediate needs. As the pandemic recedes, we will monitor data gathered to identify trends in homeless needs.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

**Describe the characteristics of special needs populations in your community:**

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

**Elderly** - The housing needs for low- and very low-income elderly households are primarily affordability with a secondary concern for accessibility that enables an elderly person to age in place.

**Persons Addicted to Drugs and Alcohol** - In terms of housing needs for this population, clients often need safe affordable housing in a location different from the people places and things that they previously experienced in order to facilitate their recovery. However, their housing needs do not differ significantly than that of other special needs populations. Again, housing affordability is the primary housing need.

**Persons with Disabilities** - Providers of affordable housing developments created using Low Income Housing Tax Credits and local HOME funds report that there are waiting lists for accessible units, especially those that serve households with very low incomes. In some cases, the average wait for these units is measured in years. They also report that persons with disabilities that reside in affordable accessible apartments stay longer and move out less than most tenants. For persons with disabilities, affordable and accessible housing is in great demand.

Victims of domestic violence need safe, affordable housing with access to support services to live free of violence.

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

Lancaster County is not an entitlement jurisdiction for HOPWA funds.

According to the Annual HIV Surveillance Report for 2019, Lancaster County has seen 1,476 cases of HIV/AIDS from 1980-2019; 880 are presumed alive and 596 are presumed dead. There were 23 new cases of HIV/AIDS in 2019. Statewide, African American and Hispanics are disproportionately affected by HIV/AIDS.

While persons living with HIV could certainly benefit from stable, safe, and affordable housing, it is most likely the case for other all special needs populations with chronic medical needs.

**Discussion:**

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Low- and moderate-income persons should have the same basic access to the delivery of public services, community facilities, recreational opportunities, and educational activities as those persons with higher incomes. Funding will be made available for projects that improve basic neighborhood or community facilities serving low- and moderate-income neighborhoods, where the lack of suitable facilities has hindered the effective delivery of public services and recreational opportunities.

### **How were these needs determined?**

Public facilities often serve large numbers of elderly persons, children, and persons with disabilities requiring them to have the most up-to-date building and fire safety systems. Many community centers are owned and operated by non-profit organizations and not by local municipalities. These organizations have even fewer financial resources than local municipalities to make building improvements. This is also the case for community services buildings which offer a wide variety of essential public services and for local public and private museums offering community meeting rooms or education resources and programming.

### **Describe the jurisdiction's need for Public Improvements:**

Public Improvements are a constant needs, especially in low and moderate income areas. The pandemic has illustrated the importance and need for public facilities in neighborhoods.

### **How were these needs determined?**

To align with the County's Comprehensive Plan Update (Places 2040), there is a need to focus on the existing housing stock, especially in urban areas such as borough downtowns. This is also where a lot of the pockets of low-and moderate-income persons are. All new development of affordable housing will have infrastructure costs (road improvements, utility connections) as part of the overall project cost. Therefore, funds will be used to address projects that sustain existing affordable housing in areas where new financing is not an available option.

A need that has been more prominent in the past few years is storm water management. With an increase in weather related events in Central Pennsylvania, there have been many flooding issues in some of the older neighborhoods in the County. This is either due to run-off from new development or deteriorated storm sewers because of the age of the infrastructure.

**Describe the jurisdiction’s need for Public Services:**

Like the majority of communities across the country, the demand for public services vastly exceeds the financial capabilities of the Community Development Block Grant and Emergency Solutions Grant Program. This forces each jurisdiction to prioritize public services to either areas or types of services. The County Redevelopment Authority focuses its public service funding on housing and homeless needs.

**How were these needs determined?**

In consultations with the Lancaster County Homeless Coalition, the United Way and various County social service agencies, housing needs were a common thread that ran throughout all discussions. Given HUD's housing focus, it was decided to channel all public services dollars to housing and homeless services.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

Lancaster County is predominantly comprised of single family detached homes.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	114,623	56%
1-unit, attached structure	41,879	20%
2-4 units	16,554	8%
5-19 units	14,897	7%
20 or more units	9,753	5%
Mobile Home, boat, RV, van, etc	7,863	4%
<i>Total</i>	<i>205,569</i>	<i>100%</i>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	197	0%	2,543	4%
1 bedroom	1,659	1%	15,354	25%
2 bedrooms	19,414	14%	21,661	36%
3 or more bedrooms	113,291	84%	21,206	35%
<i>Total</i>	<i>134,561</i>	<i>99%</i>	<i>60,764</i>	<i>100%</i>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

Lancaster County (outside of the City of Lancaster limits) offers 1138 rental units that are subsidized through either HUD and LIHTC. There may be other subsidized housing units that are funded through LIHTC or FHA and not funded through HUD. 329 of those units are restricted to elderly tenants. 37 units are designated for special needs populations. The remaining rental units are targeted for general occupancy. The majority of the units serve tenants with incomes above 60% AMI.

### 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 many companies purchasing homes to renovate and sell which increases the cost of housing, reducing the inventory of affordable housing, especially rental housing. No Section 8 contracts are expected to expire. No loans through HOME or CDBG are expected to mature in the next five years.

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

No. There is a large demand for affordable housing units, especially for affordable rental housing units; especially those serving tenants with incomes below 30% AMI.

**Describe the need for specific types of housing:**

There is a high need for efficiencies and 1 bedroom units for tenants that cannot afford, or do not want, a larger apartment. Lancaster County is increasingly becoming unaffordable for people earning less than 80% AMI.

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

The median sale price of homes in Lancaster County is rising at an unprecedented rate, far outstripping the median income. As the residential vacancy rate continued to decline, finding affordable rental housing is increasingly difficult.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

**Table 29 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,559	17.4%
\$500-999	37,149	61.1%
\$1,000-1,499	9,926	16.3%
\$1,500-1,999	1,320	2.2%
\$2,000 or more	1,657	2.7%
<i>Total</i>	<i>60,611</i>	<i>99.7%</i>

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,356	No Data
50% HAMFI	11,207	6,970
80% HAMFI	36,188	27,859
100% HAMFI	No Data	46,027
<i>Total</i>	<i>49,751</i>	<i>80,856</i>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	724	869	1,091	1,386	1,475
High HOME Rent	724	869	1,091	1,317	1,450
Low HOME Rent	667	715	857	990	1,105

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

No. There is insufficient housing affordable to households at incomes less than 80% AMI

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

Housing affordability is likely to be even more of a problem, especially if recent increased in median sale prices continues to rise.

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

HOME rent and FMR are generally lower than what landlords can charge in rent which makes it very difficult for households with lower incomes to access affordable housing. The County's strategy is to produce more affordable housing while preserving existing housing.

### Discussion

As noted previously, the impact of the pandemic on housing issues will continue to evolve. Issues raised above will be reviewed annually to decipher trends to inform County strategy.

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

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

The definitions of living units that are of “Standard Condition” or “Substandard Condition but suitable for Rehabilitation” are:

- Standard Condition - A unit that meets Section 8 Housing Quality Standards as established and published at 24CFR 887.21.
- Substandard Condition but Suitable for Rehabilitation - A unit that would not currently meet Section 8 Quality Standards, but could be brought into compliance with local codes for less than the replacement cost.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	31,720	24%	28,088	46%
With two selected Conditions	675	1%	1,764	3%
With three selected Conditions	138	0%	234	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	101,993	76%	30,703	51%
<i>Total</i>	<i>134,526</i>	<i>101%</i>	<i>60,789</i>	<i>100%</i>

**Table 33 - Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	19,470	14%	7,058	12%
1980-1999	43,065	32%	13,246	22%
1950-1979	42,393	32%	18,640	31%
Before 1950	29,656	22%	21,800	36%
<i>Total</i>	<i>134,584</i>	<i>100%</i>	<i>60,744</i>	<i>101%</i>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 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	72,049	54%	40,440	67%
Housing Units build before 1980 with children present	13,051	10%	9,882	16%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

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

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

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

Because over 60% of housing in Lancaster County was built prior to 1979, there is a strong likelihood that the condition of housing is in need of rehabilitation. While the number of substandard housing units are relatively low in the County, that does not mean that housing conditions are not in need of rehabilitation.

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

As noted earlier in this document, 35.74% of households in Lancaster County had a household income below 80% of the area median income. Of the approximately 112,489 housing units built prior to 1979, it can be estimated that 40,203 of them are occupied by a low or moderate income household and 8165 in households with children present. Having lead based paint in the home is not evidence there is an immediate hazard; however, the likelihood of a lead based paint hazard is significantly higher if the painted surfaces are not properly maintained and have chipping, peeling, or flaking paint.

## Discussion

The County's Home Repair Program expects to perform interim controls for lead-based paint on approximately 60 owner-occupied homes during the course of the Consolidated Plan.

The Redevelopment Authority also plans on addressing vacant and blighted properties through the Vacant Property Reinvestment Board (VPRB) and the Lancaster County Land Bank Authority. These tools allow for rehabilitation of vacant housing.

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

### 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	95	564	1,871	89	1,782	0	0	405
# of accessible units									

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

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

The Lancaster City Housing Authority (LCHA) owns and maintains 564 housing units in the City of Lancaster. Farnum Street East (FSE) and Church Street Towers (CST), both 9-story high rises, have 169 and 101 units, respectively. The housing at FSE and CST is primarily reserved for individuals with disabilities and elderly. Franklin Terrace (FT), a single-family development, has 124 units, and Susquehanna Court (SQC), also a single-family development, has 75 units. LCHA also owns 95 Scattered Sites (SCS) throughout the City of Lancaster. The demographics of LCHA’s residents are all low-income, with approximately 50% Hispanic or Latino and 15% Black/African American. All of LCHA’s housing stock is beginning to deteriorate with age. The Scattered Sites especially consist of old city homes built in a range from roughly 1920-1950. The conditions at all

properties, while are generally serviceable, only continue to become more and more costly to maintain with the limited funding available to LCHA.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

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

The infrastructure of FSE and CST represent the largest need for upgrade. Both have aged water systems and heating piping that continue to cause leaks and require more and more costly repairs. Both have roofs that will likely need to be replaced in the next 5-10 years. The flooring and fixtures in the apartment units are in need of updating.

At FT and SQC, infrastructure is also an issue. The water supply and drain system underground at both sites have begun to have regular problems and breaks, and many times excavation is required for repairs. The interior cosmetics of all units are in significant need of upgrade. The overall structural integrity and exterior conditions remain fairly good at both sites however.

The Scattered Sites have infrastructure, cosmetic, and structural needs. Due to being the oldest of LCHA’s housing stock, they represent one of the biggest challenges LCHA has in maintenance. Deteriorating brick, deteriorating wood, and sometimes sagging framework are all issues of concern that become costly to address.

None of the LCHA housing units currently have integrated central air conditioning. With the ever-present threat of climate change, air conditioning becomes more of a necessity and less of a luxury.

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

LCHA is currently undergoing an extensive endeavor to begin updating the interiors and exteriors of all of its housing units. New flooring products are being installed, numerous kitchens are being replaced, and even updated painting are just a few of the efforts being made to provide safe, quality, welcoming environments. Much work remains to be done, and there is grave concern that the current funding levels will not be sufficient to provide the improvements needed. Despite this, every resource available is being employed with careful and thoughtful consideration to target the areas of most imminent need in order to ensure the safety and improve the quality of life of LCHA public housing residents.

**Discussion:**

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

#### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	139	80	40	43	0
Households with Only Adults	74	0	142	94	0
Chronically Homeless Households	0	0	0	24	0
Veterans	0	0	22	4	0
Unaccompanied Youth	0	0	0	8	0

**Table 39 - Facilities Targeted to Homeless Persons**

Data Source Comments: 2019 CoC HIC Report

**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 CoC partners with the Dept of Public Assistance to ensure homeless clients have access to TANF, GA, Medicaid, Medicare, WIC, and SNAP applications. The County Office of Vets Affairs supplies case managers to assist homeless veterans when acquiring their benefits. Welsh Mountain Medical and Dental Center is available to the uninsured as well as persons experiencing homelessness. Mental health services are limited for all Lancaster County residents given funding constraints. All persons in Lancaster County, including persons experiencing homelessness, may access CareerLink for employment services. 75% of homeless assistance providers supply transportation assistance to clients to attend mainstream benefit appointments, employment training, or jobs. All homeless providers use a single application form for mainstream programs. 75% of homeless assistance providers have staff systematically follow-up to ensure mainstream benefits are received. The Lancaster County Housing Authorities prioritize 10% of their section 8 vouchers for individuals experiencing homelessness and maintain/case manages local VASH vouchers.

**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.**

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

The common thread to all Special Needs Facilities and Services is based on affordability and availability.

**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**

Supportive housing needs vary drastically by population and individual need. For example, persons with physical disabilities have a need for affordable and accessible housing and persons struggling with substance abuse may benefit from longer treatment and sober-living facilities post treatment.

The common thread to all supportive housing needs is affordability and availability.

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

**Mental Health Institutions:** PA has a formal policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehab services are in place at the County level (the Office of Mental Health and Substance Abuse Services' Continuity of Care Bulletin, under Sec c.1(g) Living Arrangements). The goal for individuals is to move into the most integrated housing of their choice in the community. Every individual in a state hospital, for over two years, must have a pre-discharge Community Support Plan that includes a living arrangement. Individuals are never discharged from a state hospital to the street or shelter. Each individual is discharged to his/her own housing, housing with a friend or relative, limited size personal care home, or mental health residential program. State hospital discharge planning is the responsibility of state hospital staff to work closely with the County Office of Mental Health, which has a County Mental Health Housing Specialist. The role of the specialists is to both locate suitable existing housing for individuals leaving the hospital, as well as increase new affordable housing options. Each county is also required to submit a Housing Plan to OMHSAS as part of their Mental Health Plan.

**Hospitals:** Hospital Discharge Planning is mandated by the Federal Conditions for Participation in Medicare & Medicaid Services & the PA Code 28 Section 105.22. Hospitals must have written discharge policies for "appropriate referral & transfer plans", including evaluation of a patient's capacity for self-care & possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary & behavioral health needs and resources & supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, PCH, rehab hospital, or as last resort, a non-HUD funded shelter.

Some shelters have protocols against accepting certain individuals directly from a hospital. The Lancaster County Homeless Coalition is one of the organizations under the umbrella of Penn Medicine which enables ongoing communication concerning hospital discharges for persons experiencing homelessness.

**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)**

The pandemic has impacted the County's plans to address the housing and supportive service needs of persons who are not homeless but have other special needs. Programs like ERAP and other CARES funded services are meeting the immediate needs of this group of people. As the impact of the pandemic recedes, the County will re-evaluate these plans based on more recent post-pandemic data.

**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))**

Lancaster County will continue to address housing needs related to affordability and accessibility. Partnerships will continue and strengthen with social service providers that assist this group of people to obtain and maintain housing.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

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

Pennsylvania is a commonwealth which means the majority of governmental power resides at the municipal level. The local municipalities (60 in Lancaster County) establish the majority of the public policies related to housing. In Pennsylvania, County government serves in an advisory capacity and cannot change public policies.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The future impact of the pandemic is unknown at this time and constant review of needs for the economy will be required in the coming years.

### 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	2,440	2,779	1	2	1
Arts, Entertainment, Accommodations	20,425	18,965	11	11	0
Construction	14,173	14,825	7	8	1
Education and Health Care Services	37,919	29,726	20	17	-3
Finance, Insurance, and Real Estate	9,477	6,766	5	4	-1
Information	2,988	2,461	2	1	-1
Manufacturing	33,016	33,859	17	19	2
Other Services	7,162	6,093	4	3	-1
Professional, Scientific, Management Services	14,886	11,446	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	26,810	26,000	14	15	1
Transportation and Warehousing	9,543	10,162	5	6	1
Wholesale Trade	11,864	12,783	6	7	1
Total	190,703	175,865	--	--	--

**Table 40 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	247,700
Civilian Employed Population 16 years and over	234,455
Unemployment Rate	5.32
Unemployment Rate for Ages 16-24	14.90
Unemployment Rate for Ages 25-65	3.76

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	50,354
Farming, fisheries and forestry occupations	10,096
Service	24,151
Sales and office	55,315
Construction, extraction, maintenance and repair	24,657
Production, transportation and material moving	18,372

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	155,839	71%
30-59 Minutes	50,152	23%
60 or More Minutes	12,771	6%
<i>Total</i>	<i>218,762</i>	<i>100%</i>

**Table 43 - Travel Time**

Data Source: 2011-2015 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	18,509	1,184	9,206
High school graduate (includes equivalency)	67,480	3,979	16,930
Some college or Associate's degree	43,423	2,198	8,005
Bachelor's degree or higher	55,449	1,513	7,583

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,984	4,484	3,183	5,748	7,842
9th to 12th grade, no diploma	5,093	4,073	3,272	8,090	8,994
High school graduate, GED, or alternative	15,002	16,937	17,536	53,909	32,507
Some college, no degree	13,730	8,616	8,315	18,105	10,218
Associate's degree	2,106	5,131	4,540	8,951	2,791
Bachelor's degree	3,413	11,592	12,028	19,771	9,637
Graduate or professional degree	113	3,937	5,519	11,736	7,198

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	2,759,188
High school graduate (includes equivalency)	3,255,469
Some college or Associate's degree	3,721,342
Bachelor's degree	4,363,320
Graduate or professional degree	4,853,787

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

Education and Healthcare sector is the largest business sector in Lancaster County. Manufacturing is the second largest business sector.

Sales/Office and Management Business/Financial are the two largest occupation sectors. Construction maintenance and repair is the third largest sector.

**Describe the workforce and infrastructure needs of the business community:**

The Workforce Development Board states a strong need for healthcare workers as well as the construction trades. As Baby Boomers retire, there aren't enough residents trained to fill their jobs. The WDB is assisting younger people to consider training for these growing sectors.

**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.**

The COVID-19 pandemic caused enormous economic impacts in the past year and it is unknown how long the impacts will last. Due to a large amount of federal funding for issues such as workforce development, business support and infrastructure, it is hoped that the pandemic's impact will be relatively brief.

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

The Workforce Development Board states a strong need for healthcare workers as well as the construction trades. As Baby Boomers retire, there aren't enough residents trained to fill their jobs. The WDB is assisting younger people to consider training for these growing sectors.

**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 Lancaster County Workforce Development Board recently completed a strategic plan and is adjusting to the pandemic with new initiatives such as drive-by job fairs and other technology to enable residents to access jobs. The WDB's partnership with the employers that have jobs in greatest demands will support many of the County's Consolidated Plan goals.

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

No

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

## **Discussion**

The future impact of the pandemic is unknown at this time and constant review of needs for the economy will be required in the coming years. This is a time of constant change and we must keep abreast of changes and take advantage of those changes to the benefit of Lancaster County residents.

## **MA-50 Needs and Market Analysis Discussion**

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

It was not possible to determine the distribution of multiple housing problems to see if any concentrations exist. Concentrations are defined as ten (10) percentage points higher than the jurisdiction as a whole.

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

HUD defines areas of racial or ethnic concentration as geographic areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than the jurisdiction's overall percentage.

Lancaster County is predominantly White (89%). African Americans represent less than 4% of the population. However, the percentages are much different in the City of Lancaster where 60% of the population is White and 18% of the population is African American. 45.5% of all African Americans in Lancaster County live within the City of Lancaster which is slightly lower percent than in 2014. Persons of All Other Races represent 4.8% of Lancaster County's population; however, 42% of all persons of All Other Races live in the City of Lancaster. Asians represent 2% of the population in Lancaster County; but fewer than 17.6% of all Asians live in the City of Lancaster.

Of the estimated 536,494 persons residing in Lancaster County 53,792 or 10% are Hispanic or Latino residents. Of the 59,556 persons living in the City of Lancaster 23,036 or 38% are Hispanic or Latino residents. The majority of Hispanic residents in both the County and the City identify their race as with White Alone or Some Other Race.

HUD defines areas of racial or ethnic concentration as geographic areas where the percentage of a specific minority or ethnic group is *10 percentage points higher* than a jurisdiction's overall percentage.

Lancaster City was the only municipality that showed a minority concentration for Blacks or African Americans. However, if broken down by Census Tracts, there are several more areas of minority concentration.

There are a handful of census tracts that show a minority concentration:

- The following Census tracts showed proportions greater than 10 percentage points higher than the County proportion for Blacks or African Americans: 1, 2, **3, 7, 8, 9, 10, 11, 12**, 112. Most of these tracts (identified in bold) are in the City of Lancaster.
- Census Tract 118.05 showed a disproportionately high percent of persons identifying themselves as two or more races (12%).
- Census Tract 135.01 showed a higher than the County proportion for “Some Other Race.”
- Census tract 147 shows a concentration of 10 percent points higher than the County proportion at 31% of the tract comprised of Black or African Americans. This tract also shows a disproportionately high percent of persons described as “Some Other Race” at 18%.

Hispanics/Latinos represent 11% of the population in Lancaster County. The following census tracts exceed that percent by more than 10%:

- All Census Tracts in the city of Lancaster (1, 2, 3, 6,7,8,9,11,11,12,14, 118.05 and 147)
- 134
- 135.01
- 141.01

According to the 2013-2017 ACS 5-Year Estimates, the municipalities with the three (3) lowest median household incomes are:

- Lancaster City (\$40,805)
- Columbia Borough (\$40,982)
- Manheim Borough (\$49,871)

According to the 2013-2017 ACS 5-Year Estimates, the census tracts with the highest population of persons living below poverty level are:

- 1, 2, 3, 5, 7, 8, 9, 10, 11, 14 and 147 (all located within the city of Lancaster)
- 112
- 114
- 136.02

According to the same sources, the municipalities with the highest percent of persons living below the poverty level are:

- Lancaster City (26%)
- Columbia Borough (20%)

- Millersville Borough (20%)

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

The primary characteristics of the market in the municipalities with the highest percent of persons living below the poverty level are that they are boroughs; however, there are pockets of low and moderate income neighborhood throughout Lancaster County.

**Are there any community assets in these areas/neighborhoods?**

The low and moderate income neighborhoods in the the boroughs have several community assets in that they are close to commercial and retail shops, nonprofits, churches, bus routes, etc. The community assets are fewer in the pockets of poverty in the County due to a lack of transportation and in some cases, a lack of adequate public infrastructure such as public water and sewer systems.

**Are there other strategic opportunities in any of these areas?**

The strategic opportunities in the Boroughs include properties conducive to adaptive reuse and the presence of neighborhood organizations.

## **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 data provided by the FCC Fixed Broadband Deployment tool (<https://broadbandmap.fcc.gov/>) there are approximately six active internet service providers in Lancaster County, which include cable, DSL, and satellite based internet service providers. In Lancaster County and City, broadband access is more likely an issue of cost rather than accessibility. Most people can access internet through providers such as Comcast that are wired into their home but most use the capability of their phones to access the internet. Most schools and libraries offer access to the internet for people that do not have access. Many of the regional social service hubs in the County also offer computers with internet access.

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

There are currently several broadband internet service providers that serve Lancaster County and Lancaster City, but not all providers are available in all areas of the county, and some providers service is subpar. More competition typically results in lower costs, so more providers would be helpful to keep costs as low as possible.

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

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

According to the toolkit available from <https://headwaterseconomics.org/apps/neighborhoods-at-risk/42071/explore/map>, Lancaster County has 21 census tracts where vulnerabilities to climate change exceed the county median, primarily located in the southwestern part of the county. The factors include areas lacking of tree canopy, areas with impervious surface, and areas in 500 year floodplain.

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

[www.Headwaterseconomics.org](http://www.Headwaterseconomics.org) lists the vulnerability factors in Lancaster County as: lacking a car, don't speak English well and children under 5 years of age.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Lancaster
	<b>Area Type:</b>	General
	<b>Other Target Area Description:</b>	General
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	County of Lancaster
	<b>Area Type:</b>	General
	<b>Other Target Area Description:</b>	General
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	

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

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Areas with a concentration of low-income households are defined as those areas where more than 51 percent of the households having incomes less than 80 percent of the Median Family Income. According to this definition, there is only one qualified census tract, located in Columbia Borough. Because the County has so few areas where 51 percent or more of the population is of low or moderate income, it determines the fundability of its activities using the "exception criteria", established by HUD. Under this rule, activities located in areas of the County with low-and moderate-income populations, which exceed **35.74 percent (exception criteria)** of the total population of the area, would generally meet the minimum requirement of principally benefitting low-and moderate-income persons. There are many census block groups or "pockets" of concentrated low-and moderate-income persons and families, distributed throughout the County, that meet the exception criteria. These qualified block groups are generally located in and around the County's Boroughs. One of the largest concentration of low-and moderate-income block groups is located in the Western part of Lancaster County, along the river, in the

Boroughs of Columbia and Marietta. Because of this, a greater focus will be on the "Rivertowns", and activities will be funded to help with infrastructure and economic development opportunities.

The City of Lancaster and County have determined that joining together, as a consortium, to obtain funding under the HOME program will increase their ability to provide affordable housing for the very low-, low-and moderate-income residents of the City and County. The targeted percentage of funds to the City represents the HOME funding that will be distributed for programs benefiting city residents.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing - Production of New Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	General General Rivertowns
	<b>Associated Goals</b>	Create Affordable Rental Units Create Affordable Owner Units Administrative Costs
	<b>Description</b>	Lancaster County has a need for the production of new affordable units, due to the documented need for affordable housing for households earning less than 80% AMI, especially affordable rental units.
	<b>Basis for Relative Priority</b>	According to data, there is insufficient affordable rental housing. A survey conducted by the Redevelopment Authority indicated the top priority need as affordable housing.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	General General
	<b>Associated Goals</b>	Rehabilitate Existing Renter Units Rehabilitate Existing Owner Units Administrative Costs
	<b>Description</b>	There is a high need to rehabilitate units due to aging housing stock in many of the boroughs in Lancaster County.
	<b>Basis for Relative Priority</b>	Lancaster County and Lancaster City have a large percentage of older housing units that are in need of rehabilitation, especially those units affordable to households earning less than 80% AMI. Housing units owned by households earning low- and moderate-incomes are more likely to defer needed maintenance and affordable rental units are not often rehabilitated as needed, especially to address lead based paint issues.
<b>3</b>	<b>Priority Need Name</b>	Affordable Housing - Acquisition of Existing Units
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	General General
	<b>Associated Goals</b>	Create Affordable Owner Units Reduce the Number of Blighted Properties Administrative Costs
	<b>Description</b>	Acquisition will be used to tackle spot blight and blight throughout the County.

	<b>Basis for Relative Priority</b>	While not pervasive, blight is present in Lancaster County and City. Unaddressed, blight often leads to neighborhood disinvestment. However, if addressed, it can significantly improve the cohesiveness, dynamics, and even property values of a neighborhood.
4	<b>Priority Need Name</b>	Public Improvements and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	General General Rivertowns
	<b>Associated Goals</b>	Water, Sewer, and Neighborhood Street Improvements Public Facilities Administrative Costs
	<b>Description</b>	Improvements such as sewer, water, storm water, and street reconstruction are a high priority in the County.
	<b>Basis for Relative Priority</b>	Infrastructure is critical to low- and moderate- income neighborhoods. The provision of safe drinking water, treatment of sanitary sewer needs and management of potentially dangerous storm water runoff can significantly improve the living environment of low- and moderate- income neighborhoods.
5	<b>Priority Need Name</b>	Public Services - Housing and Homelessness
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Unaccompanied Youth

	<b>Geographic Areas Affected</b>	General General
	<b>Associated Goals</b>	Support Housing Services Administrative Costs
	<b>Description</b>	Public services that address housing and homelessness.
	<b>Basis for Relative Priority</b>	Services to assist households to obtain and maintain housing enable them to address needed challenges and move toward self-sufficiency.
6	<b>Priority Need Name</b>	Economic Development and Borough Revitalization
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	General General Rivertowns
	<b>Associated Goals</b>	Administrative Costs
	<b>Description</b>	Increased need to assist in borough revitalization efforts in the borough downtowns in Lancaster County. There is also a need to help finance economic development projects. The County may use Section 108 Loans to assist in funding economic development and affordable housing projects.
	<b>Basis for Relative Priority</b>	Boroughs in Lancaster County are in significant need of revitalization to improve economic opportunity and provide adaptive reuse of obsolete buildings.
7	<b>Priority Need Name</b>	Support Homeless Services
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
<b>Geographic Areas Affected</b>	General General
<b>Associated Goals</b>	Support Rapid Re-housing Services Assist Emergency Shelter Activities Administrative Costs
<b>Description</b>	There is a continued need to address homelessness in Lancaster County. Lancaster County and City will address this need through rapid rehousing programs and the provision of emergency shelter.
<b>Basis for Relative Priority</b>	While homelessness is certainly a challenging situation for all subpopulations, it can become life threatening for those living in places not meant for human habitation, especially in severe weather.

**Narrative (Optional)**

**SP-30 Influence of Market Conditions - 91.415, 91.215(b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Lancaster County does not see a need for tenant based rental assistance given the other better suited funding sources available for this activity. Additionally, Lancaster county would prefer to use federal funds to create new or rehabilitated units.
TBRA for Non-Homeless Special Needs	Lancaster County does not see a need for tenant based rental assistance given the other better suited funding sources available for this activity. Additionally, Lancaster County would prefer to use federal funds to create new or rehabilitated units.
New Unit Production	There are insufficient affordable rental housing units for households earning less than 80 AMI and a critical need for affordable rental housing units for households earning less than 50% AMI. The County is also in need of affordably priced homes for homeownership.
Rehabilitation	The majority of housing in Lancaster County was built prior to 1979. This indicates not only the need for possible major repairs, but the significant likelihood that there are lead based paint hazards present in homes.
Acquisition, including preservation	A majority of the affordable rental units available were developed between 15 -30 years ago. These units are in need of repairs and upgrades, including energy efficiency, in order to maintain the quality of the living conditions, as well as extend the period of affordability. The Redevelopment Authority has preserved approximately 600 units in the past 5 years through the use of HOME, CDBG, and Tax-Exempt Multi-family Housing Bonds, and will continue to address these issues over the next 5-years.

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### 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	2,978,431	285,000	0	3,263,431	11,913,724	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,873,384	200,000	0	2,073,384	7,493,536	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	249,942	0	0	249,942	999,768	

Table 50 - Anticipated Resources

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

The Redevelopment Authority mandates that all applicants provide matching federal, state, and local funds during the programs Request for Proposal (RFP) process. For public infrastructure improvement projects, a 20% match of other funding is required. Non-profit organizations requesting CDBG funding for public service activities are required to provide matching funds. There is no obligated amount of matching funds an applicant must provide to leverage CDBG funds for public service activities; however, applicants with more leveraged funding are more competitive in the allocation process. All applicants requesting ESG funding for homeless activities must provide a one to one match of other federal, state, local, and private funds. Frequent sources of ESG match are United Way funds, FEMA Emergency Food and Shelter Program funds, private donations, and foundations.

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

N/A

**Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 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 Lancaster	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	Other
Lancaster County Planning Commission	Government	Planning	Jurisdiction
Lancaster Housing Opportunity Partnership	Non-profit organizations	Non-homeless special needs Ownership Rental neighborhood improvements	Jurisdiction
Lancaster County Coalition to End Homelessness	Non-profit organizations	Homelessness	Jurisdiction
Housing Development Corporation MidAtlantic	Developer	Ownership Rental	Region
COMMUNITY BASICS, INC.	Developer	Rental	Jurisdiction
United Way of Lancaster County	Philanthropic organization	Homelessness Non-homeless special needs	Jurisdiction
Economic Development Company of Lancaster County	Private Industry	Economic Development	Jurisdiction
TABOR COMMUNITY SERVICES	Non-profit organizations	Homelessness	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COMMUNITY ACTION PARTNERSHIP OF LANCASTER COUNTY	Non-profit organizations	Homelessness public services	Jurisdiction
YWCA Lancaster	Non-profit organizations	Homelessness	Jurisdiction
Community First Fund	Regional organization	Economic Development	Region

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system in Lancaster communicates well and collaborates often among its various organizations. The Redevelopment Authority which administers the HUD funding on behalf of the County of Lancaster, has established partnerships with county-wide planning, affordable housing, homelessness, and economic development agencies. While there is always room for improvement, building on this strength will help to implement new services and improve existing services.

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics		X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		

Supportive Services			
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

Persons experiencing homelessness are informed about the various services when they encounter Outreach Workers, as well as when contacting 2-1-1. People that connect with the various regional nonprofit social service hubs in Lancaster County can obtain information on a variety of resources.

**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**

Lancaster's greatest strength is its willingness to work collaboratively to address the client's needs. The Lancaster county Homeless Coalition, in coordination with the County and City, identify gaps in homeless services and works with other funders to address these issues.

**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**

Lancaster's primary strategy will be to continue to build on the collaborative efforts underway to overcome gaps and improve the service delivery system. The Joint City/County Analysis of Impediments to Fair Housing Choice identified impediments and continues to work with various organizations to address these impediments.

## SP-45 Goals - 91.415, 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	Create Affordable Rental Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Production of New Units	HOME: \$7,931,265	Rental units constructed: 250 Household Housing Unit
2	Create Affordable Owner Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster	Affordable Housing - Production of New Units Affordable Housing - Acquisition of Existing Units	HOME: \$698,963	Homeowner Housing Added: 40 Household Housing Unit  Direct Financial Assistance to Homebuyers: 14 Households Assisted
3	Rehabilitate Existing Renter Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster	Affordable Housing - Rehabilitation of Units	CDBG: \$1,545,879	Rental units rehabilitated: 1250 Household Housing Unit
4	Rehabilitate Existing Owner Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster	Affordable Housing - Rehabilitation of Units	CDBG: \$1,985,690	Homeowner Housing Rehabilitated: 250 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Reduce the Number of Blighted Properties	2021	2025	Affordable Housing	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Acquisition of Existing Units	CDBG: \$417,155	Other: 45 Other
6	Water, Sewer, and Neighborhood Street Improvements	2021	2025	Non-Housing Community Development	County of Lancaster City of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$4,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000000 Persons Assisted
7	Public Facilities	2021	2025	Non-Housing Community Development	County of Lancaster City of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$1,400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600000 Persons Assisted
8	Support Housing Services	2021	2025	Homeless Non-Homeless Special Needs	County of Lancaster	Public Services - Housing and Homelessness	CDBG: \$2,250,000	Public service activities other than Low/Moderate Income Housing Benefit: 200350 Persons Assisted
9	Support Rapid Re-housing Services	2021	2025	Homeless	County of Lancaster City of Lancaster	Support Homeless Services	ESG: \$577,991	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted
10	Assist Emergency Shelter Activities	2021	2025	Homeless	County of Lancaster City of Lancaster	Support Homeless Services	ESG: \$577,991	Homeless Person Overnight Shelter: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Administrative Costs	2021	2025	Administration	County of Lancaster City of Lancaster	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units Public Improvements and Infrastructure Public Services - Housing and Homelessness Economic Development and Borough Revitalization Support Homeless Services	CDBG: \$2,978,431 HOME: \$936,692 ESG: \$93,728	Other: 0 Other

Table 53 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Create Affordable Rental Units
	<b>Goal Description</b>	Create affordable rental units.
2	<b>Goal Name</b>	Create Affordable Owner Units
	<b>Goal Description</b>	Support the construction of new affordable owner units.
3	<b>Goal Name</b>	Rehabilitate Existing Renter Units
	<b>Goal Description</b>	Rehabilitate existing renter units to preserve affordable rental housing.
4	<b>Goal Name</b>	Rehabilitate Existing Owner Units
	<b>Goal Description</b>	Rehabilitate existing owner-occupied housing units to maintain affordable housing stock and make necessary major improvements to keep individuals in affordable housing.
5	<b>Goal Name</b>	Reduce the Number of Blighted Properties
	<b>Goal Description</b>	Acquire and rehabilitate blighted housing in boroughs and townships.
6	<b>Goal Name</b>	Water, Sewer, and Neighborhood Street Improvements
	<b>Goal Description</b>	Support water, sewer, and neighborhood street improvement projects throughout the low- and moderate- income areas of Lancaster County.
7	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Support rehabilitation and construction of community facilities in low- and moderate- income areas and for low- and moderate- income clientele.
8	<b>Goal Name</b>	Support Housing Services
	<b>Goal Description</b>	Utilize public services allocation (up to 15% of annual CDBG allocation) towards housing services. This includes the annual allocation to support fair housing.

9	<b>Goal Name</b>	Support Rapid Re-housing Services
	<b>Goal Description</b>	As the impacts of the pandemic wind down, a major focus for the use of ESG funds will be to support Rapid Re-housing programs in Lancaster County.
10	<b>Goal Name</b>	Assist Emergency Shelter Activities
	<b>Goal Description</b>	Support programs in Lancaster County that provide emergency shelter to persons experiencing homelessness.
11	<b>Goal Name</b>	Administrative Costs
	<b>Goal Description</b>	Funding needed to carry out the strategic plan goals.

**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)**

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

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

Lancaster County does not own public housing. However, all rental housing complies with the Section 504 requirements.

**Activities to Increase Resident Involvements**

Lancaster County does not own public housing.

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

N/A

**Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

Pennsylvania is a commonwealth which means the majority of governmental power resides at the municipal level. The local municipalities (60 in Lancaster County) establish the majority of the public policies related to housing. In Pennsylvania, County government serves in an advisory capacity and cannot change public policies.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Lancaster County Redevelopment Authority will work support the efforts of the Lancaster County Planning Commission and the Lancaster Housing Opportunity Partnership to remove or ameliorate barriers to affordable housing. Many of the efforts outlined in the 2021 County and City Analysis of Impediment to Fair Housing Choice will also remove or ameliorate barriers to affordable housing.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

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

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

Lancaster County has a coordinated entry system for persons that are experiencing homelessness. The first point of contact is a phone call to 2-1-1, where basic eligibility is determined. If the client meets basic criteria for homeless services, they are referred to a program called Community Homeless Assessment and Referral Team, or CHART. This program makes an evaluation and assessment of appropriate and available services and makes referrals to those services.

Additionally, the County, City and Lanc Co MyHome support several Homeless Outreach Workers to reach out and assess the needs of persons that are homeless.

### **Addressing the emergency and transitional housing needs of homeless persons**

The COVID-19 pandemic enabled the County, the City and Lanc Co MyHome to create safe places for people living on the street to have access to shelter. Some people were unable to access shelter due to COVID capacity restrictions, some were barred from existing shelters and some were unable or unwilling to comply with the rules of congregate living. So a new low barrier shelter was created in the City of Lancaster, along with a drop in center for people to be safe, not just from the weather but also from the potential of transmission of the virus.

Additionally, the use of hotel vouchers were increasingly used as a result of the pandemic as an alternative to emergency shelter. This method of dealing with short term spikes of homelessness may continue to be used as an alternative to the creation of new shelters.

### **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.**

Lanc Co MyHome focusing efforts on rapid re-housing services to shorten the length of time persons experiencing homeless stay in emergency shelters. The rapid rehousing programs in Lancaster County provide connections to any necessary services and work quickly to move households (whether individuals or families) into permanent housing with temporary rental assistance until the household is

able to pay full rent. The rapid rehousing programs provide case management to give households the opportunity to access any services needed to retain permanent housing. Lanc Co MyHome is working with its base of over 150 partners to help people make the transition to permanent housing and maintaining that housing.

**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**

There are several efforts underway to assist low income individuals and families to access stable streams of income, which is significant in means of avoiding homelessness, although not the only means. Other strategies include continuing to work collaboratively among social service agencies to provided needed services which will reduce the likelihood low income families and individuals from becoming homeless. Lanc Co MyHome is also strengthening their Schools First efforts and raising more flexible sources of funds for this effort. The partnership with Lancaster General- Penn Medicine and the Lancaster county Homeless Coalition will continue to strengthen the connection between health and housing.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

The County's Home Repair Program expects to provide financing to perform lead-based paint interim controls on approximately 60 owner-occupied units during 2021-2025.

Any rental housing rehabilitated with CDBG or HOME funds during 2021-2025 must be lead safe.

The County of Lancaster will pursue future funding opportunities to expand its efforts to increase access to housing without LBP hazards.

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

The ability to significantly reduce all possible sources of lead-based paint hazards in housing is well beyond the financial means of the County of Lancaster and the City of Lancaster with federal funds through HUD. The County and City will focus on ensuring that all federally assisted housing administered by the jurisdictions fully complies with the requirements to address lead-based paint hazards. As noted above, future funding opportunities will be pursued to expand efforts to increase access to housing without LBP hazards.

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

Federally funded County and City housing programs follow the federal regulations approved in 2000 regarding lead-based paint. Policies and procedures integrate these lead-based paint requirements in all housing activities.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

The United Way of Lancaster County has established multi-year grants to collaborative initiatives to remedy the root causes of the County's most serious problems, referred to as the "Four Bold Goals", to be achieved by 2025. One of these bold goals is to decrease the percentage of individuals and families living in poverty by 50%. Collaborative Impact Partners include the "Pathways Out of Poverty" program led by the Community Action Partnership of Lancaster County.

By providing affordable housing, the County and city offer households one fewer challenge to poverty. When individuals and families become homeless, services are provided to enable them to obtain the help needed to enable them to move out of poverty.

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

There are several initiatives underway in the City of Lancaster and in Lancaster County related to poverty reduction. The City and the Community Action Partnership completed an anti-poverty plan. Both efforts acknowledge that poverty reduction requires complex and intertwined efforts which will necessitate multiple partners working together and destroying organizational silos. Lancaster County will work with those efforts that have measurable results and match the mission of the CDBG, HOME, and ESG program.

## **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 Lancaster County Redevelopment Authority will monitor CDBG-funded public service contracts in accordance with the Lancaster County Monitoring Plan and guided by the annual Monitoring Strategy which outlines the schedule, timeline, and content of the monitoring visits and reports.

The Lancaster County Redevelopment Authority will collaborate on monitoring jointly funded homeless services funded through ESG funds and County CDBG funds for public services with Lanc Co MyHome and the City of Lancaster. The monitoring will follow the HUD-developed checklist for ESG-funded programs.

All public infrastructure improvement projects and CDBG and HOME housing projects will be monitored regularly during and after construction. Each activity file will contain a copy of their respective monitoring reports. Staff will reach out to minority owned businesses and Section 3 businesses to encourage them to apply for all CDBG-funded bidding opportunities. All bidders for community development projects will be encouraged to reach out of minority owned businesses and Section 3 businesses for subcontracting and to hire Section 3 residents if new hires are made.

All HOME funded rental housing projects will be scheduled for monitoring and reports will be issued as to the projects' adherence to the HOME requirements found in the loan closing documents. All bidders for housing projects will be encouraged to reach out to minority owned businesses and Section 3 businesses for subcontracting needs and to prioritize Section 3 residents if hiring is needed.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### 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	2,978,431	285,000	0	3,263,431	11,913,724	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,873,384	200,000	0	2,073,384	7,493,536	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	249,942	0	0	249,942	999,768	

Table 54 - Expected Resources – Priority Table

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

The Redevelopment Authority mandates that all applicants provide matching federal, state, and local funds during the programs Request for Proposal (RFP) process. For public infrastructure improvement projects, a 20% match of other funding is required. Non-profit organizations requesting CDBG funding for public service activities are required to provide matching funds. There is no obligated amount of matching funds an applicant must provide to leverage CDBG funds for public service activities; however, applicants with more leveraged funding are more competitive in the allocation process. All applicants requesting ESG funding for homeless activities must provide a one to one match of other federal, state, local, and private funds. Frequent sources of ESG match are United Way funds, FEMA Emergency Food and Shelter Program funds, private donations, and foundations.

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

N/A

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Affordable Rental Units	2021	2025	Affordable Housing	County of Lancaster	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units	HOME: \$1,167,082	Rental units constructed: 100 Household Housing Unit
2	Rehabilitate Existing Renter Units	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Rehabilitation of Units	CDBG: \$500,000	Rental units rehabilitated: 15 Household Housing Unit
3	Create Affordable Owner Units	2021	2025	Affordable Housing	City of Lancaster	Affordable Housing - Production of New Units	HOME: \$500,000	Homeowner Housing Added: 12 Household Housing Unit
4	Rehabilitate Existing Owner Units	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Rehabilitation of Units	CDBG: \$450,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
5	Reduce the Number of Blighted Properties	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Acquisition of Existing Units	CDBG: \$123,431	Buildings Demolished: 2 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Water, Sewer, and Neighborhood Street Improvements	2021	2025	Non-Housing Community Development	County of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$920,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200000 Persons Assisted
8	Support Housing Services	2021	2025	Homeless Non-Homeless Special Needs	County of Lancaster	Public Services - Housing and Homelessness	CDBG: \$450,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
9	Assist Emergency Shelter Activities	2021	2025	Homeless	County of Lancaster	Support Homeless Services	ESG: \$115,598	Homeless Person Overnight Shelter: 150 Persons Assisted
10	Public Facilities	2021	2025	Non-Housing Community Development	County of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$280,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
11	Support Rapid Re-housing Services	2021	2025	Homeless	County of Lancaster	Support Homeless Services	ESG: \$115,598	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Administrative Costs	2021	2025	Administration	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units Public Improvements and Infrastructure Public Services - Housing and Homelessness Economic Development and Borough Revitalization Support Homeless Services	CDBG: \$595,686 HOME: \$187,338 ESG: \$18,745	Other: 0 Other

Table 55 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Create Affordable Rental Units
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Rehabilitate Existing Renter Units
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Create Affordable Owner Units
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Rehabilitate Existing Owner Units
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Reduce the Number of Blighted Properties
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Water, Sewer, and Neighborhood Street Improvements
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Support Housing Services
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Assist Emergency Shelter Activities
	<b>Goal Description</b>	
10	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	
11	<b>Goal Name</b>	Support Rapid Re-housing Services
	<b>Goal Description</b>	
12	<b>Goal Name</b>	Administrative Costs
	<b>Goal Description</b>	



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

NN

#	Project Name
1	Owner Occupied Housing Activities
2	Renter Occupied Housing Activities
3	Public Facilities and Infrastructure
4	Elimination of Spot Blight
5	Support Housing Services
6	Homeless Services
7	Administration

**Table 56 – Project Information**

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

The Lancaster County Redevelopment Authority strives to balance the need for affordable housing, infrastructure and human services with the funds that are available. When allocating CDBG, HOME and ESG funds, careful attention is given to targeting low- and moderate income persons in Lancaster County. By reaching out to low and moderate-income population through networking, public meetings, public notices, and speaking opportunities, Lancaster County ensures information about its programs reaches the target recipients.

Other obstacles include Pennsylvania’s system of decentralized, fragmented, and uncoordinated land use controls under the Pennsylvania Municipalities Planning Code (MPC) which significantly limits the ability of PA governments to positively influence land use decision. As primary powers to plan for and regulate use of land are granted to local governments, Lancaster County cannot mandate change in land use regulatory practices. Also, the increasing cost of land and the rising cost to install the necessary infrastructure to develop the land (streets, sewers, street widths, etc.) creates an obstacle to addressing underserved needs.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Owner Occupied Housing Activities
	<b>Target Area</b>	County of Lancaster City of Lancaster
	<b>Goals Supported</b>	Create Affordable Owner Units Rehabilitate Existing Owner Units
	<b>Needs Addressed</b>	Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units
	<b>Funding</b>	CDBG: \$450,000 HOME: \$698,963
	<b>Description</b>	This program involves the rehabilitation of owner occupied housing to sustain affordable housing and allow for first time home buyer activities.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 homeowners will be assisted; half are expected to be elderly and the remainder are anticipated to be small families. Approximately 14 first time homebuyers will be assisted to purchase a home.
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	The County's Home Repair Program is planned to implement this activity. Additionally, LHOP will administer a first-time homebuyer program.
<b>2</b>	<b>Project Name</b>	Renter Occupied Housing Activities
	<b>Target Area</b>	County of Lancaster City of Lancaster
	<b>Goals Supported</b>	Create Affordable Rental Units Rehabilitate Existing Renter Units
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units
	<b>Funding</b>	CDBG: \$500,000 HOME: \$1,167,083

	<b>Description</b>	The Rental Housing Rehabilitation Program will offer financing for landlords wishing to rehabilitate their rental units. In exchange, the landlords agree to rent 51% or more of their units to low and moderate income tenants. The Rental Housing Program for new construction of affordable rental units will provide funding in coordination with Low Income Housing Tax Credit projects.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 18 tenant households will be assisted in the Rental Rehabilitation Program, mostly small families and singles. Approximately 60 renter households will be assisted, primarily small families .
	<b>Location Description</b>	The majority of rental rehabilitation projects will be located in boroughs in the County.
	<b>Planned Activities</b>	The Rental Housing Rehabilitation Program will offer financing for landlords wishing to rehabilitate their rental units. In exchange, the landlords agree to rent 51% or more of their units to low and moderate income tenants. The Rental Housing Program for new construction of affordable rental units will provide funding in coordination with Low Income Housing Tax Credit projects.
<b>3</b>	<b>Project Name</b>	Public Facilities and Infrastructure
	<b>Target Area</b>	County of Lancaster Rivertowns
	<b>Goals Supported</b>	Water, Sewer, and Neighborhood Street Improvements Public Facilities
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$1,200,000
	<b>Description</b>	Several water, sewer and street improvement projects will be assisted. At least one public facility and one neighborhood park are anticipated to be assisted.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,000 households (consisting of all types of families) in low and moderate income areas will be assisted with public improvements and infrastructure.

	<b>Location Description</b>	Projects will primarily be located in boroughs.
	<b>Planned Activities</b>	Several water, sewer and street improvement projects will be assisted. At least one public facility and one neighborhood park are anticipated to be assisted.
4	<b>Project Name</b>	Elimination of Spot Blight
	<b>Target Area</b>	County of Lancaster Rivertowns
	<b>Goals Supported</b>	Reduce the Number of Blighted Properties
	<b>Needs Addressed</b>	Affordable Housing - Acquisition of Existing Units
	<b>Funding</b>	CDBG: \$123,431
	<b>Description</b>	Blighted properties will be acquired and blighting conditions removed.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One small family is expected to be assisted from the proposed activity.
	<b>Location Description</b>	The project is expected to be in a borough in Lancaster County.
	<b>Planned Activities</b>	One blighted property will be acquired and blighting conditions will be remediated. The property will then be made available to a low and moderate income family.
5	<b>Project Name</b>	Support Housing Services
	<b>Target Area</b>	County of Lancaster
	<b>Goals Supported</b>	Support Housing Services
	<b>Needs Addressed</b>	Public Services - Housing and Homelessness
	<b>Funding</b>	CDBG: \$450,000
	<b>Description</b>	CDBG funds under the public service component will be used to address housing and homelessness services.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All types of families will benefit from the proposed activities but the majority are expected to be single family head of households. 500 are expected to be single households and the remaining 1,500 families assisted will likely be small families headed by a female.

	<b>Location Description</b>	Families assisted will be located throughout the County.
	<b>Planned Activities</b>	Rapid rehousing program will be offered to help persons residing in shelters to move to permanent housing. Emergency shelters will be assisted to provide a bed and access to services.
6	<b>Project Name</b>	Homeless Services
	<b>Target Area</b>	County of Lancaster
	<b>Goals Supported</b>	Support Rapid Re-housing Services Assist Emergency Shelter Activities
	<b>Needs Addressed</b>	Support Homeless Services
	<b>Funding</b>	ESG: \$231,197
	<b>Description</b>	ESG funds will be used to address rapid rehousing and emergency shelter needs
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The majority of households served will be small families (approximately 150). The remainder (50) are anticipated to be single households.
	<b>Location Description</b>	Households assisted are expected to be from all areas of the County
	<b>Planned Activities</b>	Emergency shelters will be assisted to provide persons experiencing homelessness to obtain shelter and access services. Rapid rehousing programs will help shelter residents to move back into permanent housing.
7	<b>Project Name</b>	Administration
	<b>Target Area</b>	County of Lancaster City of Lancaster Rivertowns
	<b>Goals Supported</b>	Administrative Costs
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units Public Improvements and Infrastructure Public Services - Housing and Homelessness Support Homeless Services

<b>Funding</b>	CDBG: \$540,000 HOME: \$207,338 ESG: \$18,745
<b>Description</b>	Funds necessary to administer grant activities
<b>Target Date</b>	12/31/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	NA
<b>Planned Activities</b>	Administrative activities need to accomplish stated projects.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

According to HUD, there are 65 Census Block Groups that meet the low- and moderate-income exception criteria and would therefore qualify to use Community Development Block Grant (CDBG) funds for public improvement projects. Some public infrastructure improvement projects can qualify by completing an income survey. Public improvement infrastructure projects will be located throughout the County of Lancaster and will be determined through a competitive Request for Proposals (RFP) process. Housing programs that are funded with CDBG dollars are offered to low-and moderate-income homeowners on a county-wide basis. Nonprofit organizations that provide public services to residents of Lancaster County receive CDBG funds through a competitive Request for Proposals (RFP) process in collaboration with the Lancaster County Homeless Coalition. Many of these organizations are located in and around the City of Lancaster; however, provide services county-wide.

HOME funds are provided on a countywide basis to non- and for-profit developers of affordable rental housing. Lancaster County uses a Request for Proposals (RFP) process to allocate HOME funds for new construction and substantial rehabilitation of housing. HOME funds will also be available for homeowner activities and affordable rental housing within the City of Lancaster.

ESG funding will support the goals of working toward ending homelessness through diversion, shelter and rapid rehousing. Some of these services are located in Lancaster City but are available countywide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
County of Lancaster	56
City of Lancaster	11
Rivertowns	33

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Areas with a concentration of low-income households are defined as those areas where more than 51 percent of the households have incomes less than 80 percent of the Median Family Income. Because the County has so few areas where 51 percent or more of the population is of low or moderate income, it determines the fundability of its activities using the "exception criteria", established by HUD. Under this rule, activities located in areas of the County with low-and moderate-income populations, which exceed

46.74 percent of the total population of the area, would generally meet the minimum requirement of principally benefitting low-and moderate-income persons. There are 49 census block groups or "pockets" of concentrated low-and moderate-income persons and families, distributed throughout the County, that meet the exception criteria. These qualified block groups are generally located in and around the county's boroughs. One of the largest concentrations of low-and moderate-income block groups are in the Western part of Lancaster County, along the river, in the Boroughs of Columbia and Marietta. Because of this, a greater focus will be on the "Rivertowns", and activities will be funded to help with infrastructure and economic development opportunities.

The City of Lancaster and County have determined that joining together as a consortium to obtain funding under the HOME program will increase their ability to provide affordable housing for the very low-, low-and moderate-income residents of the City and County. The targeted percentage of funds to the City represents the HOME funding that will be distributed for programs benefiting city residents.

## **Discussion**

Lancaster County uses a competitive application process to allocate funds for CDBG-funded infrastructure, public services, and ESG funds using citizen panels to review applications and make funding recommendations to the Lancaster County Commissioners. This competitive process considers how the applicant seeks to address the priorities and needs of Lancaster County in areas with the highest concentration of low- and moderate-income residents. With limited funding available, the projects are also reviewed as to their readiness to proceed.

Because Lancaster County has no areas of minority concentrations, the funding assistance will be distributed geographically using the Census block groups with income levels less than the defined exception criteria. Alternatively, funding will be provided to low- and moderate- income households and individuals throughout the County.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Lancaster County plans to address affordable housing by creating, rehabilitating, or making available \_\_\_ units throughout the County and City of Lancaster in fiscal year 2021. Using CDBG funding, the County intends to fund the Home Repair Program and Vacant Property Reinvestment Board (VPRB) Board and Rental Housing Rehabilitation Program to rehabilitate owner-occupied and renter-occupied housing units. HOME funds will be used to create affordable housing units through 2 Rental Housing Projects. The City of Lancaster also plans on using HOME funds through the Consortium to create affordable renter and owner-occupied housing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

## **Discussion**

Using HOME funds to address affordable housing, Lancaster County is designated as the Lead Entity of the HOME Consortium it has formed with the City of Lancaster and will manage the entire HOME allocation on behalf of the consortium. The City agrees to submit all necessary information about its planned projects to the County on a timely manner, including information necessary for performance reports.

The affordable housing goals proposed comply with the 2021 Analysis of Impediments to Fair Housing Choice in that they propose the creation and distribution of affordable housing throughout Lancaster County.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

There are no public housing units in Lancaster County, outside the City of Lancaster. There are however public housing units within the City of Lancaster. The Lancaster City Housing Authority (LCHA) owns and operates 564 public housing units which consist of 259 family units and 305 elderly units set in 6 public housing developments: Susquehanna Court, Franklin Terrace, Church Street Towers, Farnum Street East, and Scattered Sites I & II.

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

Lancaster County (outside the City of Lancaster) does not have public housing and therefore is unable to describe the needs of public housing residents.

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

The Lancaster City Housing Authority (LCHA) is fully committed to offering its residents a broad range of resident initiatives programming. Their commitment includes the employment of a full-time Public Housing Services Coordinator. Additionally, Lancaster City Housing Authority is connected with other City CDBG funded programs - such as the Lancaster Housing Opportunity Partnership, who provide first-time homebuyer assistance classes.

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

Lancaster County does not have any public housing. The Lancaster City Housing Authority is not designated as Troubled.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The Lancaster County Homeless Coalition (LancCo MyHome) works to make homelessness rare, brief and non-recurring. LancCo MyHome has broadened its base of partners (currently at 150) to address all issues that may result in individuals and families becoming homeless. Lancaster County and City work collaboratively with LancCo MyHome to make homelessness rare brief and nonrecurring among all subpopulations of homeless. Staff from the County Redevelopment Authority serve on many LancCo MyHome committees and attend regular homeless funders meetings to ensure consistency among homeless services. Future efforts of LancCo MyHome will be guided by their new strategic plan.

### **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**

LancCo MyHome will continue to support several Outreach Workers to reach out to homeless persons and assess their needs. LancCo MyHome will also continue to support the coordinated entry system in place to access the assessment necessary to identify individual needs.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

LancCo MyHome spearheaded the creation of a low barrier emergency shelter for individuals in 2020 and created a low barrier day center. Due to COVID-19, the use of hotel vouchers was expanded for families and those that were unable to access shelters due to space constraints. There are three emergency shelter facilities in Elizabethtown, Gap and Columbia to address the emergency shelter needs in those "hub" areas. LancCo MyHome is not supporting transitional housing as rapid rehousing programs have been shown to be less expensive and have the same, or better outcomes. Most transitional housing providers in Lancaster are in the process of converting transitional housing beds to emergency shelters, or to permanent housing.

#### **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**

Once the impact of the pandemic recedes, LancCo MyHome will work to maximize the capacity of rapid re-housing programs to move persons back into permanent housing as quickly as possible. Extensive landlord engagement efforts will continue to address the extremely low rental housing vacancy rate in Lancaster. LancCo MyHome prioritizes chronically homeless persons for permanent supportive housing so they can access and maintain permanent housing.

**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.**

LancCo MyHome continues to strengthen the discharge planning efforts with relevant publicly funded institutions and systems of care to help individuals and families to avoid homelessness. An example is a collaborative effort with Penn Medicine (formerly Lancaster General Hospital or LGH) Care Connections Program so that medically compromised persons are not discharged into homelessness.

LancCoMyHome also began a Schools First initiative to assist families in the school districts that are doubled up. LancCo MyHome also works with the Homeless Services Provider Network (HSPN) and other committees to strengthen and formalize plans among social service providers to work collaboratively to help low income populations to avoid homelessness.

## **Discussion**

For HOME-funded rental housing projects, the Redevelopment Authority allows the creation of preferences for specific populations such as homeless persons or women and children. For example, a small rental housing project may establish a limit for women with children to assist them to obtain and maintain permanent housing.

The County of Lancaster supports housing for non-homeless special needs persons through its financial support of rental housing development and rehabilitation dedicated to elderly and frail elderly and the enforcement of Section 504 requirements to ensure the required number of rental housing units for persons with disabilities. Additionally, the County supports residential rehabilitation of owner-occupied housing owned by persons in these special needs categories and has obtained state funding to support rehabilitation of residents in manufactured housing in land-leased communities. CDBG funds for public services are used to support housing services for persons both in the special needs categories and those at risk of homelessness.

The City of Lancaster also supports the creation and rehabilitation of rental housing and supportive

services actions for non-homeless special needs persons: elderly, frail elderly, persons with disabilities, and persons with HIV/AIDS and their families. As described previously, the Lancaster City Housing Authority has services available to public housing residents.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

The 2021-2025 Consolidated Plan identifies and supports measures by both the Redevelopment Authority and the Lancaster County Planning Commission to meet Lancaster County communities' needs for the development of more units of affordable housing.

### **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**

Because Pennsylvania is a Commonwealth, the ability to change public policies on issues such as land use controls, tax policies, zoning, fees, charges and growth limitations are limited. Each of the 60 municipalities in Lancaster County create respective policies on these issues. The County of Lancaster works hard to educate and inform local public officials on the benefits of affordable housing and specific actions that can be taken to reduce any barriers to affordable housing.

The Planning Commission has established a strategy with measurable goals for land use policy that will focus on smart growth concepts and increase the availability of affordable housing, with the goal of 15% of all new housing to be designated for low- and moderate-income families. The Planning Commission is making strides to educate the public and local planning officials on the benefits of affordable housing by creating a web-based "toolbox" of resources for municipalities to reach their community development and affordable housing goals.

In 2021, Lancaster County in conjunction with the City of Lancaster updated the Analysis of Impediments to Fair Housing Choice.

### **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The Lancaster County Redevelopment Authority strives to balance the need for affordable housing, infrastructure and human services with the funds that are available. When allocating CDBG, ESG and HOME funds, careful attention is given to targeting low- and moderate-income persons in Lancaster County. By reaching out to low- and moderate-income populations through networking, public meetings, public notices and speaking opportunities, Lancaster County makes sure information about its programs reaches the target customers.

The Lancaster County Redevelopment Authority will continue to collaborate and coordinate with other community partners such as the United Way of Lancaster County for their ongoing community assessment efforts which will target areas of underserved needs.

#### **Actions planned to foster and maintain affordable housing**

Lancaster County plans to foster and maintain affordable housing through its Home Repair and Rental Housing Programs. The County Home Repair Program aids low- and moderate -income families to make major system improvements to their homes. Through the Rental Housing Program, the County plans on creating new affordable rental units and rehabilitate existing rental units for low- and moderate-income households. The City of Lancaster plans on maintaining affordable housing through its Homeowner Rehabilitation Program to provide financial and technical assistance to rehabilitate owner-occupied homes within the City limits.

#### **Actions planned to reduce lead-based paint hazards**

Lancaster County complies with the Lead-Based Paint Rule. The County developed a policy related to lead-based paint for each housing program funded with CDBG, HOME or ESG dollars, as well as the Lancaster County Housing Authority's Housing Choice Voucher Program, to ensure compliance with the regulations. The staff members of the Redevelopment Authority of the County of Lancaster's Technical Services Department conduct risk assessments and clearance inspections.

During 2021 the Redevelopment Authority will continue to implement the Lead-Based Paint Grant Program which will provide assistance to reduce or eliminate lead hazards in approximately 10 housing units for qualified owner-occupied, and renter-occupied units.

There are four contractors certified to complete lead-based paint hazard reduction/abatement in Lancaster County (Pro-Coat Painting, EHC Associates, T. LaMonaca, Jr. and Manor Mechanical). On average, seven properties are tested and pass clearance inspections in the Housing Choice Voucher Program per year. On average, twenty (20) housing units in the Home Repair Program are tested and approximately 10 involve some form of lead-based paint hazard reduction per year.

### **Actions planned to reduce the number of poverty-level families**

The services provided to persons experiencing homelessness will help to reduce the number of poverty-level families.

### **Actions planned to develop institutional structure**

To ensure coordination with Lancaster County's goals, the County requires the Lancaster County Planning Commission to review CDBG infrastructure projects to ensure that projects outlined in the Consolidated Plan are consistent with the objectives and strategies reported in Lancaster County's Comprehensive Plan, *Places 2040*. Lancaster County, through the Redevelopment Authority of the County of Lancaster, will continue to be involved in interagency efforts to strengthen the institutional structure for housing and economic development, including but not limited to, having a representative serve on:

- Lancaster County Homeless Coalition's Governance Board, Funders Group, and Homeless Service Provider Network;
- Susquehanna Riverlands Conservation Landscape Leadership Committee;
- Economic Development Company of Lancaster's Boroughs Collective Working Group;
- Economic Development Company of Lancaster's Loan Review Committee;
- Lancaster Housing Opportunity Partnership's Coalition for Sustainable Housing; and
- Lancaster City Alliance's Team of Lead Organizations for Building on Strength.

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

The Lancaster County Redevelopment Authority will continue to work with other funders such as the City of Lancaster, the County of Lancaster, and the United Way of Lancaster to increase coordination efforts between housing and social services along with Lanc Co My Home which focuses on persons experiencing or at-risk of homelessness.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

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

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

Lancaster County will use HOME funds in 2021 primarily for the new construction of rental housing units. HOME funding is usually combined with funding from the Pennsylvania Housing Financing Agency (PHFA) through the federal Low-Income Housing Tax Credit Program. Matching funds are provided to these projects with money the County receives through the Affordable Housing Trust Fund (PA Act 137).

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 HOME program will be operated by the Lancaster County Housing and Redevelopment Authorities as part of the Consortium Agreement in accordance with HOME Program Regulations at 92.254(a)(4)(i). The County (as HOME Program administrator) shall utilize the recapture option to preserve the HOME-assisted unit to low-income households for the entire period of affordability. At any time during the affordability period, the original owner may sell the property to any willing buyer but will be required to pay a portion of the HOME investment on a pro rate reduction. For the creation of new homeowner housing subsidized with HOME, the resale option will be utilized. Homeowners that sell their property within the affordability period will be required to sell to a low- and moderate income homebuyer.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County established and updated the HOME Resale and Recapture Policy in 2020. The City's HOME program will be operated by the Lancaster County Redevelopment Authority as part of the Consortium Agreement in accordance with HOME Program Regulations at 92.254(a)(4)(i). The County (as HOME Program administrator) shall utilize the recapture option to preserve the HOME-assisted unit to low-income households for the entire period of affordability. At any time during the affordability period, the original owner may sell the property to any willing buyer but will be required to pay a portion of the HOME investment on a pro rate reduction. For the creation of new homeowner housing subsidized with HOME, the resale option will be utilized. Homeowners that sell their property within the affordability period will be required to sell to a low- and moderate income homebuyer.

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:

HOME funds will not be used to refinance existing debt for multi-family housing that is rehabilitated with HOME funds.

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

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

See attached.

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

All persons experiencing or at risk of homelessness are encouraged to call 211 for a preliminary eligibility screening. If the caller is eligible, they are referred to the relevant Community Homeless Assessment and Referral Team (CHART) service providers in the hubs around the county for an assessment and will be referred to the most appropriate service needed. Outreach workers are also able to conduct CHART assessments for persons living on the streets or in places not meant for human habitation.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Lancaster County Redevelopment Authority partners with the City of Lancaster, the Lancaster County United Way and the Lancaster County Homeless Coalition to create a joint pool of funding for applications for programs providing homeless services. All applicants apply to this joint funding pool and a subcommittee of the Lancaster County Homeless Coalition's Governance Board makes funding recommendations. The Funders Group then assigns appropriate funding sources to the programs recommended for funding.

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 jurisdiction is able to meet the homeless participation requirement but continues to reach out and consult with homeless or formerly homeless individuals.

5. Describe performance standards for evaluating ESG.

See attached Performance Standards.

The Lancaster County Homeless Coalition provides the reports from HMIS showing compliance with established performance standards. An Annual Monitoring Strategy is developed to evaluate the risk of noncompliance. See attached Performance Standards.

The Lancaster County Redevelopment Authority administers a competitive process for the allocation of HOME funds for rental housing development (rehabilitation or new construction). The timing of the Rental Housing Application is coordinated with the Pennsylvania Housing Finance Agency's round of Low Income Housing Tax Credit applications. The Redevelopment Authority creates an electronic annual application package for HOME-assisted rental housing and posts it to [www.lchra.com](http://www.lchra.com). Emails to known affordable housing developers, especially certified Community Housing Development Organizations, are sent advising them of the availability of the application. A Facebook and LinkedIn posting is also made advertising the availability of the application.

Once rental housing applications are received, the Redevelopment Authority staff reviews them for eligibility and conformance with County policies. A subsidy layering analysis is completed in accordance with HOME regulations. Then the applications are forwarded to the Rental Housing Project Review Committee for recommendations. This committee is comprised of 5 members with a background in housing development, real estate, or financing. The recommendations of the Project Review Committee are presented to the Lancaster County Redevelopment Authority for consideration.

Lancaster County does not plan to limit the beneficiaries or give preferences to a segment of the low-income population.

Lancaster County intends to use HOME funds for homebuyer assistance and/or for rehabilitation of owner-occupied single-family housing and it DOES intend to use the HOME affordable homeownership limits for the area provided by HUD.

## Appendix - Alternate/Local Data Sources

### Executive Summary

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

##### 1. Introduction

This portion of the plan (formerly titled the City of Lancaster's Five Year Consolidated Action Plan) describes how the City of Lancaster will use two important grants given to the City from the Federal Government (through the Department of Housing and Urban Development - HUD). The two grants are called -

4. The Community Development Block Grant (CDBG), an annual entitlement grant with a goal to help communities provide decent housing, positive living environment, and economic opportunities to its community (in particular community members with lower incomes).
5. The Emergency Solutions Grant (ESG), an annual entitlement grant with the goal of helping community members struggling in homelessness.

Both the City's portion of the CDBG and ESG dollars are administered by the City's Department of Community Planning and Economic Development.

Lancaster's 2021-2025 CDBG Program will enable the City to channel an estimated \$1,625,000 (plus an additional \$50,000 in Program Income) per year for 5 years into our community to address the its highest needs and benefit low- and very low-income City residents.

Additionally, Lancaster's 2021 - 2025 ESG Program will enable the City to channel an estimated \$142,000 per year for 5 years into the community to support individuals experiencing or at-risk of experiencing homelessness.

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

Because there are different ways to spend CDBG and ESG, we are asked to research our community and find out what our community's priority needs are. We do this by analyzing census data, talking to community stakeholders, service providers, and experts, and by gathering critical community feedback. This information allows us to make decisions on what our five year goals should be for CDBG and ESG.

Over the course of our community needs assessment and market analysis the following priority needs were identified.

- Maintain Affordable, Good Quality Housing
- Increase Affordable Housing Opportunities
- Promote Neighborhood Quality of Life
- Expand Economic Opportunities
- Support Homeless Services

These priority needs are discussed in section SP-25 and the resulting five year goals are discussed in section SP-45.

### **3. Evaluation of past performance**

The City of Lancaster has had past success in implementing all projects included in the plan. Past projects did not lead the grantee to choose its goals for the upcoming five year time period in a significant way.

### **4. Summary of citizen participation process and consultation process**

The City engaged in an extensive citizen participation and consultation process.

#### Citizen Participation Process:

The City released an educational website on Lancaster's Public Engagement website on January 1st 2021 - <https://engage.cityoflancasterpa.com>

The website provided an explanation of the plan, CDBG & ESG, and the importance of community feedback throughout the process. It also provides three distinct opportunities for community members to provide feedback into the process.

January 1st, 2021 - February 14th, 2021: During this time we will gather input in the form of a community priority needs poll.

February 15th, 2021 - March 26th, 2021: During this time we provided feedback on the results of the community priority poll.

March 28th, 2021 - June 4th, 2021: During this time we provided the community with a current draft of the plan along with a summary. We then asked the community to provide feedback and public comment.

In addition, the City also held a formal public comment period advertised in the local paper and on our website. We also held a formal public meeting to receive public comment on the draft of the plan.

### Consultation Process

The City selected various community experts and stakeholders to engage with in order to accurately understand the community's needs, current service infrastructure, and viable strategies.

The Comprehensive Plan Committee - community representatives provided valuable feedback on community priority needs.

The City Council - elected council members provided valuable feedback on the draft strategic plan.

Continuum of Care Leader Lanc Co MyHome (Lancaster County Homelessness Coalition) and various homeless service providers (Tabor/LHOP, CAP, YWCA, Water Street Mission) provided feedback on homelessness priority need, service infrastructure, and viable strategies.

HDC MidAtlantic, Lancaster City Public Housing Authority, Lancaster Equity, Tabor/LHOP, City Bureau Chiefs across the Department of Community Planning and Economic Development provided feedback on housing conditions and affordability priority need, service infrastructure, and viable strategies.

The Lancaster County United Way, City DPW Team and Planning Team, ASSETS, Lancaster Chamber, EDC, CAP, and Poverty Coalition representatives provided feedback on Non-housing community development priority needs, service infrastructure, and viable strategies.

## **5. Summary of public comments**

During the citizen comment period, the City received 18 comments in total.

Four (4) comments were proposed as independent ideas:

6. Re-evaluate traffic operations on the first block of West Frederick Street
7. Restore municipal broadband for city residents
8. Facilitate a diversity of housing and commercial resources for people of all incomes and distribute fairly across the geography of the city
9. Implement affordable housing that is income based; and consider preference for housing uses over office in new developments such as the Saint Joseph's / UPMC campus.

*Three (3) additional comments supported Idea #2, related to the idea of municipal broadband and wifi access for all.*

*One (1) additional supported the idea of income-based housing as affordable housing.*

The remaining ten (10) comments were made in response to the five overarching priorities in the Consolidated Plan.

- Five comments want the City to address vehicle noise and aggressive driving as a major quality of life issue.
- One comment asks why property taxes are so much higher in the city than in the suburbs and whether the city prefers renters to home-owners.
- Three comments recommend maintaining our industrial land and industrial businesses and quality employment opportunities to achieve our economic and environmental goals.
- One comment indicates support for the plan and specifically for addressing homelessness as a priority and recommends more funding and greater strategy applied to achieve maximum impact towards the goal of ending homelessness. Truly excellent and well-researched statement.

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

All relevant comments were already addressed in the plan. Other comments will be forwarded to other planning efforts, including the City's Comprehensive Plan update.

With respect to the comments on traffic and broadband, we will forward these comments to our Vision Zero and Comprehensive Plan efforts.

With respect to the housing comments, the City agrees with these points and the concepts are included in the HUD Consolidated Plan.

## **7. Summary**

N/A

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LANCASTER	
CDBG Administrator	LANCASTER	Community Planning and Economic Development
HOPWA Administrator		
HOME Administrator		
ESG Administrator	LANCASTER	Community Planning and Economic Development
HOPWA-C Administrator		

**Table 60– Responsible Agencies**

### Narrative

The Redevelopment Authority of the County of Lancaster is the lead agency responsible for coordinating the consolidated planning and submission process.

Additionally, a cooperation agreement was entered into between Lancaster County and the City of Lancaster to form a HOME Consortium under the National Affordable Housing Act for the program years of 2021 through 2023. The City and County have determined that joining together as a consortium to obtain funding under the HOME program will increase their ability to provide affordable housing for the very low-, low-and moderate-income residents of the City and County. Lancaster County will be designated as the Lead Entity of the HOME Consortium it has formed with the City of Lancaster, and agrees to carry out such overall responsibilities, with cooperation of the City, in accordance with 24 CFR 92.101.

The City of Lancaster Department of Community Planning and Economic Development is responsible for administering the City's Entitlement Community Development Block Grant (CDBG) dollars as well as the City's Entitlement Emergency Solutions Grant (ESG) dollars described in this Consolidated Plan.

## **Consolidated Plan Public Contact Information**

Susannah Thorsen, Senior Community Development Administrator, City of Lancaster, 120 North Duke Street, Lancaster, PA 17602, (717) 291 - 4743, [SThorsen@cityoflanasterpa.com](mailto:SThorsen@cityoflanasterpa.com)

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

The City takes pride in the partnerships it has formed across the City and County. The below consultations directed this plan.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Lancaster is heavily involved in the Lancaster County Homeless Coalition (Lanc Co MyHome), which is comprised of many social service agencies, housing counseling agencies, county agencies and public housing authorities. City staff also work closely with other agencies outside of the Lanc Co MyHome through service provider networks such as CA\$H and the Poverty Coalition, Lancaster County Behavioral Health and Developmental Services (BHDS) Advisory Board, and LHOP's Housing Equality and Equity Instituted Collaboration. Finally our Bureau of Health works in collaboration with the local hospital. All of these partnerships enhance coordination through their effort to serve residents in the City.

#### **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 Lead Agency of the Continuum of Care (PA-510) is the Lancaster County Homeless Coalition (Lanc Co MyHome). Two City representative serve on the Lanc Co MyHome Governance Board. Lanc Co MyHome works with service providers to house chronically homeless individuals and families in permanent supportive housing. Lanc Co MyHome has also been working with Veteran's Affairs; this partnership has allowed Lanc Co MyHome to reach functional zero for homeless veterans.

#### **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**

Two city staff members serve on the Governance Board of Lanc Co MyHome. Additionally, the City meets weekly with Lanc Co MyHome staff, leadership and other funders of homeless programs to ensure consistency and work to achieve efficiency. The City, County, United Way and Lanc Co MyHome

(which receives and administers Homeless Assistance Funds from the County) create a joint application for service programs. This coordination greatly increase efficiency and effectiveness in the delivery of services.

**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**

**Table 61– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	UNITED WAY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City scheduled a couple one-on-one consultation with the United Way and met weekly as part of the Lanc Co MyHome community funder's group discussion. Results include data sharing and important perspective and direction.
2	<b>Agency/Group/Organization</b>	Lancaster County Coalition to End Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City scheduled a couple one-on-one consultation with Lanc Co MyHome and met weekly as part of the Lanc Co MyHome community funder's group discussion. Results include data sharing and important perspective and direction.
3	<b>Agency/Group/Organization</b>	HDC Mid Atlantic
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City and County jointly consulted with key members of the HDC Mid Atlantic team on 3/2/21. During the consultation, HDC's plan to collaboratively bring affordable housing to Lancaster City and surrounding areas was outlined. This strategy was broken down into 7 key areas:1. Diversity, equity, and inclusion - advocacy. 2. Build new affordable housing.3. Preserving existing housing.4. Acquisition5. Client Focused6. Building capacity with our partners6. Understanding the deeper needs of our communityThey advised us that the major areas of challenge for their organization always come down to site, acquisition, funding sources, and community support. This was helpful as the City identifies areas where they can play a role in aiding the development and preservation of affordable housing.
4	<b>Agency/Group/Organization</b>	Lancaster County Planning Commission
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City and County jointly consulted with key members of the the Lancaster County Planning Commission (LCPC) on 2/26/21. During the consultation, LCPC highlighted the need for the City to coordinate its update of the Comprehensive Plan (currently in process and due to be completed in 2022) with the COunty's recent update of their Comprehensive Plan (Places 2040 - available on LCPC's website). They advised that the City think of a county-wide approach to a new affordable units strategy, that we focus on building and preserving a diversity of unit types to serve a diversity of household types, and that we focus economic development along our city corridors.
5	<b>Agency/Group/Organization</b>	Lancaster Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization Business Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City met with a critical member of the Lancaster Chamber of Commerce on 2/25/21. During the consultation, the Chamber advised that the City pay attention to the following likely Economic Development trends: The role out of the Pandemic will result in Have and Have Nots. In particular, certain industries (such as manufacturing, engineering, health care, etc.) are experiencing a boon in demand. Other industries (hospitality, food, etc.) are seeing a decrease in demand that may be dangerous to their bottom lines. In addition, smaller businesses are struggling with the changing landscape. Unequal access to broadband may impact not only our less agile businesses but also our under-resourced community members as they look to be included in the changing job market. The Chamber continues to focus on the challenges of transportation across the County, the need to build programming that directs our youth to industries in our area, and also highlights the benefits that our New American community brings to the community.</p>
6	<p><b>Agency/Group/Organization</b></p>	<p>Economic Development Company of Lancaster County</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Regional organization          Planning organization          Business and Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment          Economic Development          Market Analysis          Anti-poverty Strategy</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City and County jointly consulted with a key member of the the Lancaster County Economic Development Company of Lancaster (EDC) on 2/25/21. During the consultation, EDC advised that the City pay attention to the following likely Economic Development trends: The role out of the Pandemic will result in Have and Have Nots. In particular, certain industries (such as manufacturing, engineering, health care, etc.) are experiencing a boon in demand. Other industries (hospitality, food, etc.) are seeing a decrease in demand that may be dangerous to their bottom lines. In addition, smaller businesses are struggling with the changing landscape. Unequal access to broadband may impact not only our less agile businesses but also our under-resourced community members as they look to be included in the changing job market. EDC will be focusing on how equity and inclusion, affordable housing, and broadband will play out over the next five years. In addition, the City has contracted with EDC's Center for Regional Analysis to perform an Affordable Housing Study analyzing the supply and demand of the City's affordable housing in an effort to develop effective affordable housing strategies for the City. Early results of the study have shown an incredibly tight housing market with limited available housing when matched against our population. Although still internal, this plan will be released as a part of the City's upcoming Comprehensive Plan update and will likely drive the City's strategy around affordable housing.</p>
7	<p><b>Agency/Group/Organization</b></p>	<p>ASSETS, LANCASTER</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Employment Business Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Economic Development Market Analysis</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City consulted with a key member of the ASSETS, Lancaster, PA on 2/22/21. During the consultation, ASSETS advised that the City pay attention to the following likely Economic Development trends: The role out of the Pandemic will result in Have and Have Nots. In particular, certain industries (such as manufacturing, engineering, health care, etc.) are experiencing a boon in demand. Other industries (hospitality, food, etc.) are seeing a decrease in demand that may be dangerous to their bottom lines. In addition, smaller businesses are struggling with the changing landscape. Unequal access to broadband may impact not only our less agile businesses but also our under-resourced community members as they look to be included in the changing job market. Assets has began to focus on issues of Equity, Diversity, and Inclusion in the Business world, recently compiling a list of MWBE's across Lancaster County. The MWBE list shows that MWBE's are generally smaller and more vulnerable to changing economic landscapes. They intend on focusing on both supporting and progressing the bottom line for these businesses across the City.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>City of Lancaster Bureau of Health</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Health Other government - Federal</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with a key member of the Bureau of Health with the City of Lancaster on 2/24/21. During the consultation, the following was discussed: Although access to SNAP Retail Locations are available across the City, they have very limited healthy food options. Additionally, physical and mental health in our community is as much a matter of access to services as it is about education and appetite to use those services. Finally, if a health focused public services can make headway in the community, its an incredible trust building and community building tool and can lead to other partnerships and programming.
9	<b>Agency/Group/Organization</b>	Lancaster County BHDS
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-Health Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City and County jointly met with the Behavioral Health and Development Services (BHDS) on 2/22/21. BHDS advised that the City continue to help building bridges to safe, affordable housing for their clients. Consider the need of their clients to access smaller, first floor units with updated utilities that are easy to care for and easy to access. They highlighted the Vacant & Blighted program as a cost-effective tool to build new affordable housing. Finally, they also indicated that their clients often need specialized education around building care, tenant responsibilities, independent living, and ways to get involved in the community.
10	<b>Agency/Group/Organization</b>	Comprehensive Planning Committee
	<b>Agency/Group/Organization Type</b>	Housing Civic Leaders Neighborhood Organization

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City and County consulted with the Comprehensive Planning Committee on 2/24/21. The CPC advised that the City focus on programming that prevents lead poisoning in young children and building new affordable housing across the city.

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

Agencies were selected based on the questions outlined in this plan. Although all City organizations play critical roles, certain organizations were selected to hone in on specific components of our community's services infrastructure.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Lanc Co MyHome	Lanc Co MyHome is a network of health and human service providers, business leaders and private sector individuals working to eradicate homelessness in Lancaster City and County through service coordination, advocacy, public education, and community organizing. For the past 10 years with the County of Lancaster, Lancaster City, and the United Way of Lancaster County's endorsement, the Coalition is transforming the homeless system together with our partners through the following strategies: A single point of access, community wide homeless assessment and referral team, collaboration and innovation with key partners with links to our most vulnerable populations (ie schools, prisons, etc.), and the continued support to our traditional homeless services (emergency shelter, outreach, and housing advocacy and case work). For more information: <a href="http://lanccomyhome.org">http://lanccomyhome.org</a>

**Table 62– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City has worked with the County Planning Commission on various initiatives, including tackling impediments in the Analysis of Impediments to Fair Housing. The City also reviews the state's Annual Action Plan, Consolidated Plan and Analysis of Impediments (AI).

**Narrative**

N/A

## **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 engaged in an extensive citizen participation process.

#### Citizen Participation Process:

The City released an educational website on Lancaster's Public Engagement website on January 1st 2021 - <https://engage.cityoflanasterpa.com>

The website provided an explanation of the plan, CDBG & ESG, and the importance of community feedback throughout the process. It also provide three distinct opportunitis for community members to provide feedback into the process.

January 1st, 2021 - February 14th, 2021: During this time we will gather input in the form of a community priority needs poll.

March 26th, 2021 - April 27th, 2021: During this time we provided the community with a current draft of the plan along with a summary. We then asked the community to provide feedback and public comment.

In addition, the City also held a formal public comment period from March 26th through April 27th advertised in the local paper and on our website. We also held a formal public meeting to receive public comment on the draft of the plan on April 5th.

Finally, the plan was voted and approved by our City Council, represenatives of the City's community member's interests.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
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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	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>The responses (that can be found on the engage Lancaster website) show the community's prioritization of housing as a priority need. Additional observations include a need to focus on the community's physical and mental health.</p>	<p>During the citizen comment period, the City received 18 comments in total. Four (4) comments were proposed as independent ideas:</p> <ol style="list-style-type: none"> <li>1. Re-evaluate traffic operations on the first block of West Frederick Street.</li> <li>2. Restore municipal broadband for city residents.</li> <li>3. Facilitate a diversity of housing and commercial</li> </ol>	<p>All relevant comments were already addressed in the plan. Other comments will be forwarded to other planning efforts, including the City's Comprehensive Plan update.</p>	<p><a href="https://engage.cityoflancasterpa.com/en/projects/community-dollars">https://engage.cityoflancasterpa.com/en/projects/community-dollars</a></p>

Consolidated Plan

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)
2	Public Meeting	Non-targeted/broad community	We did not receive any verbal public comments at the public meeting on April 5, 2020, nor at the Council meeting on April 27, 2020 when the approval resolution was passed.	N/A	N/A	
3	Newspaper Ad	Non-targeted/broad community	No responses received.	No comments received.	N/A	

Table 63– Citizen Participation Outreach

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

Below please find an overview of the City's portion of the Community Needs Assessment. Although this report only looks for an assessment in a few focused areas, the City spanned its analysis to look at health and wellness and housing affordability needs in response to the Community Priority Poll (described in the Citizen Participation section of this plan). Community led studies such as the Lancaster City Municipal Climate Action Plan, Lancaster City Pavement Study, Lanc Co My Home Strategic Plan, and Lancaster Building on Strength Strategic Plan, guided the analysis. Additionally, HUD required homelessness dataset, policy map and census data, local crime, property condition and united way data also led the conclusions found below.

**NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

**Introduction:**

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	56	810	0	238	97
Persons in Households with Only Children	0	0	13	0	6	0
Persons in Households with Only Adults	14	221	983	0	65	46
Chronically Homeless Individuals	10	10	49	0	20	0
Chronically Homeless Families	0	0	27	0	0	0
Veterans	2	25	75	0	19	0
Unaccompanied Child	1	20	13	0	6	0
Persons with HIV	0	1	2	0	1	0

**Table 64- Homeless Needs Assessment**

**Alternate Data Source Name:**

Homeless Management Info Systems APR Report

1. On a given night was found by averaging the past two available years of point-in-time Continuum of Care data (2018 - 2019) and rounding up.2. Annually was found averaging the past three available years of the HMIS Empower Lancaster APR Report (2018 - 2020) and rounding up.3. Exiting was found using the following APR data point "Total persons exiting to positive housing destinations"4. Length of stay information was limited. Not all individual outcomes were charted in APR data point noted as "Q22e: Length of Time Prior to Housing - based on 3.917 Date Homelessness Started". In the answer below, we have overall median and average length of stay for those who exited the program and those who continue in the program.5. Although data by household type and homeless characteristics weren't available for the Estimate # becoming homeless each year, it is estimated that in 2020, we say 119 individuals newly enrolled into our homeless system.

**Data Source Comments:**

Year	Leavers	Stayers
2018	86	270
2019	105	402
2020	109	687

**Table 65 - Average Length of Participation in Days**

Year	Leavers	Stayers
2018	29	196
2019	26	342
2020	57	305

**Table 66 - Median Length of Participation in Days**

Indicate if the homeless population is: Has No Rural Homeless

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

Although some data exists for number of persons exiting homelessness and their length of time spent homeless, it is limited. Certain trends of note:

Veterans have seen a decreasing trend homelessness since 2018 (93 homeless in 2018, 76 homeless veterans in 2019, and 55 homeless in 2020). 25% of veterans exit their respective homeless service on average each year for a positive housing situation.

On average, households with adults and children spend more days experiencing homelessness than households with just adults (2018 - 2020). However, households with adults and children and households with only children should have much higher rates of finding positive housing destinations. Only 7% of households with only adults leave a program for a positive housing situation vs 29% of households with adults and children.

We see an increase in the average length of participation in homeless service programs from 2018 - 2020 for both leavers and stayers. The drastic increase we see in 2020 may be due to the impacts of CoVid-19. COVID-19, the novel coronavirus, and the resulting loss of income for persons across the Commonwealth have worsened an existing crisis in housing affordability within Lancaster City, where American Community Survey Data shows a growing disparity between median incomes for renter households and median gross rents.

Although data by household type and homeless characteristics weren't available for the Estimate # becoming homeless each year, it is estimated that in 2020, we saw 119 individuals newly enrolled into our homeless system. This is the first year of data available to this effect.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	244	10
Black or African American	108	4
Asian	2	0
American Indian or Alaska Native	6	0
Pacific Islander	0	0

<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	3
Not Hispanic	0	11

**Alternate Data Source Name:**

Point in Time Count

**Data Source Comments:** 1. Ethnicity data was found by averaging the past two available years of point-in-time Continuum of Care data (2018 - 2019) and rounding up.

<b>Race:</b>	<b>Sheltered Homeless (APR 2020)</b>	<b>% of Sheltered Homeless (APR 2020)</b>	<b>% of Total Lancaster City Population (2015 - 19 ACS Data)</b>
White	633	51%	60%
Black or African American	335	27%	17%
Asian	10	1%	4%
American Indian or Alaska Native	5	.5%	.5%
Pacific Islander	2	.5%	.5%
Not Data	253	20%	0%
<b>Ethnicity:</b>			
Hispanic	385	31%	38%
Not Hispanic	735	59%	62%
No Data	118	10%	0%

**Table 67 - Annual # and % of Homeless by Race and Ethnicity (ARP 2020) compared to City %s (2015-19 ACS)**

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

Veterans have seen a decreasing trend homelessness since 2018 (93 homeless in 2018, 76 homeless veterans in 2019, and 55 homeless in 2020). 25% of veterans exit their respective homeless service on average each year for a positive housing situation.

On average, households with adults and children spend more days experiencing homelessness than households with just adults (2018 - 2020). However, households with adults and children and households with only children have much higher rates of finding positive housing destinations. Only 7% of households with only adults leave a program for a positive housing situation vs 29% of households with adults and children.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group**

Our Continuum of Care Point-in-Time data, provides us with a decent snapshot of a day in Lancaster. We also find it useful to include data from our APP report, showing an annual snapshot. By looking at both data sets we see a disproportionate number of Black or African American Lancastrians struggling with homelessness. Lanc Co MyHome released a Joint Funding Application this year asking all organizations seeking funding to respond to a survey on measures their organizations take to ensure equity and inclusion are experienced by all clients. This survey will help Lancaster City identify gaps in our organizations ability to serve our Black or African American Lancastrians struggling in homelessness. If gaps are identified, solutions to this problem may be possible with ESG and CDBG dollars.

Additionally, this disproportionate vulnerability to homelessness for our Black or African American Lancastrians may be an indicator of a deeper problem of systemic racism impacting our Black or African American community members to secure income, safe and affordable housing, and other needed public services. This challenge should be further discussed throughout our funding strategy.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Although a majority of persons experiencing homelessness in Lancaster are sheltered, the Lancaster County Point in Time count as well as feedback from our Outreach workers and the Lanc Co MyHome Collaborative describe a problem of existing and continuing unsheltered individuals. Outreach workers continue to engage unsheltered individuals and families and encourage them to access shelters and other services. During severe weather, emergency shelters open their "overflow" areas to ensure that all unsheltered persons can stay safe. This has

been an ongoing gap in the community and other solutions to this problem may be possible with ESG dollars (possible solutions to be discussed later in this plan).

**Discussion:**

N/A

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Lancaster City ranked 14th in the nation among the top 50 cities with biggest increases in heavy downpours from 2005-2014, and seven of the ten hottest days on record since 1914 in Lancaster have occurred in the last 20 years. The impacts of climate change are already being felt in Lancaster through increased precipitation and temperatures. In addition to the direct effects of these conditions, a changing climate will also exacerbate existing conditions such as poor air quality and a propensity for urban flooding. The impacts of climate change challenge municipal operations by putting stress on City facilities and threatening to disrupt the delivery of services to people across Lancaster City.

### **How were these needs determined?**

These needs were determined through a review of the City's Municipal Climate Action Plan and the Lancaster City's Pavement Analysis Report.

### **Describe the jurisdiction's need for Public Improvements:**

### **How were these needs determined?**

These needs were determined through a review of the City's Municipal Climate Action Plan and the Lancaster City's Pavement Analysis Report.

### **Describe the jurisdiction's need for Public Services:**

The community priority poll indicated a strong need for mental, physical, and substance abuse services over any other service. This aligns with a common need found among our community members struggling in homelessness. This service need was also found community-wide (seen in maps and reporting below) particularly around alcohol and opioid use, lead exposure, healthy eating habits, and perceived mental health.

### **How were these needs determined?**

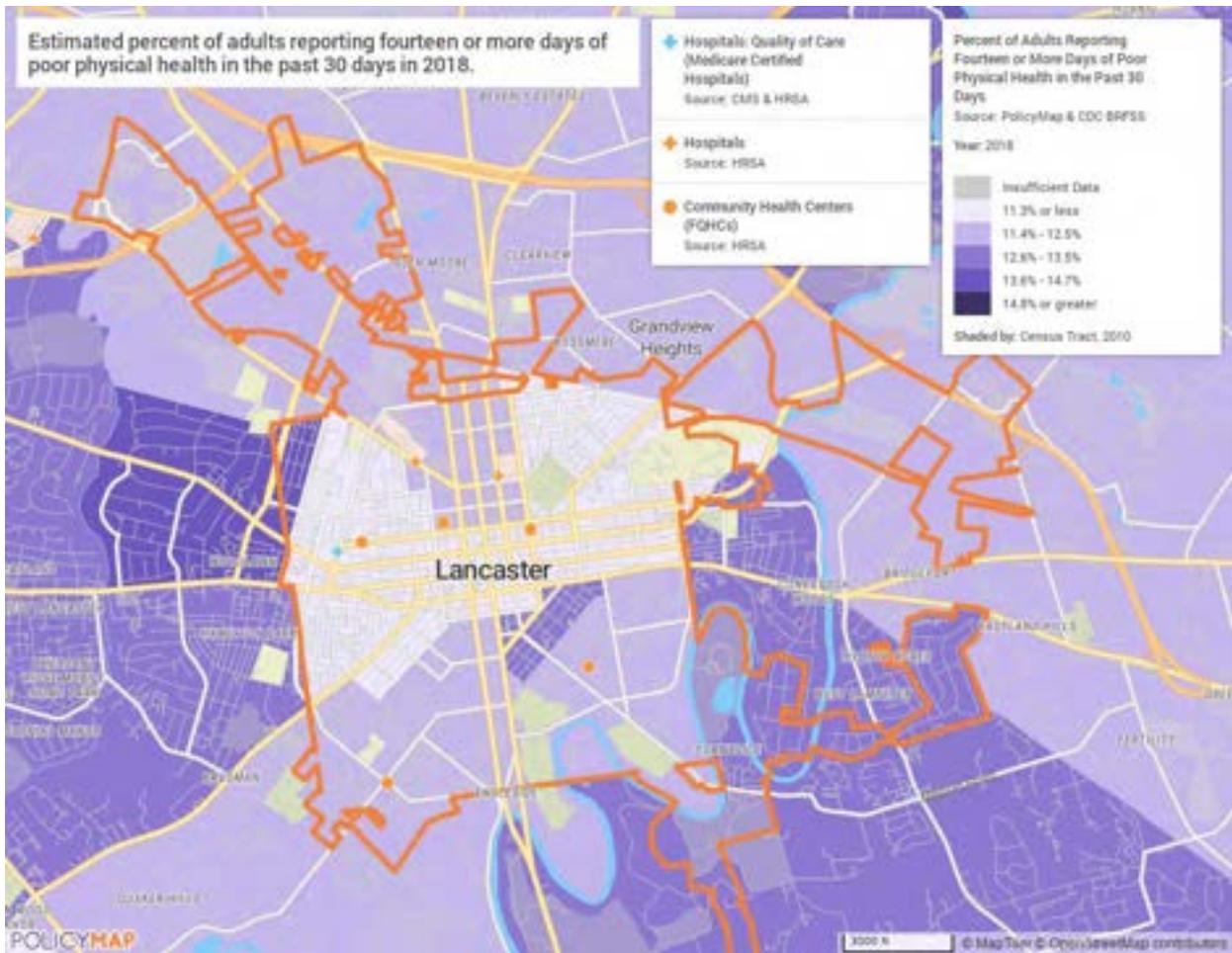
<b>When you think about the public service needs of your community, what needs stand out as a priority?</b>	<b>Count</b>	<b>%</b>
Funding mental or physical health services.	165	26%
Funding substance abuse services.	81	13%
Funding youth services.	65	10%
Funding employment training services.	48	8%
Funding food security services.	45	7%
Funding food banks.	38	6%
Funding neighborhood cleanups.	36	6%
Funding transportation services.	31	5%
Funding services for persons with disabilities.	28	4%
Funding crime prevention services.	23	4%
Funding services for victims of domestic violence.	22	4%
Funding senior services.	15	2%
Funding tenant/landlord counseling services.	14	2%
Other.	10	2%
Funding legal services.	6	1%
<b>Grand Total</b>	<b>627</b>	<b>100%</b>

Community Priority Poll posted on Engage Lancaster from January 1st (it will continue until February 14th, 2021). The poll has received 319 unique participants. The above question can receive up to two votes per participants.  
<https://engage.cityoflancasterpa.com/en/projects/community-dollars>

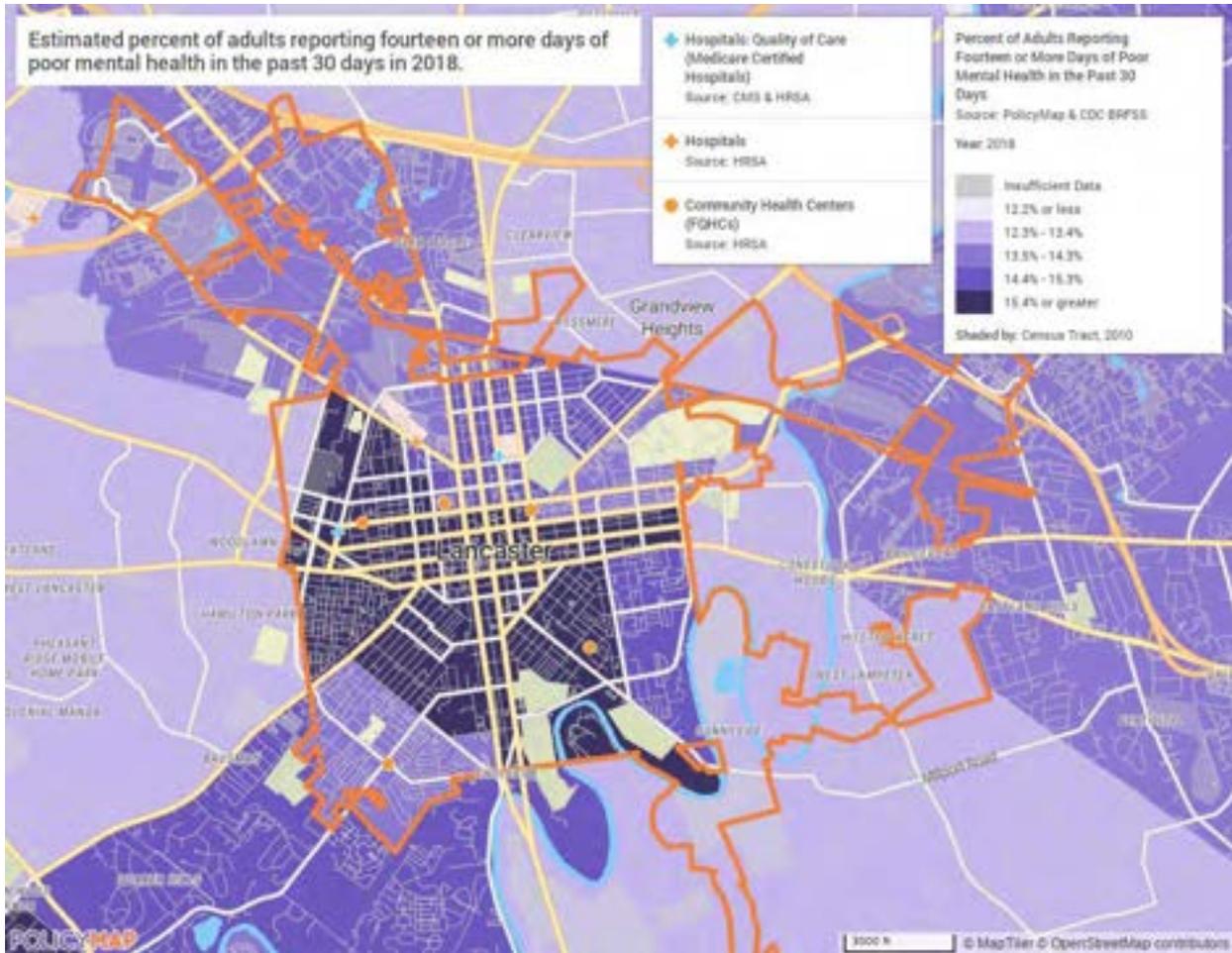
**Community Priority Poll - Public Services Priorities**

**Substance Abuse Needs Assessment**

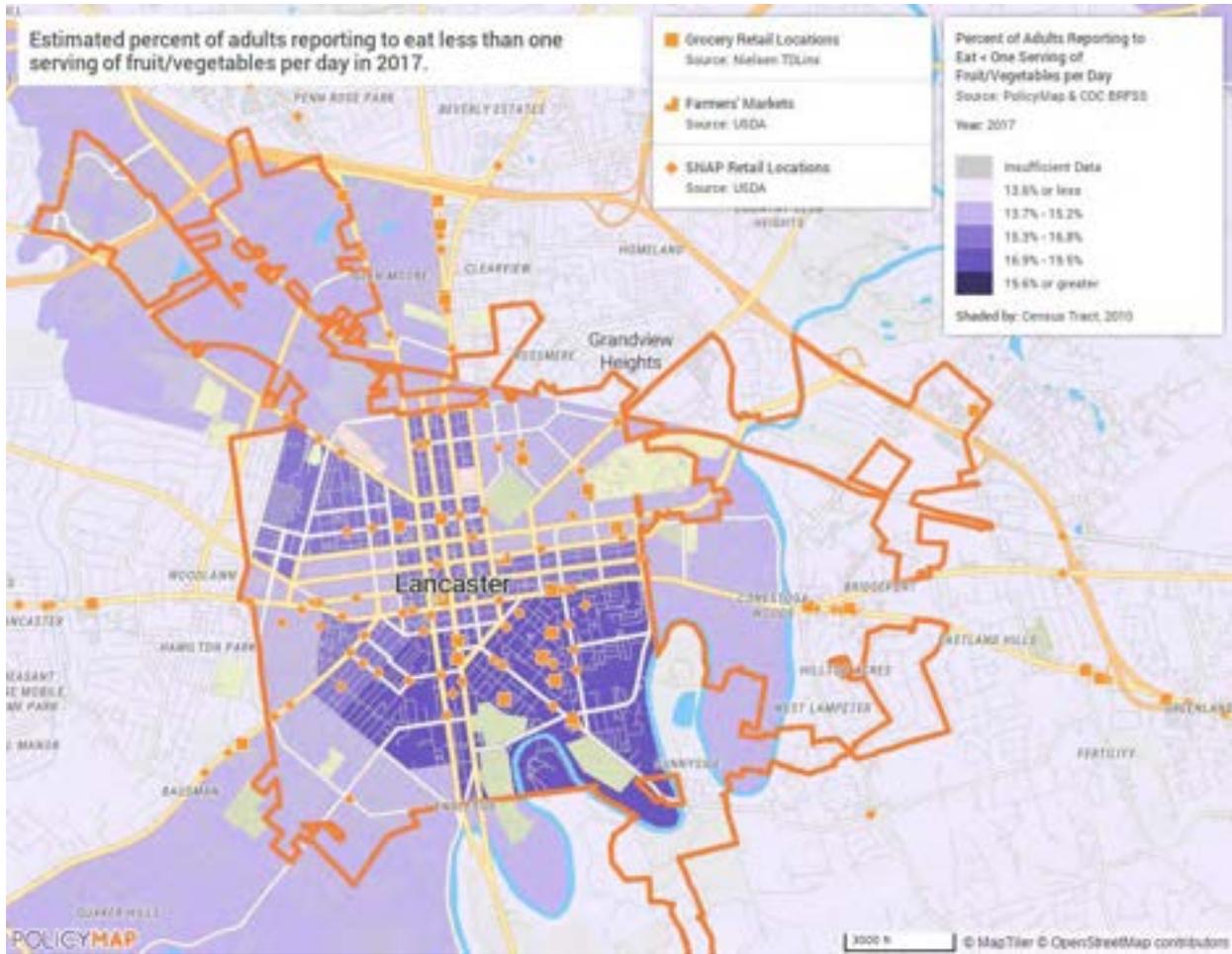
The Lancaster County Drug and Alcohol Commission released a Needs Assessment (2018). The report approximates that 4,371 people seek treatment at any given time. Opioid use and overdoses have been on the rise in Lancaster since 2013. Thankfully, there is the surplus of SCA treatment dollars and the SCA is moving into areas that have not been adequately funded in the past (see report for more information). With the increase in people accessing treatment, there are occasional waiting lists for detox and residential rehab placements. There is a need for additional facilities, qualified and trained staff, and a larger detox unit.



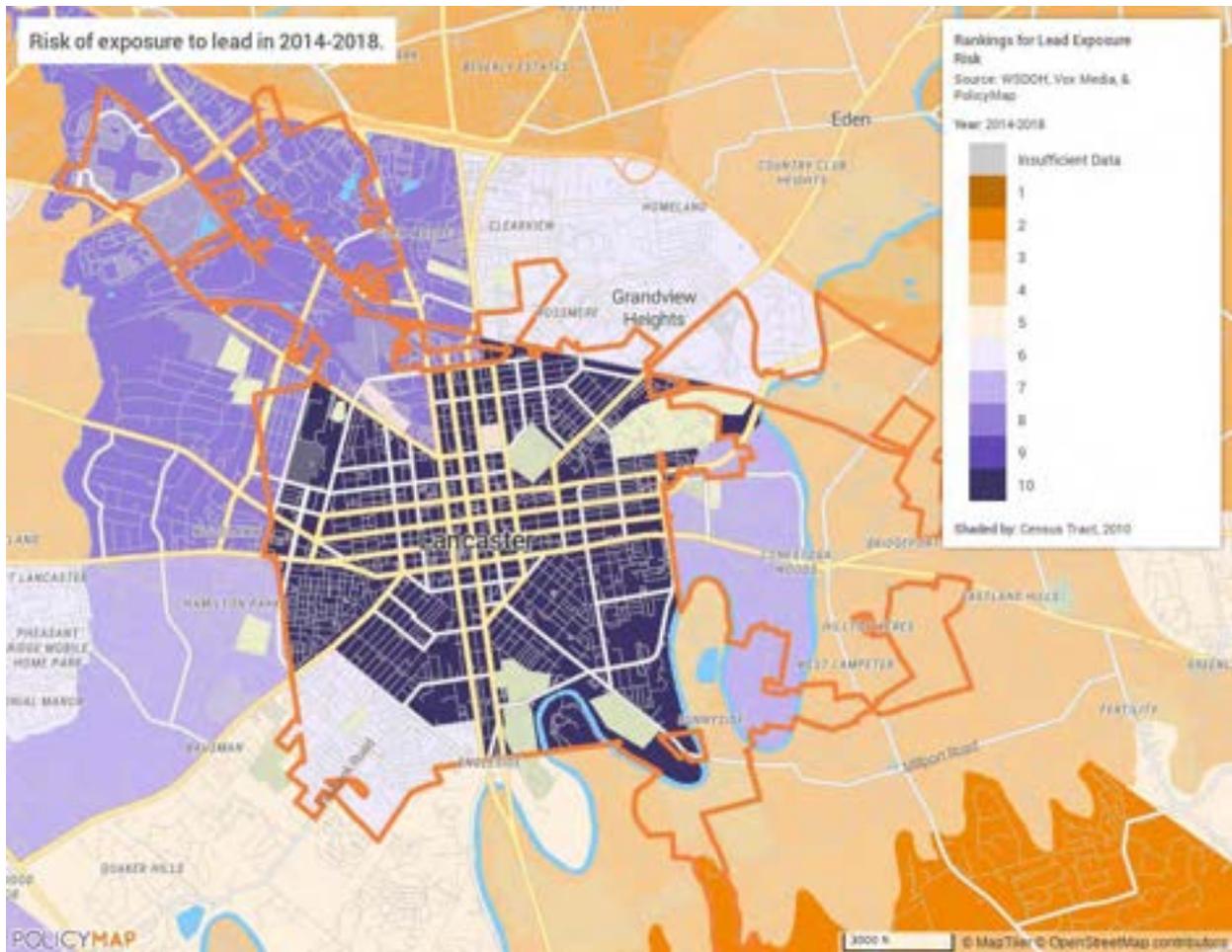
**Perceived Physical Health 2018**



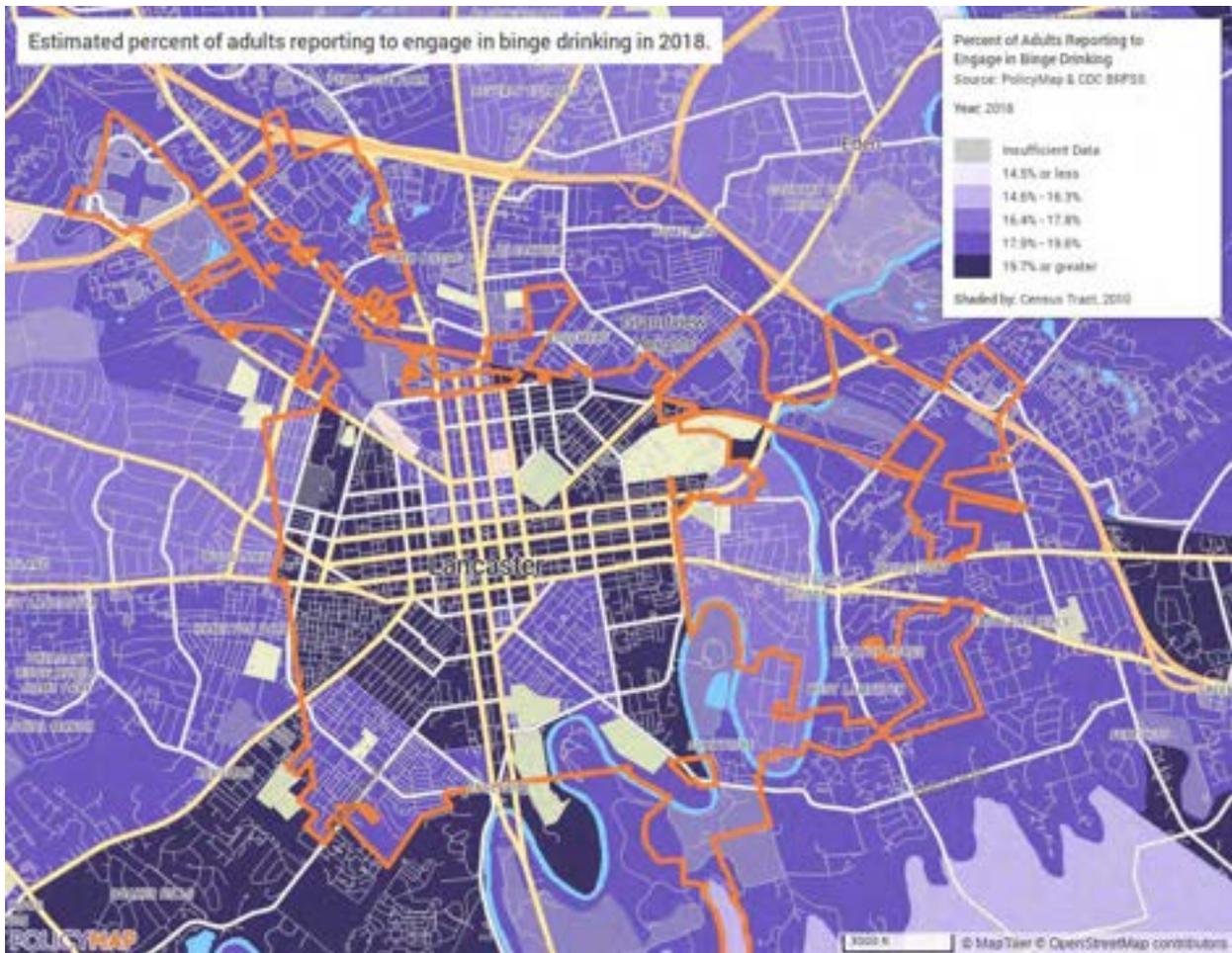
**Perceived Mental Health**



**Food Access and Healthy Eating Habits**



**Lead Exposure**



**Binge Drinking**

Based on the needs analysis above, describe the State's needs in Colonias

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Below please find the results of the City's portion of the Market Analysis. Findings allowed the City to better understand the potential role Lancaster City's CDBG and ESG dollars could go toward. Discussions with community partners and analysis of data ranged across several areas of potential focus including economic development, health and wellness, housing affordability and access, homelessness, and infrastructure improvements.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

There is an existing challenge to serve our unsheltered community members. Lanc Co MyHome estimates a need for 30 beds that specifically meet the needs of these hard-to-reach community members.

Additionally, there is a significant bottleneck in our Rapid Rehousing process. The estimated # of rapid rehousing cases per year is a quarter of the estimated # of households experiencing homelessness each year. The bottleneck is often attributed to lack of available affordable housing. These are the focus areas of the below needs assessment.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	139	80	40	43	0
Households with Only Adults	74	0	142	94	0
Chronically Homeless Households	0	0	0	24	0
Veterans	0	0	22	4	0
Unaccompanied Youth	0	0	0	8	0

**Table 68- Facilities Targeted to Homeless Persons**

**Alternate Data Source Name:**

HUD 2019 CofC Housing Inventory Count (HIC) Report

**Data Source Comments:**

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

**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.**

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Below is an overview of the non-housing community development assets relevant to this plan.

### 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	203	0	1	0	-1
Arts, Entertainment, Accommodations	3,253	3,356	15	11	-4
Construction	945	1,163	4	4	0
Education and Health Care Services	4,918	10,199	22	33	11
Finance, Insurance, and Real Estate	897	1,594	4	5	1
Information	358	774	2	2	0
Manufacturing	4,316	4,274	19	14	-5
Other Services	973	1,503	4	5	1
Professional, Scientific, Management Services	1,521	3,037	7	10	3
Public Administration	0	0	0	0	0
Retail Trade	2,732	3,989	12	13	1
Transportation and Warehousing	1,145	320	5	1	-4
Wholesale Trade	967	789	4	3	-1
Total	22,228	30,998	--	--	--

**Table 69 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	28,820
Civilian Employed Population 16 years and over	25,130
Unemployment Rate	12.82
Unemployment Rate for Ages 16-24	35.04
Unemployment Rate for Ages 25-65	7.05

**Table 70 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	3,695
Farming, fisheries and forestry occupations	1,170
Service	4,030
Sales and office	5,305
Construction, extraction, maintenance and repair	1,770
Production, transportation and material moving	1,985

**Table 71 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,045	76%
30-59 Minutes	4,780	20%

Travel Time	Number	Percentage
60 or More Minutes	985	4%
<i>Total</i>	<i>23,810</i>	<i>100%</i>

**Table 72 - Travel Time**

Data Source: 2011-2015 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	2,785	600	3,280
High school graduate (includes equivalency)	7,055	905	3,145
Some college or Associate's degree	4,905	470	1,320
Bachelor's degree or higher	5,475	190	435

**Table 73 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	150	390	560	1,190	835
9th to 12th grade, no diploma	1,310	1,440	1,000	2,080	1,060
High school graduate, GED, or alternative	3,110	3,645	2,610	4,850	1,965
Some college, no degree	2,855	1,770	1,345	2,005	615
Associate's degree	175	705	405	470	90
Bachelor's degree	335	1,960	800	1,140	550
Graduate or professional degree	79	815	455	930	400

**Table 74 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	17,000
High school graduate (includes equivalency)	25,393
Some college or Associate's degree	25,592
Bachelor's degree	40,027
Graduate or professional degree	50,432

**Table 75 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

According to the above tables and to consultations with ASSETS, the Lancaster Chamber, and Lancaster EDC no single sector dominates Lancaster's economy. We have a relatively diverse economy. When considering GDP, the number of establishments and jobs, the most any one sector contributes to our economy is 15 percent. The exception is manufacturing, our largest economy. Health Care follows as a close second. Following this, we have Retail, Construction, Whole Sale, Professional Services, and Transportation in that order. For our MWBE's the food industry and retail and service industry are also prominent.

The diversity of our economy indicates that any disruptive shocks to our economy (such as the CoVid-19 pandemic) requires a widespread, multi-sector stimulus approach.

### **Describe the workforce and infrastructure needs of the business community:**

There continues to be a mismatch of local talent to opportunities. Organizations such as IU13, the Lancaster Chamber, Literacy Council, and Career Link continue to work closely with our School Districts and Higher Education facilities to provide skill development programming around

Manufacturing, health care, and engineering.

Other persistent needs for our workforce include inadequate transportation and inequitable access to broadband.

**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.**

Partners such as Lancaster EDC and Lancaster Chamber made clear that the effects of CoVid-19 on the economy will be hard to predict. Areas to pay attention to over the next five years include the building need for internet access in private residences and the potential lowering need for office space in Lancaster Downtown. Additionally, rapid implementation of technology across Lancaster businesses has altered customer service standards and this could mean a change in the types of technical and investment services we offer to new and growing businesses.

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

There continues to be a mismatch of local talent to opportunities. Organizations such as IU13, the Lancaster Chamber, Literacy Council, and Career Link continue to work closely with our School Districts and Higher Education facilities to provide skill development programming around Manufacturing, health care, and engineering.

**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.**

**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.**

Before March 2020, the City's Building On Strength 15-year economic development plan was making extraordinary progress (<http://lancastercityalliance.org/building-on-strength/>). As the economy shut down, the Lancaster City Alliance team went to work reviewing the plan and identified ways in which Building On Strength will now *maintain* the City's strength. Plan implementation partners and volunteers with our Economic Development and Planning Executive Leadership Team helped to fine-tune the new direction. The plan as a whole remains in effect, but the focus has shifted to economic recovery. Listed below are the five recovery priorities, including recent work associated with each.

## **Discussion**

N/A

## **MA-50 Needs and Market Analysis Discussion**

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

Below please find two maps charting the estimated percent of owner-occupied and renter-occupied housing units with two or more selected physical or financial conditions, between 2015-2019. A "selected condition" includes lacking complete plumbing facilities, lacking complete kitchen facilities, having 1.01 or more occupants per room, having selected monthly owner costs as a percentage of household income greater than 30 percent, and having gross rent as a percentage of household income greater than 30 percent. The maps show that owner-occupied housing units see much fewer physical and financial conditions as our renter-occupied housing units. Additionally, the census tracts with the highest percent of renters with 2 or more of the above conditions are not concentrated in one specific quadrant in the City - the issues persists across the City.

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

Below please find a map that shows census tracts where 51% of the population are people of color AND where census tracts have a median household income at or below 80% of the area's median household income. Most of the Southeast and portions of the Southwest and Northsides of the city are highlighted.

Additionally, below please find a map displaying the City's median income by census block. This map shows that although certain areas of the City have as low as 33% of the areas median income and that the entire City falls below the MSA's median income.

Although specific areas of the City may require particular attention, citywide strategies are also critical.

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

For the most part, data points to a need for a citywide approach. However, the "Low/Mod Income Areas AND Areas with 51%+ People of Color" does identify certain areas in the Southeast, Southwest and Northern parts of the City. The following area characteristics were taken from the City's Building on Strength plan:

Data shows that people are continuing to move into and invest in Lancaster City. Lancaster is diverse, as is reflected in the population's racial and ethnic composition. Recognizing this, it is crucial to accommodate the diverse needs and values of Lancaster's residents. Additionally, the community is proud of its cultural and community assets, including a strong arts scene, America's oldest public market, local businesses, a network of services and institutions that strive for equity, and a growing creative class interested in Lancaster's prosperity. Residents value the strong mix of local retailers and

eateries and want to continue to support the local economy. Additionally, there is a strong appreciation for and emphasis on protecting historic assets in Lancaster, which boasts a rich and intact architectural heritage. Finally, the specific areas and neighborhood discussed above each have various Commercial Hubs and districts that each represent unique identities, each serving a different set of needs and interests.

Within these neighborhoods, there are blocks that have disproportionately high numbers of blighted properties, crime, fire issues, displacement, health concerns, and lack of access to public spaces and healthy foods. These blocks are in the process of being defined through an algorithm powered by Tolemi's Building Blocks called the Block Strength Indicator.

### **Are there any community assets in these areas/neighborhoods?**

Each of these neighborhoods lead into and touch the Downtown neighborhood which is regarded as a highly valuable asset filled with a strong retail, restaurant, hotel, and office space market. There are many opportunities to extend amenities from Downtown into Commercial Hubs that border the aforementioned neighborhoods in order to reinforce identities, enhance the quality of life, and establish them as viable places in which to invest.

Specific assets and areas of opportunity within each of these neighborhoods include:

Northeast: Plum and Walnut Anchor, Ross Street Gateway, New Holland Avenue Infill, and Burle Office Park Infill Development

Southeast: Excelsior Building, East King Infill Development, and Façade/Property Enhancements, Conestoga Plaza, Conestoga East and North, Residential Infill Opportunities, South Duke Square and South Duke Street Infill

Southwest: The Ironworks, South Prince Infill Development, Façade/Property Enhancements, and Rebman's Redevelopment, Manor Street Infill/Property Enhancements, Consolidated Parking Resources (Typ.), West King infill Development/Property Enhancements, Upper Floor Redevelopment.

This list is not expansive.

Several community social service agencies operate in these neighborhoods. SACA Development Corporation, a CHDO, develops housing for low- and moderate-income homeowners in the southeast area of the city. The Lancaster Housing Opportunity Partnership received a Wells Fargo Planning Grant to develop a strategic plan to revitalize a portion of the southwest area of the city - SoWe Community Group has now been running successfully in the Southwest for four years. The city

has also upgraded parks and other public facilities in these areas and will continue with park improvements and streets improvements in the future.

### **Are there other strategic opportunities in any of these areas?**

Poverty is a major discussion point and challenge facing Lancaster and its residents, where the poverty rate is 30%. Elements of Lancaster's poverty include housing affordability, employment opportunities, and access to capital. The City and its partners recognizes that poverty is a much broader issue that cannot be tackled by this effort alone; rather, it will require a coordinated and comprehensive effort that involves many entities throughout Lancaster City and its neighboring communities within Lancaster County. These neighborhood based approaches are critical to sustainable change in neighborhoods and blocks deemed to have high needs. Currently, the City is undergoing a pilot on a specific, high need block, collaborating across departments and with many different external partners to develop a community led strategy to change the direction of the block.

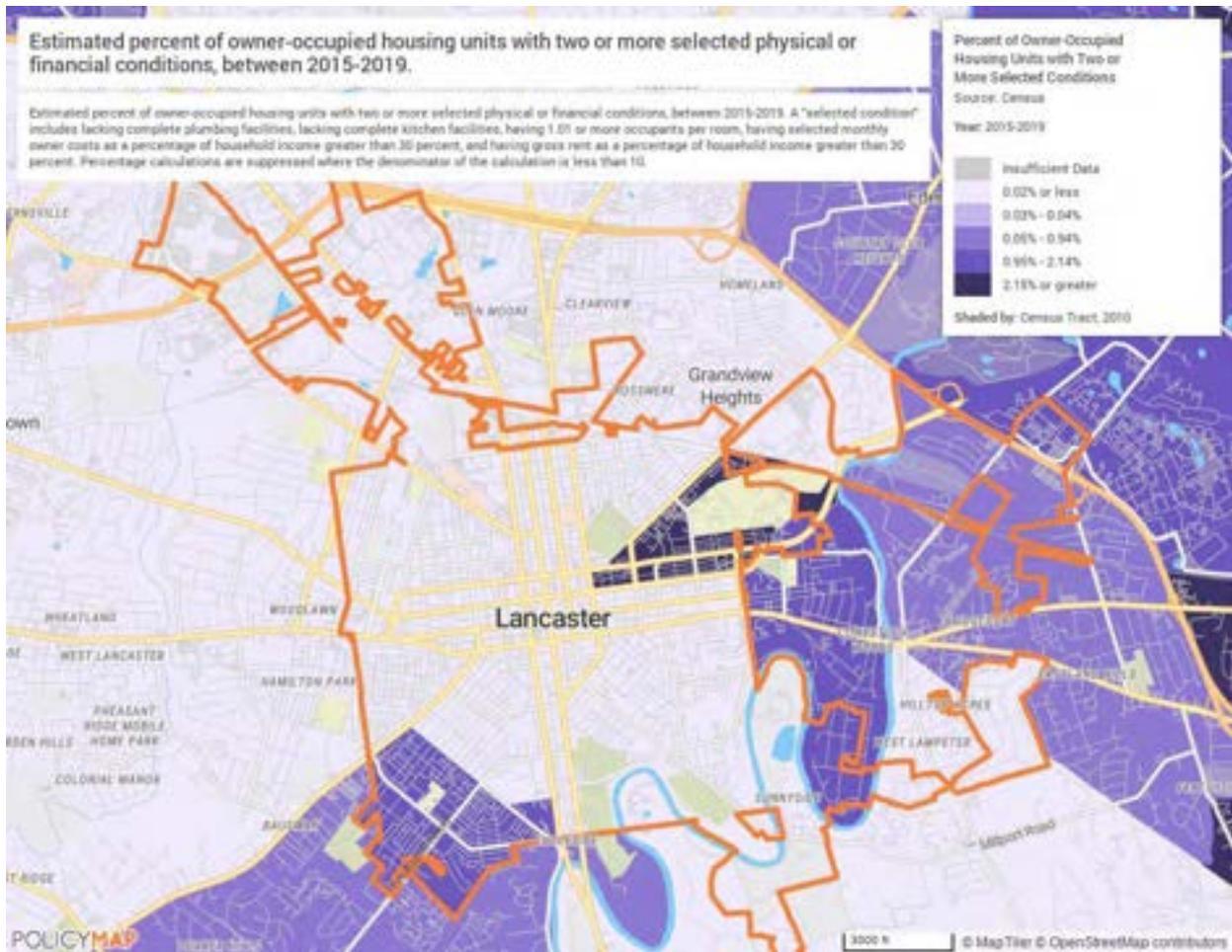
Specific strategic opportunities listed within the City's Building on Strength Plan include:

Strategy 1 Expanding Success: Traditional Economic Development Investment

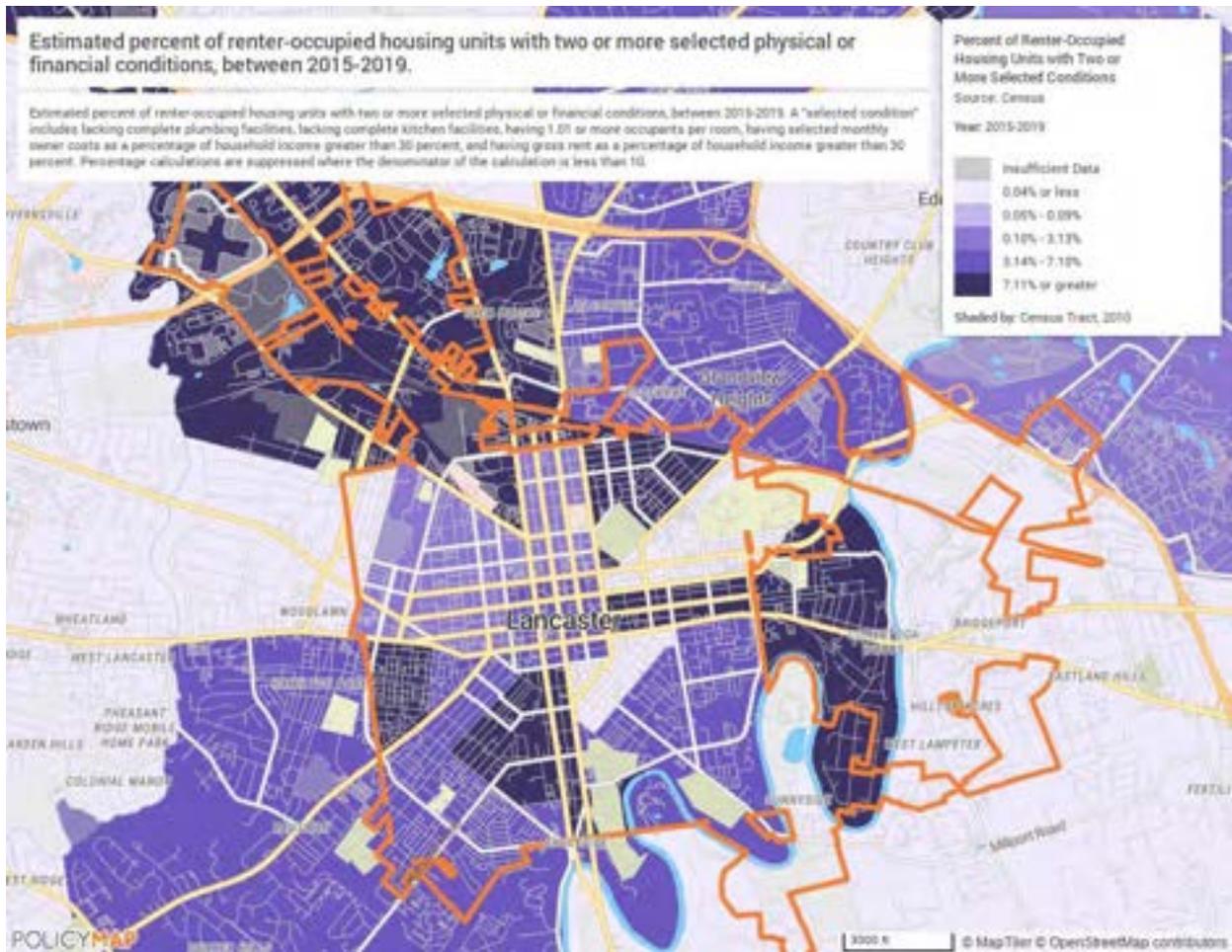
Strategy 2 Embracing the Collaborative Economy: Cultivating Entrepreneurs (Creative & Technological)

Strategy 3 Leveraging the Brand: Marketing Lancaster City

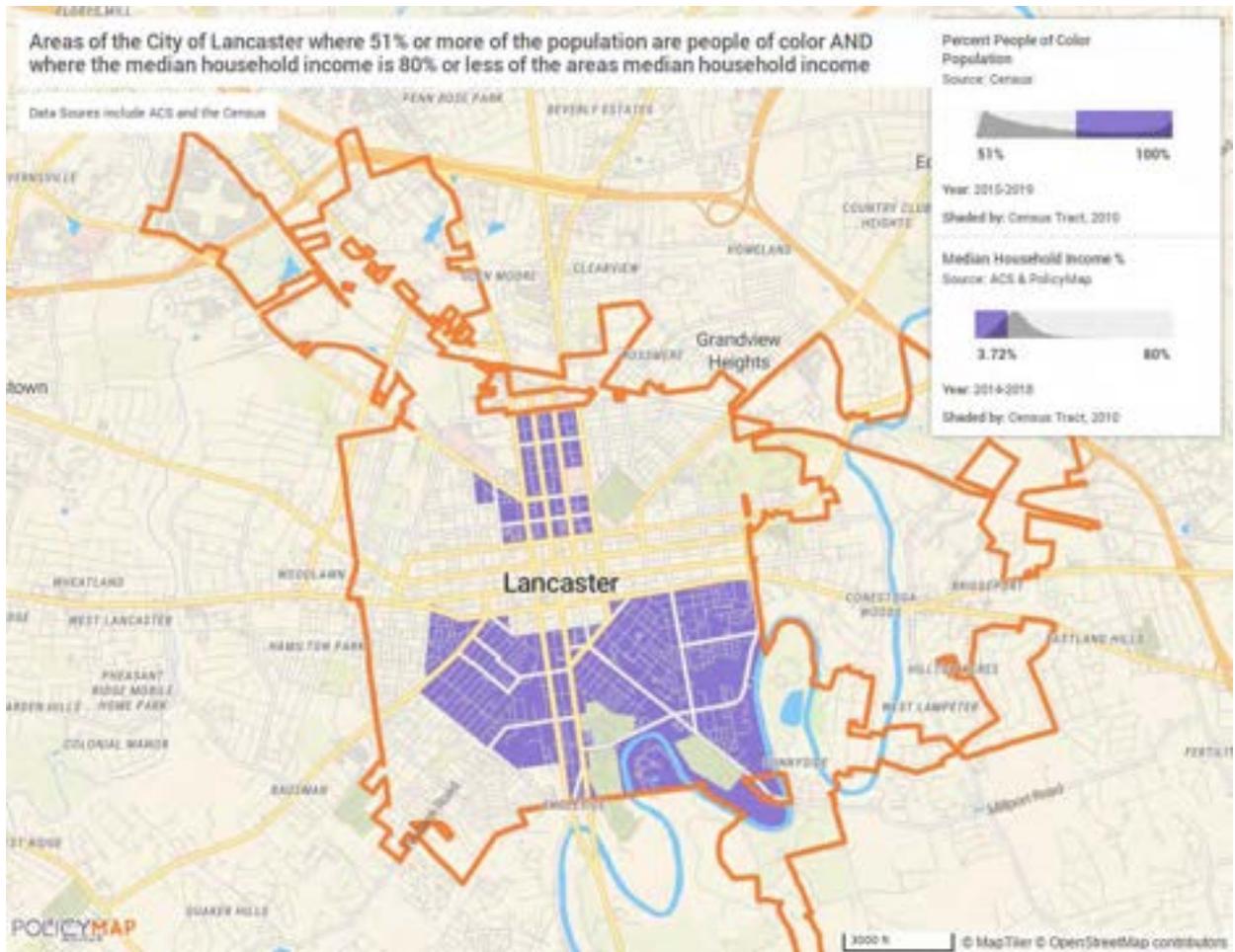
Strategy 4 Quality of Life: Reinforcing Commercial Hubs



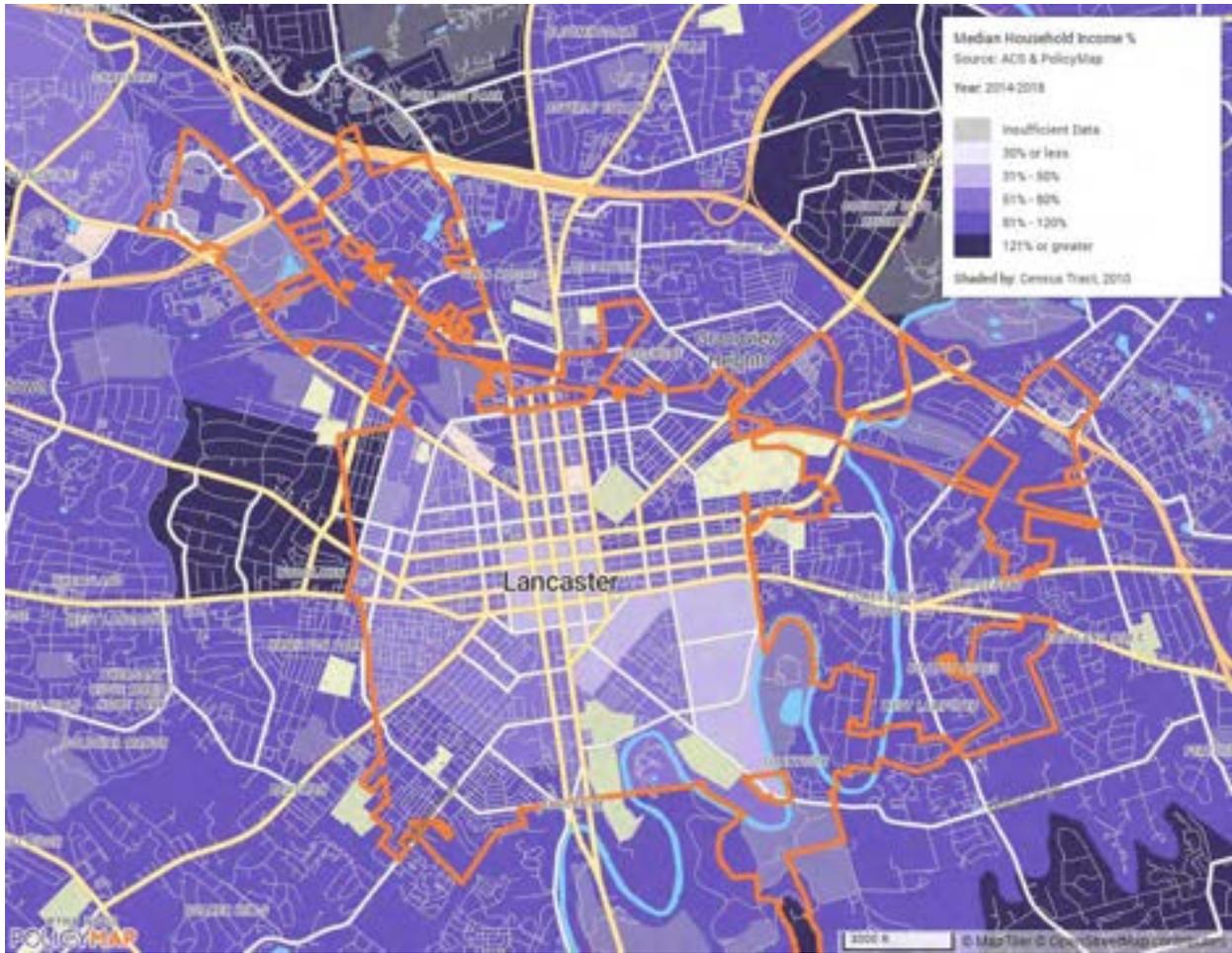
**Owners with 2 or more housing conditions**



**Renters with 2 or more housing conditions**



**Low/Mod Income Areas AND Areas with 51%+ People of Color**



**Lancaster Area Median Income by Census Tracts/Blocks**

## **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.**

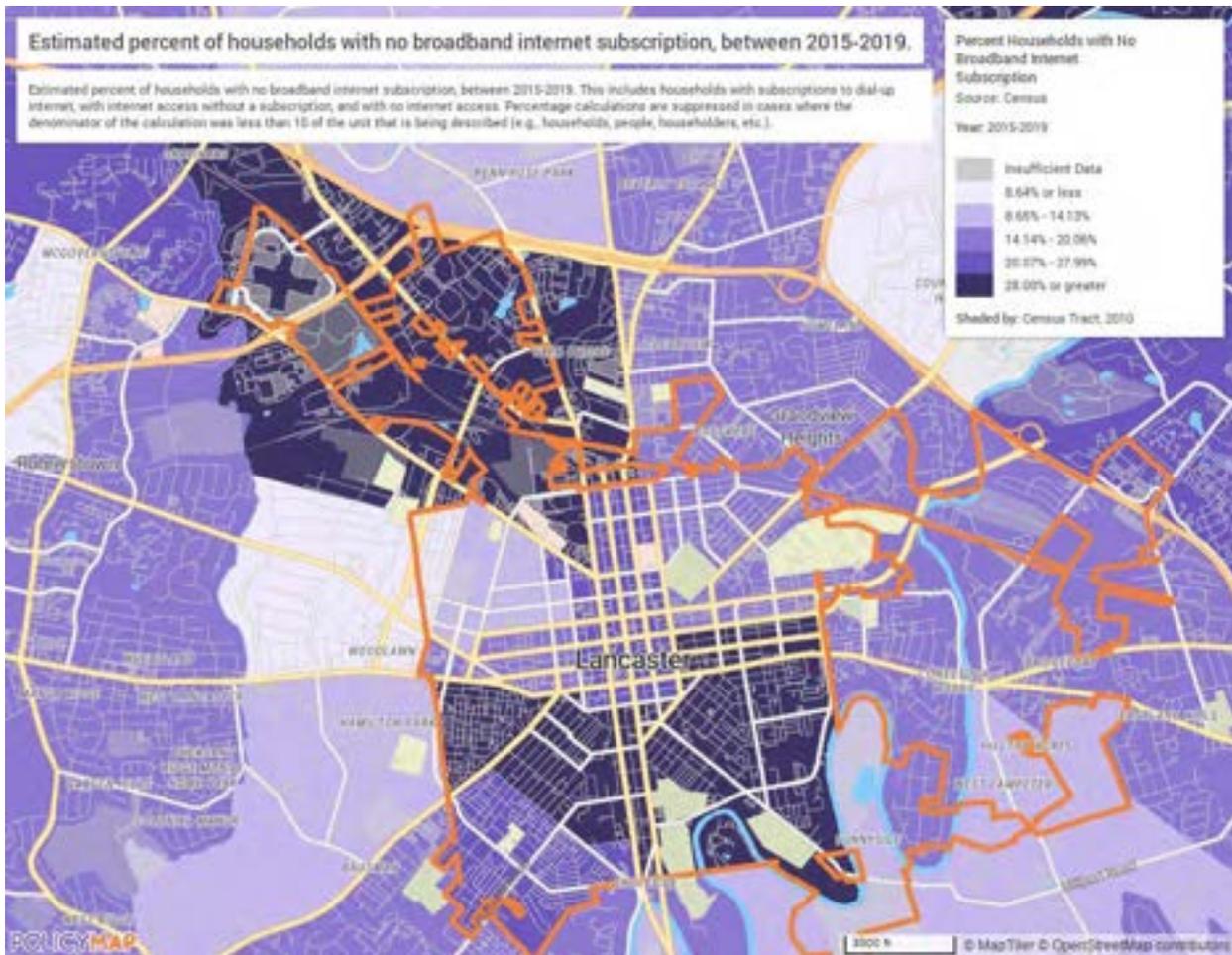
According to critical partners (EDC and Lancaster Chamber) we must pay attention to how the growing virtual workplace will impact our commercial real-estate and how our low- and moderate- income communities without consistent access to internet will be further disenfranchised by lack of access to internet. The below maps show how certain census tracts in the City's Southwest and Southeast have 23% of households with no internet access (2015 - 2019 ACS). Additionally, we see a broader lack of access to broadband across the southside and parts of the northside of the City.

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

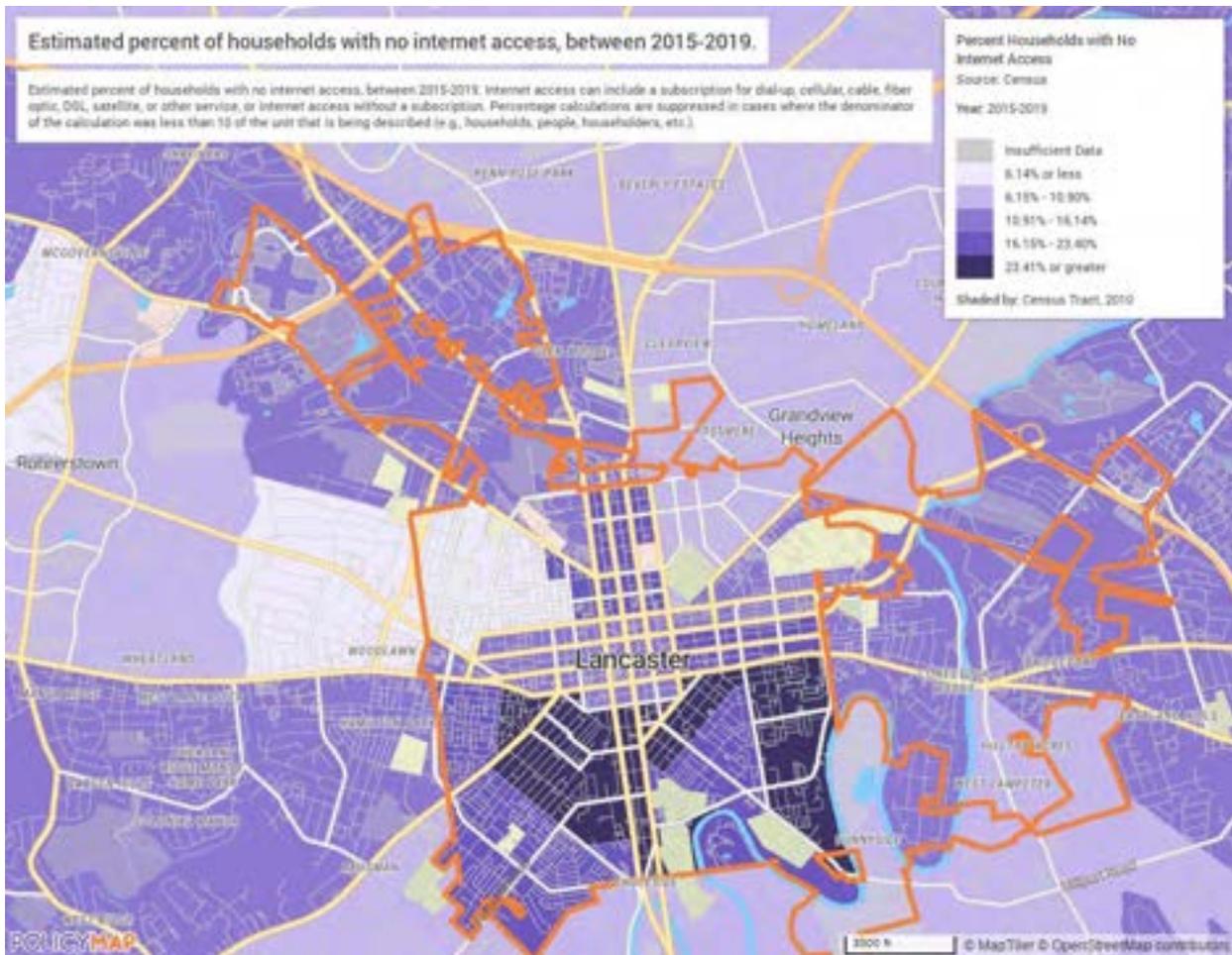
In February 2015, the city hired Reading-based MAW Communications to install a municipal fiber-optic network for the city, culminating discussions with the company that began around 2006. The city gave MAW a \$1.5 million loan and allocated an additional \$1.5 million as startup costs to subsidize residential connections, which began in 2017 and were expected to reach the entire city by the end of 2019.

In late 2017, the project stalled when workers from electricity provider PPL saw MAW contractors installing equipment on PPL utility poles. That December, PPL sued MAW in Lehigh County court, claiming MAW had made unauthorized and unsafe attachments to its poles. Some LanCity Connect customers lost service in 2018 when MAW was forced to remove some pole attachments. The legal issues were settled in June 2020 with MAW agreeing to pay \$370,000 to PPL and bring its use of poles into compliance.

City officials remain optimistic about the potential of a municipal broadband system even as they now view MAW as an impediment to their ambitions. The settlement will give the city control of the current system, allowing it to find other private companies to build it out. Officials have stressed they only want to be temporarily in charge. City officials have not offered any timeline for getting new private partners, saying they will first need to evaluate the system once they own it.



**Est % of Households with no broadband internet subscription**



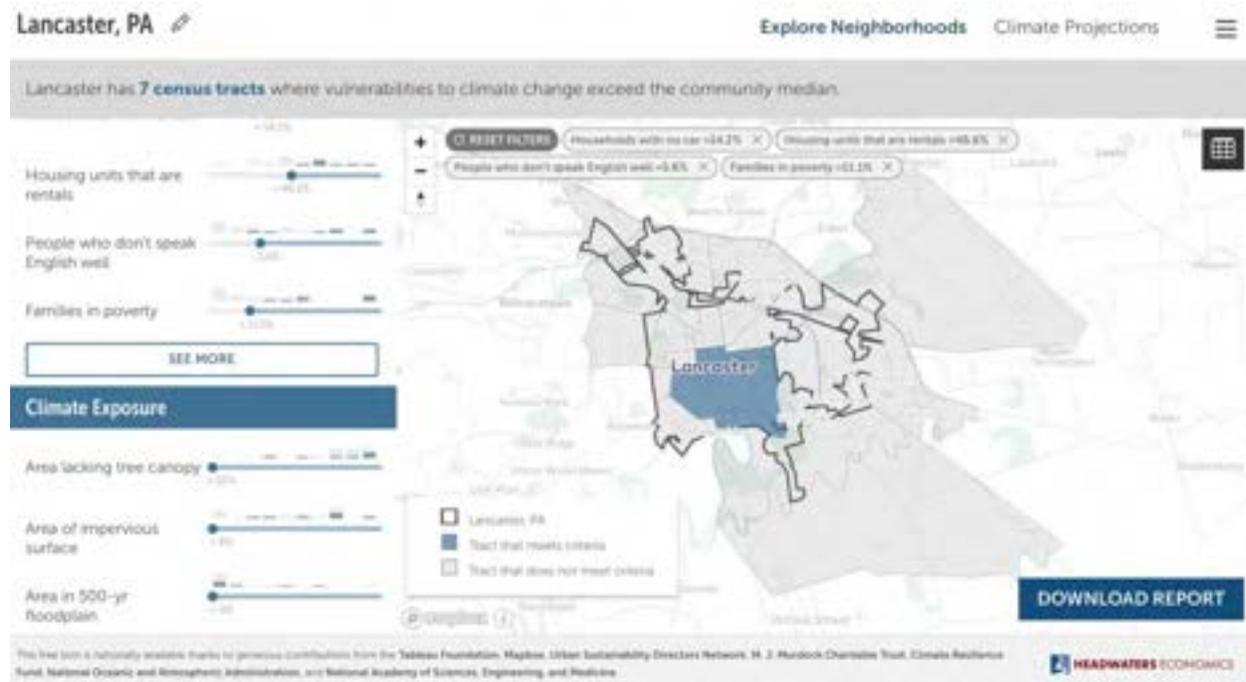
**Est. % of Households with no internet access**

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

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

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

As the map elaborates, areas of our southeast and southwest neighborhoods are at higher risk to the adverse effects of climate change. These impacts may actualize themselves in decreased housing values, increased insurance costs, increased utility costs, and (in extreme cases) displacement.



### Census Tracts At Risk Of Adverse Outcomes Due To Climate Change



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The strategy below required meaningful citizen participation, consultations with critical partners, reports review and data analysis. The results of this work was reviewed by an internal strategic planning team who ultimately defined the below five priority needs/goals and set a budget and target program outcomes.

- Maintain Affordable, Good Quality Housing
- Increase Affordable Housing Opportunities
- Promote Neighborhood Quality of Life
- Expand Economic Opportunities
- Support Homeless Services

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 76 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	LANCASTER CITY
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 77 – Priority Needs Summary

1	<b>Priority Need Name</b>	Maintain Affordable, Good Quality Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Maintain Affordable, Good Quality Housing
	<b>Description</b>	<p>The cost of preserving existing units as affordable often is less than the cost of creating a newly constructed affordable unit. Preserving quality among our affordable housing stock promotes housing stability for its residents. Both of these factors make preservation a cost-effective strategy when grappling with the need for quality affordable housing in our community.</p> <p>Our community has an aging housing stock and is starting to see the effects of climate change. Without attention to property condition, residents are at risk of lead poisoning and other conditions that may effect their health. They are also at risk of displacement. Maintenance of affordable housing will be carried out through home repairs and housing code enforcement.</p>
	<b>Basis for Relative Priority</b>	Maintenance of affordable housing is a high priority because it directly impacts the health and security of our most vulnerable residents.
2	<b>Priority Need Name</b>	Increase Affordable Housing Opportunities
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Increase Affordable Housing Opportunities
	<b>Description</b>	<p>The community has cried out their need for increased affordable housing for our low- and moderate-income households. According to the US Census (ACS 5-Year Estimate 2015 - 2019) an estimated 1,868 (or 19.47% of) Lancaster City homeowners and an estimated 5,805 (or 46.45% of) Lancaster City renters are housing cost burdened.</p> <p>Although these numbers have decreased/improved since the 2008, they remain high. Households facing housing cost burdens often prioritize certain basic necessities over others; tradeoffs might include monthly rent or mortgage payments, food, health care, and transportation. These trade-offs impact the health, stability, and future of our community members.</p>
	<b>Basis for Relative Priority</b>	Although these numbers have decreased/improved since the 2008, they remain high. Households facing housing cost burdens often prioritize certain basic necessities over others; tradeoffs might include monthly rent or mortgage payments, food, health care, and transportation. These trade-offs impact the health, stability, and future of our community members.
<b>3</b>	<b>Priority Need Name</b>	Promote Neighborhood Quality of Life
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Promote Neighborhood Quality of Life
	<b>Description</b>	The City's administration has taken on a neighborhood approach to understanding and addressing community need. Our internal data shows that neighborhoods that exhibit housing challenges (both affordability and conditions) often also exhibit needs ranging from low fire safety, high crime rates, lack of access to safe public spaces and facilities and the need for street and stormwater improvements.
	<b>Basis for Relative Priority</b>	The challenges of this community's neighborhoods cannot be solved through a single approach and Lancaster neighborhoods require partnership, collaboration, and intentionality in order to thrive.
<b>4</b>	<b>Priority Need Name</b>	Expand Economic Opportunities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Expand Economic Opportunities
	<b>Description</b>	The foundation of a strong city is household sustaining employment and accessible, strong economic opportunities positively impacts quality of life of all City residents. In the wake of CoVid-19, the economic landscape is changing and the diverse businesses that provide job opportunities to our community are still adapting to these changes.

	<b>Basis for Relative Priority</b>	Although expanding economic opportunity is a high priority for this administration, the City has chosen to focus the majority of its City CDBG dollars on maintaining and building affordable housing for its community.
5	<b>Priority Need Name</b>	Support Homeless Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Homeless Services
	<b>Description</b>	There are on average 27 chronically homeless families (or 49 chronically homeless individuals) in the County of Lancaster. Feedback from our Outreach workers and the Lanc Co MyHome also describe a problem of existing and continuing unsheltered, service resistant individuals. Lanc Co MyHome estimates a need for 30 beds that specifically meet the needs of these hard-to-reach community members.  There is also a significant bottleneck in our Rapid Rehousing process. The estimated # of rapid rehousing cases per year is a quarter of the estimated # of households experiencing homelessness each year. The bottleneck is often attributed to lack of available affordable housing.

<p><b>Basis for Relative Priority</b></p>	<p>Persons experiencing homelessness or at-risk of homelessness struggle to secure a safe, sheltered place to sleep every night, locate a place to shower and use the bathroom, find a place to clean their clothes, hold down a job and make a steady income, provide for dependent children, and attend to their health. People experiencing homelessness expend tremendous energy every day just to survive. Providing services to our community members struggling in homelessness and with extreme vulnerability is a high priority.</p>
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**Narrative (Optional)**

Because there are different ways to spend CDBG and ESG, we are asked to research our community and find out what our community's priority needs. We do this by analyzing census data, talking to community stakeholders, service providers, and experts, and by gathering critical community feedback. This information allows us to make decisions on what our five year goals should be for CDBG and ESG.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**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	1,669,525	50,000	0	1,719,525	6,878,096	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	145,679	0	0	145,679	582,716	

**Table 78 - 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**

Federal funds will continue to leverage private, state and local funds. CDBG funds will supplement a variety of programs that have other sources of funding. The Streets Improvements program generally utilizes other state grant funds as well as City Capital Improvement funds. The City of Lancaster’s internal operating funds also supplement the Housing Code Enforcement Program and the Neighborhood Crime Prevention Program. The CDBG funds used for the Micro-Enterprise development program represents less than 5% of their total program budget; the majority of their budget is comprised of privately raised funds. The Fair Housing Program also receives private funds, in addition to state and local funds.

The ESG funds will be utilized for Outreach, Emergency Shelter and Homeless Prevention and Rapid Rehousing. These funds will leverage United Way and FEMA Emergency Food and Shelter Program dollars, as well as other private donations and grants secured by providers.

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

N/A

**Discussion**

N/A

## SP-40 Institutional Delivery Structure - 91.415, 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
ASSETS, LANCASTER	Non-profit organizations	Economic Development Non-homeless special needs	Jurisdiction
Beaver Street Working Group	Other	Non-homeless special needs Ownership Planning Rental neighborhood improvements public services	Jurisdiction
COMMUNITY ACTION PARTNERSHIP OF LANCASTER COUNTY	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental public facilities public services	Jurisdiction
Coalition for Sustainable Housing	Other	Ownership Rental	Jurisdiction
COMMUNITY BASICS, INC.		Economic Development Ownership Rental	Jurisdiction
Community First Fund	Non-profit organizations	Economic Development	Jurisdiction
City Revitalization & Improvement Zone (CRIZ)	Government	Economic Development	State
Downtown Investment District	Non-profit organizations	Non-homeless special needs	Jurisdiction
Economic Development Company of Lancaster County	Non-profit organizations	Planning	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Lancaster Lebanon Habitat for Humanity	Non-profit organizations		
HDC Mid Atlantic	CBDO	Ownership Rental	Jurisdiction
Impact Missions	Non-profit organizations	Ownership Rental	Jurisdiction
Lancaster Coalition to End Homelessness	Continuum of care	Homelessness	Jurisdiction
Lancaster City Alliance	Non-profit organizations	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public services	Jurisdiction
Lancaster City Housing Authority	PHA	Ownership Public Housing Rental	Jurisdiction
Lancaster Chamber of Commerce	Non-profit organizations	Economic Development Planning	Jurisdiction
Redevelopment Authority of the County of Lancaster	Redevelopment authority	Homelessness Ownership Planning Rental	Jurisdiction
Lancaster County Workforce Investment Board	Government	Economic Development	Jurisdiction
Lancaster Equity Community Development Corp	Community/Faith-based organization	Ownership Rental	Jurisdiction
Lancaster City Land Bank Authority	Government	Ownership Rental	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Lancaster General Health	Private Industry	Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
TABOR COMMUNITY SERVICES	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public services	Jurisdiction
LANCASTER HOUSING OPPORTUNITY PARTNERSHIP	Non-profit organizations	Economic Development Ownership Planning Rental neighborhood improvements public services	Jurisdiction
REDEVELOPMENT AUTHORITY OF THE CITY OF LANCASTER	Redevelopment authority	Ownership Rental	Jurisdiction
Spanish American Civic Association Development Corp (SACA)	Non-profit organizations	Economic Development Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
YWCA	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MID-PENN LEGAL SERVICES	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Lancaster-Lebanon Intermediate Unit 13 (IU 13)	Non-profit organizations	Non-homeless special needs Planning public services	Jurisdiction
Literacy Council of Lancaster - Lebanon	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

**Table 79 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City is still in the process of fully understanding the gaps and strengths of the institutional delivery system. We will continue to evaluate the institutional delivery system for the production of affordable housing.

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy		X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			

Supportive Services			
Life Skills			
Mental Health Counseling	X	X	
Transportation			
Other			

Table 80 - 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)**

Lancaster continues to develop collaborative efforts. The Lancaster County Coalition to End Homelessness has over 100 partner agencies. The United Way continues to implement a "Collective Impact" model, where multiple agencies collaborative to work toward a goal. These collaboratives have brought many agencies, including City government, together in addressing issues. The Mayor's Commission to Combat Poverty has also brought many agency leaders together to address issues surrounding poverty.

**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**

One gap in the service delivery system is childcare. There is a limited availability of affordable childcare and this can be a barrier for individuals experiencing homelessness to gain employment.

Another could be the lack of resourcing and tools to build our affordable housing stock.

**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 LCCEH Gaps Analysis committee identifies gaps in the homeless services system and works with other priority and funders groups to address these issues.

The Joint City/County Analysis of Impediments to Fair Housing identified impediments and continues to work with various agencies to address these impediments.

## SP-45 Goals - 91.415, 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	Maintain Affordable, Good Quality Housing	2021	2025	Affordable Housing	LANCASTER CITY	Maintain Affordable, Good Quality Housing	CDBG: \$3,577,792 ESG: \$0	Rental units rehabilitated: 50 Household Housing Unit  Homeowner Housing Rehabilitated: 50 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 3000 Household Housing Unit
2	Increase Affordable Housing Opportunities	2021	2025	Affordable Housing	LANCASTER CITY	Increase Affordable Housing Opportunities	CDBG: \$1,914,243	Other: 60 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Neighborhood Quality of Life	2021	2025	Non-Housing Community Development	LANCASTER CITY	Promote Neighborhood Quality of Life	CDBG: \$2,557,793	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
4	Expand Economic Opportunities	2021	2025	Non-Housing Community Development	LANCASTER CITY	Expand Economic Opportunities	CDBG: \$547,793	Businesses assisted: 80 Businesses Assisted  Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Services	2021	2025	Homeless	LANCASTER CITY	Support Homeless Services	ESG: \$728,395	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted  Homeless Person Overnight Shelter: 200 Persons Assisted

Table 81 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Maintain Affordable, Good Quality Housing
	<b>Goal Description</b>	<p>Housing goals will be carried out through the Administration of the City's housing code enforcement program, critical repair program, city lead program, and the fair housing programming. These programs have served the community and made significant impact over the course of many years. They are a strength in the City's programming and continuing to support them with CDBG dollars is in the community's best interest.</p> <p>There is also interest in building out the critical repair program to explore a utility improvement program for low and moderate income homeowners looking to secure their housing against the challenges of climate change.</p> <p>This fund also include 25% of the overall CDBG Program Administration and Indirect Costs. These costs are necessary for the responsible and impactful administration of this money.</p>

<b>2</b>	<b>Goal Name</b>	Increase Affordable Housing Opportunities
	<b>Goal Description</b>	The City is committed to exploring and investing in opportunities to increase affordable housing for it's community members. Solutions might include construction of new housing, housing counseling, homeownership assistance, and aquisition or rehab of existing housing for the purposes of increasing affordable housing. The Goal Outcome Indicators and Funding Allocations may shift and change as the City's team better learn the need and develop a strategy. This fund will also include a city planning and research fund as well as 25% of the overall CDBG Program Administration and Indirect Costs. These costs are necessary for the responsible and impactful administration of this money.
<b>3</b>	<b>Goal Name</b>	Promote Neighborhood Quality of Life
	<b>Goal Description</b>	In order for a neighborhood to sustain a strong quality of life for its residents, a well-rounded, resident-lead strategy must be developed to address the myriad of factors driving its success. Strategies may include block level street improvement projects, tree planting and stormwater improvements, sidewalk repair programming for low and moderate income households, community facility improvements, and funding public services such as the housing social worker and police social worker.  This fund also include 25% of the overall CDBG Program Administration and Indirect Costs. These costs are necessary for the responsible and impactful administration of this money.
<b>4</b>	<b>Goal Name</b>	Expand Economic Opportunities
	<b>Goal Description</b>	In order for communities to thrive, community members need economic opportunities – increasing their income and financial stability. CDBG provides opportunity to build economic opportunity within the community through the support of businesses who in turn provide job opportunities to community.  This fund also include 25% of the overall CDBG Program Administration and Indirect Costs. These costs are necessary for the responsible and impactful administration of this money.

5	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	The City has one primary tool to support individuals experiencing homelessness: Emergency Solutions Grant funds from the US Housing and Urban Development, approximately \$142,000 per year. The City aims to direct those dollars to gaps in existing services and challenges exacerbated by the pandemic. Strategies may include outreach, rapid rehousing, and emergency shelter.

**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)**

Through the efforts of Goals One and Two, the City estimates that it will serve 160 extremely low income, low income, or moderate income households with affordable housing solutions over the course of five years.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

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

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

The City's ESG program supports a system that includes street outreach for individuals experiencing homelessness.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City's ESG program will continue to provide funds for emergency shelter operations.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City's ESG program will continue to provide funds for rapid rehousing programs.

**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**

The City's ESG program supports a system that is currently targeting those that are most vulnerable first (those experiencing homelessness) by focusing funds on emergency shelter, outreach, and rapid rehousing. However, the City and the LCCEH recognizes that prevention and diversion are both powerful tools. the local coordinated assessment program uses flexible funds for diversion.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

The City of Lancaster has \$9,100,000 in Lead Hazard Reduction Grant through the U.S. Department of Housing and Urban Development, plus an additional \$600,000 of Healthy Homes Supplemental funding. These dollars will be used to systematically make 710 housing units lead-safe over five years. The funding will enable the City to scale up its existing Lead Hazard Control Program by hiring additional staff, including outreach workers. Target Area: The target area encompasses four Census tracts (9, 10, 14, and 147) in the southern half of the City where 16,000 residents live. 61.5% of houses in the focus area were built prior to 1940 and lead-based paint is most likely present in the majority of households within the target area. Over 60% of families in the target area have low incomes and 82.6% of the population is a minority (including 58.6% Hispanic), meaning that this is a problem that is disproportionately affecting the City's most vulnerable populations. Goal # of units/cost: The City of Lancaster will successfully make 710 housing units lead-safe over a 60 month period. The Healthy Homes Supplemental Funding requested will enable the City to address other health hazards (such as radon, mold, and tripping hazards) in 120 homes. We estimate an average lead project cost of \$12,500 per unit and an average healthy homes Project cost of \$5,000 per unit. Types of intervention work to be performed: The Lead Hazard Control Program will conduct all assessments, intake interviews, construction oversight, and program coordination required. The City will be doing outreach and training for contractors, and partnering with local job training programs, to increase the pool of lead certified contractors who are eligible to bid on the jobs. Additionally, the City will undergo a bi-lingual awareness campaign to increase constituent participation.

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

The City continues to enforce its Lead Paint Ordinance, which requires property owners to address lead-paint hazards in which an EBLL child resides. Eligible homeowners may be able to qualify for the City's Lead Based-Paint Program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

In 2016, the Mayor's Commission to Combat Poverty released One Good Job, A Strategic Plan to Cut Poverty in Half in Lancaster City by 2032. The plan includes recommendations in four areas: Workforce, Education, Housing and Community.

Households facing housing cost burdens often prioritize certain basic necessities over others; tradeoffs might include monthly rent or mortgage payments, food, health care, and transportation. These tradeoffs impact the health, stability, and future of our community members.

The City will continue its work to address housing issues for low and moderate-income families by funding programs that sustain affordable housing in good condition and increase affordable housing.

Finally, the City works with several community-wide initiatives including the Poverty Commission, which comprises of various social service agency leaders and community leaders. This commission, through four working groups, will continue to ideate plans to address poverty in Lancaster City.

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

The Mayor's Strategic Block by Block plan lists the following four poverty reducing goals (<https://lancasterblockbyblock.com/government/>)

1. Strong Neighborhoods - Lancaster's diverse and vibrant neighborhoods are welcoming places that foster connections among our residents. Residents are actively engaged in the day-to-day life of their neighborhoods to create and sustain strong community.
2. Safe Streets - Lancaster has safe, walkable, and accessible streets for all. City streets foster connectedness with others and one's own surroundings, promoting a sense of well-being that is the cornerstone of strong neighborhoods.
3. Secure Incomes - The foundation of a strong community is household sustaining employment. Partnerships among Lancaster's businesses, educational institutions, and non-profits provide every resident access to One Good Job.
4. Sound Government - The City of Lancaster's leaders are approachable, responsive, and always working to make the City a better place. Human and financial resources are put to their best use and competing interests are balanced through public dialogue.

The responsible and impactful administration of these HUD dollars toward the five goals listed in this plan fits squarely within the Sound Government goal set by this jurisdiction's administration. Additionally, Goals 1 and 2 (Maintain Affordable, Good-Quality Housing and Increase Affordable Housing Opportunities) both fit within Strong Neighborhoods. Goal 3 and 5 (Promote Neighborhood Quality of

Life and Homeless Services) both fit within Safe Streets. Goal 4 (Increase Economic Opportunitites) fits within Secure Incomes.

## **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 city will continue to regularly monitoring projects funded through CDBG & ESG. Programs are monitored throughout the contract period by reviewing reimbursement requests and monthly reports. Monitoring visits are conducted if subrecipients are not performing as required in contracts, if issues arise during reimbursement or reporting, or bi-annually. ESG projects will be monitored remotely through HMIS, however, site visits will still be conducted as needed.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### 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	1,669,525	50,000	0	1,719,525	6,878,096	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	145,679	0	0	145,679	582,716	

Table 82 - 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**

Federal funds will continue to leverage private, state and local funds. CDBG funds will supplement a variety of programs that have other sources of funding. The Streets Improvements program generally utilizes other state grant funds as well as City Capital Improvement funds. The City of Lancaster’s internal operating funds also supplement the Housing Code Enforcement Program and the Neighborhood Crime Prevention Program. The CDBG funds used for the Micro-Enterprise development program represents less than 5% of their total program budget; the majority of their budget is comprised of privately raised funds. The Fair Housing Program also receives private funds, in addition to state and local funds.

The ESG funds will be utilized for Outreach, Emergency Shelter and Homeless Prevention and Rapid Rehousing. These funds will leverage United Way and FEMA Emergency Food and Shelter Program dollars, as well as other private donations and grants secured by providers.

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

N/A

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain Affordable, Good Quality Housing	2021	2025	Affordable Housing	LANCASTER CITY	Maintain Affordable, Good Quality Housing	CDBG: \$398,000	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 600 Household Housing Unit
2	Increase Affordable Housing Opportunities	2021	2025	Affordable Housing	LANCASTER CITY	Increase Affordable Housing Opportunities	CDBG: \$429,362	Other: 2 Other
3	Promote Neighborhood Quality of Life	2021	2025	Non-Housing Community Development	LANCASTER CITY	Promote Neighborhood Quality of Life	CDBG: \$467,928	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 80 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Expand Economic Opportunities	2021	2025	Non-Housing Community Development	LANCASTER CITY	Expand Economic Opportunities	CDBG: \$170,000	Businesses assisted: 20 Businesses Assisted Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
5	Homeless Services	2021	2025	Homeless	LANCASTER CITY	Support Homeless Services	ESG: \$145,679	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homeless Person Overnight Shelter: 40 Persons Assisted

Table 83 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Maintain Affordable, Good Quality Housing
	<b>Goal Description</b>	Housing goals will be carried out through the Administration of the City's housing code enforcement program, critical repair program, and city lead program. These programs have served the community and made significant impact over the course of many years. They are a strength in the City's programming and continuing to support them with CDBG dollars is in the community's best interest.
2	<b>Goal Name</b>	Increase Affordable Housing Opportunities
	<b>Goal Description</b>	The City is committed to exploring and investing in opportunities to increase affordable housing for it's community members. The City will be releasing an RFP seeking solutions that might include construction of new housing, housing counseling, homeownership assistance, and aquisition or rehab of existing housing for the purposes of increasing affordable housing.

3	<b>Goal Name</b>	Promote Neighborhood Quality of Life
	<b>Goal Description</b>	In order for a neighborhood to sustain a strong quality of life for its residents, a well-rounded, resident-lead strategy must be developed to address the myriad of factors driving its success. Strategies include a block level street improvement project, a community facility improvement project, and funding public services such as the community development project manager, fair housing services, and police social worker.
4	<b>Goal Name</b>	Expand Economic Opportunities
	<b>Goal Description</b>	In order for communities to thrive, community members need economic opportunities – increasing their income and financial stability. CDBG provides opportunity to build economic opportunity within the community through the support of businesses who in turn provide job opportunities to community.
5	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	The City has one primary tool to support individuals experiencing homelessness: Emergency Solutions Grant funds from the US Housing and Urban Development. The City aims to direct those dollars to gaps in existing intractable challenges and challenges exacerbated by the pandemic. Solutions will include outreach, emergency shelter, and rapid rehousing.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following programs have been designed to fit within the structure of the 5 year Consolidated Action Plan Priority Needs and corresponding Goals.

#	Project Name
1	ESG21 City of Lancaster (21-22)
2	CDBG Program Administration
3	Fair Housing Services
4	Critical Repair and Lead Hazard Reduction Admin (including Lead match)
5	Housing Code Enforcement
6	Affordable Housing Development Solutions
7	Place-based Street Scape Improvement
8	Community Facilities Improvements
9	Public Service City Project Manager
10	Neighborhood Crime Reduction through Police Social Worker Program
11	Small Business Development
12	Building Codes

**Table 84 – Project Information**

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

We allocated 48% toward affordable housing solutions, 27% toward promoting neighborhood quality of life and 10% toward expanding economic opportunities. These percentages match the community priority poll in which community members weighed in on what priority needs they felt needed to be addressed in order for our community to thrive.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	ESG21 City of Lancaster (21-22)
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Support Homeless Services
	<b>Funding</b>	ESG: \$145,679
	<b>Description</b>	Through the joint funding application process, the City will seek homeless service providers who will meet the growing need for emergency shelter, outreach, and rapid rehousing services. This project also covers 7.5% in administrative costs of the ESG program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 homeless individuals and families will be served in the 2021-2022 program year through the administration of these ESG dollars.
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	Rapid Rehousing, Street Outreach, and Emergency Shelter
2	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life Expand Economic Opportunities

	<b>Needs Addressed</b>	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life Expand Economic Opportunities
	<b>Funding</b>	CDBG: \$234,235
	<b>Description</b>	This project will cover the direct and indirect administrative costs of the CDBG program. Costs include salaries, fringes, space rental, audit costs, office supplies, and other administrative costs.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	This project will cover the direct and indirect administrative costs of the CDBG program. Costs include salaries, fringes, space rental, audit costs, office supplies, and other administrative costs.
<b>3</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Maintain Affordable, Good Quality Housing
	<b>Needs Addressed</b>	Maintain Affordable, Good Quality Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	In 2021, the City of Lancaster will continue to support the Fair Housing Program. This program receives CDBG Administrative funds to address impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice. The program also provides services to landlords and tenants in relation to Fair Housing law and landlord/tenant issues.
	<b>Target Date</b>	12/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 80 rental households at risk of eviction or in conflict with their landlord will be helped through this activity.
	<b>Location Description</b>	City of Lancaster.
	<b>Planned Activities</b>	In 2021, the City of Lancaster will continue to support the Fair Housing Program. This program receives CDBG Administrative funds to address impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice. The program also provides services to landlords and tenants in relation to Fair Housing law and landlord/tenant issues.
<b>4</b>	<b>Project Name</b>	Critical Repair and Lead Hazard Reduction Admin (including Lead match)
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Maintain Affordable, Good Quality Housing
	<b>Needs Addressed</b>	Maintain Affordable, Good Quality Housing
	<b>Funding</b>	CDBG: \$40,000

<b>Description</b>	<p>This project will cover the administrative costs of the City Lead Hazard Reduction Program and Critical Repair Program. The Lead Hazard Reduction Program provides risk assessments and financial assistance to income -qualified homeowners and investor owners for the purpose of reducing or eliminating lead hazards. The work performed is determined by the results of the Risk Assessment and may include repairs to items such as doors, windows, and floors. Licensed and certified contractors will use interim controls and abatement methods when performing the work. The program does not make the property lead-free, instead the property will be considered leadsafe. The City of Lancaster will successfully make 710 housing units lead-safe over a 60 month period. The Healthy Homes Supplemental Funding requested will enable the City to address other health hazards; such as radon, mold, and tripping hazards; in 120 homes. 35 annually supported through CDBG. The Critical Repair program provides financial and technical assistance for the critical repairs of eligible, owner-occupied, single family housing units in the City of Lancaster. All financial assistance provided will be a deferred loan at 0% interest. Often times, eligible properties are identified through the Lead Hazard Reduction Program applicants. Housing and Neighborhood Revitalization Unit staff and/or a City Inspector inspect each property to determine the seriousness. All repairs need to be deemed as an emergency by the inspector. Types of repairs may include: water heaters, broken sewer pipes, non-operable furnaces, roof repair/replacement, structural problems, plumbing and/or, electrical.</p>
<b>Target Date</b>	7/1/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Around 10 rental and 10 homeowner households will be served with the critical repair and lead hazard reduction program services.
<b>Location Description</b>	City of Lancaster

	<b>Planned Activities</b>	<p>This project will cover the administrative costs of the City Lead Hazard Reduction Program and Critical Repair Program.</p> <p>The Lead Hazard Reduction Program provides risk assessments and financial assistance to income - qualified homeowners and investor owners for the purpose of reducing or eliminating lead hazards. The work performed is determined by the results of the Risk Assessment and may include repairs to items such as doors, windows, and floors. Licensed and certified contractors will use interim controls and abatement methods when performing the work. The program does not make the property lead-free, instead the property will be considered leadsafe. The City of Lancaster will successfully make 710 housing units lead-safe over a 60 month period. The Healthy Homes Supplemental Funding requested will enable the City to address other health hazards; such as radon, mold, and tripping hazards; in 120 homes. 35 annually supported through CDBG.</p> <p>The Critical Repair program provides financial and technical assistance for the critical repairs of eligible, owner-occupied, single family housing units in the City of Lancaster. All financial assistance provided will be a deferred loan at 0% interest. Often times, eligible properties are identified through the Lead Hazard Reduction Program applicants. Housing and Neighborhood Revitalization Unit staff and/or a City Inspector inspect each property to determine the seriousness. All repairs need to be deemed as an emergency by the inspector. Types of repairs may include: water heaters, broken sewer pipes, non-operable furnaces, roof repair/replacement, structural problems, plumbing and/or, electrical.</p>
5	<b>Project Name</b>	Housing Code Enforcement
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Maintain Affordable, Good Quality Housing
	<b>Needs Addressed</b>	Maintain Affordable, Good Quality Housing
	<b>Funding</b>	CDBG: \$358,000
	<b>Description</b>	The Code Enforcement Program improves the health and safety conditions in all city homes, prevents deterioration of the City's housing stock, and stops the spread of blight through proactive code enforcement.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Around 600 rental properties will see proactive code enforcement and be brought to a code enforcement standard through this program
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	The Code Enforcement Program improves the health and safety conditions in all city homes, prevents deterioration of the City's housing stock, and stops the spread of blight through proactive code enforcement.
6	<b>Project Name</b>	Affordable Housing Development Solutions
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities
	<b>Needs Addressed</b>	Increase Affordable Housing Opportunities
	<b>Funding</b>	CDBG: \$429,362
	<b>Description</b>	The City is committed to exploring and investing in opportunities to increase affordable housing for its community members. The City will be releasing an RFP seeking solutions that might include construction of new housing, housing counseling, homeownership assistance, and acquisition or rehab of existing housing for the purposes of increasing affordable housing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City will release an RFP that will bring clarity to the full extent of the scope of this project and likely impact.
	<b>Location Description</b>	City of Lancaster

	<b>Planned Activities</b>	The City is committed to exploring and investing in opportunities to increase affordable housing for its community members. The City will be releasing an RFP seeking solutions that might include construction of new housing, housing counseling, homeownership assistance, and acquisition or rehab of existing housing for the purposes of increasing affordable housing.
<b>7</b>	<b>Project Name</b>	Place-based Street Scape Improvement
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Promote Neighborhood Quality of Life
	<b>Needs Addressed</b>	Promote Neighborhood Quality of Life
	<b>Funding</b>	CDBG: \$225,000
	<b>Description</b>	In order for a neighborhood to sustain a strong quality of life for its residents, a well-rounded, resident-lead strategy must be developed to address the myriad of factors driving its success. The Street Improvement Program installs and repairs streets, street drains, storm drains, ADA curbs and gutter, tunnels, bridges, and traffic lights/signs in neighborhood where 51% or more of the residents are low or moderate income.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will likely serve an low and moderate income neighborhood of around 500 households.
	<b>Location Description</b>	City of Lancaster
<b>Planned Activities</b>	In order for a neighborhood to sustain a strong quality of life for its residents, a well-rounded, resident-lead strategy must be developed to address the myriad of factors driving its success. The Street Improvement Program installs and repairs streets, street drains, storm drains, ADA curbs and gutter, tunnels, bridges, and traffic lights/signs in neighborhood where 51% or more of the residents are low or moderate income.	
<b>8</b>	<b>Project Name</b>	Community Facilities Improvements

	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Promote Neighborhood Quality of Life
	<b>Needs Addressed</b>	Promote Neighborhood Quality of Life
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Public facilities play a large role in the quality of life of its surrounding residents. This activity will be for the rehabilitation of a facility that is designed to serve its neighborhood and that is used for social services.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will likely serve a neighborhood of around 500 households.
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	Public facilities play a large role in the quality of life of its surrounding residents. This activity will be for the rehabilitation of a facility that is designed to serve its neighborhood and that is used for social services.
<b>9</b>	<b>Project Name</b>	Public Service City Project Manager
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Promote Neighborhood Quality of Life
	<b>Needs Addressed</b>	Promote Neighborhood Quality of Life
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	This project is designed to support the Department of Neighborhood Engagement in their efforts to improve the quality of life for our community through collaboration and the development of well-rounded, resident-lead strategies.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will likely serve a community neighborhood of around 500 households.
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	This project is designed to support the Department of Neighborhood Engagement in their efforts to improve the quality of life for our community through collaboration and the development of well-rounded, resident-lead strategies.
<b>10</b>	<b>Project Name</b>	Neighborhood Crime Reduction through Police Social Worker Program
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Promote Neighborhood Quality of Life
	<b>Needs Addressed</b>	Promote Neighborhood Quality of Life
	<b>Funding</b>	CDBG: \$87,928
	<b>Description</b>	This project supports a community-oriented policing program aimed at preventing crime through engagement and connection.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will likely serve a neighborhood service area of around 500 households.
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	This project supports a community-oriented policing program aimed at preventing crime through engagement and connection.
<b>11</b>	<b>Project Name</b>	Small Business Development
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Expand Economic Opportunities

	<b>Needs Addressed</b>	Expand Economic Opportunities
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This project provides small business training, mentoring, loans and other technical assistance to lower-income men and women who wish to establish or expand micro-enterprise businesses.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will likely serve 20 small businesses ran by or started by low and moderate income city residents
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	This project provides small business training, mentoring, loans and other technical assistance to lower-income men and women who wish to establish or expand micro-enterprise businesses.
<b>12</b>	<b>Project Name</b>	Building Codes
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Expand Economic Opportunities
	<b>Needs Addressed</b>	Expand Economic Opportunities
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	This project provides opportunity to build economic opportunity within the community through the support of businesses who in turn provide job opportunities to community.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit households in low and moderate income neighborhoods.
	<b>Location Description</b>	City of Lancaster

	<b>Planned Activities</b>	This project provides opportunity to build economic opportunity within the community through the support of businesses who in turn provide job opportunities to community.
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

All funds will be used in the City of Lancaster. Projects that have direct beneficiaries will only serve low- and moderate-income households, while other programs will provide CDBG funds only in low- and moderate-income areas of the City.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
LANCASTER CITY	100

**Table 85 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Investing in the low- and moderate-income areas of the City is the highest priority to stabilize these neighborhoods. It is also imperative that low and moderate-income households receive assistance as to not increase their vulnerability.

### **Discussion**

N/A

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

N/A

**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**

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Lancaster County Coalition to End Homelessness (Lanc Co MyHome) continues to monitor the need of emergency and transitional housing. Emergency shelter that can be accessed by any family type is the highest priority to receive funding in 2021 because this is predicted to be the biggest area of need in the community due to the impending end to the Eviction Moratorium.

Current City Shelters include: TLC (overnight and day shelter), YWCA (overnight, for women), Women's Winter Shelter and St Mary's Church (overnight, operates during the winter months to help with overflow), and the Water Street Mission (overnight). Each shelter provider has plans in place to respond to emergency/urgent situations (such as COVID-19). Currently, they have ramped up cleaning of the facilities and have ensured that food is available to all individuals and families receiving services from the shelter. Service providers have moved as much as possible to virtual/phone calls/remote work. Along with the above-mentioned shelters, there are 28 other locations that offer food to those struggling with food insecurity.

**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**

In the 2019 program year, a new Rapid Rehousing approach was formalized where service providers will all be subject to a three month client timeline and focus on a solution-driven, exit strategy for their clients instead of sustaining the same clients for long periods of time. We believe that the skills and disciplines taught through the provision of services as well as the resources identified in the individual Housing Plan works to prevent formerly homeless persons from returning to homelessness. Self-sufficiency is the primary goal of the program. However, outcomes in 2019 and 2020 do not show outcome improvements. We are wary of the effects of CoVid-19 and hopeful this new strategy will change our outcomes for the 2021 year but are also meeting monthly as a body of service providers and funders to discuss bottlenecks and continue innovation.

The major hurdles include low turnover, landlord resistant to accepting clients, and low to zero income clients struggling with the three month deadline. The Lancaster County Continuum of Care meets with publicly funded institutions to ensure proper discharge planning. The Lancaster County Re-Entry Management Organization (RMO) focuses specifically on citizens returning from corrections institutions and programs. Hospitals, county behavioral health, RMO, housing and other various social service providers are represented at the various levels of the Continuum of Care, including its Homeless Service Provider Network (front-line staff), Continuum of Care Planning Committee (management level staff),

Leadership Board (upper management) and Executive Committee (sub-set of Leadership Board). City and County staff participate at all levels of the Continuum of Care.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions) or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The CoC works with the Lancaster County Children and Youth Agency (CYA) who established the Independent Living (IL) Unit to ensure that youth aging out of foster care are not discharged into homelessness. The IL Unit offers education and supportive services for ages 16-21. Staff members facilitate weekly groups about daily living skills such as budgeting, employment, and cooking; including an advanced group to address specific needs of older IL youth. Community volunteers mentor youth for ongoing support as they access independent housing.

Housing types included independent residences, resource homes, residential settings, and specifically developed IL programs with private community providers. Services provided as they exit care included assistance locating and maintaining housing and job search assistance. The aftercare specialist IL Coordinator locates housing through a number of strategies including identifying resources the youth already have, local affordable housing projects (HDC & Community Basics) and relationships with landlords and realtors. A financial assistance program assists youth in paying for housing until they build savings and maintain a budget. Collaborative stakeholders include Administration of PA Courts, CYA, Guardians Ad Litem, and OCYF, Boys Club and local housing providers. In addition, the City and County heavily funded the Eviction Prevention Network in 2020 through the use of CDBG-CV dollars. This program has worked to prevent homelessness and eviction due to the impact of CoVid-19. It is assumed that their work will continue.

## **Discussion**

N/A

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The City's Critical Repair Program and Lead Hazard Control Program both focus on maintaining stable, affordable and quality housing for households under 80% AMI. The City's Code Enforcement and Building Code Program ensures the maintenance of housing throughout the City, focusing on monitoring and promoting necessary rehabilitation for our rental housing community. The City has also worked with local agencies to obtain State grant funds to administer façade repair programs and works with SACA Development Corp. (a qualified CHDO) in their development of affordable housing, particularly in the South East area of Lancaster City, which has a concentration of minority and low-income households. We are further looking to partner with other qualified CHDO to explore opportunities to increase affordable housing opportunities for low and moderate income, underserved community members.

Other actions that will continue during the 2021 program year to address the obstacles to meeting the underserved needs include:

- Lead Paint Hazard Reduction for units in the highest need census tracts in the City,
- Partners administer a first-time homebuyer programs are administered to help make housing affordable,
- Fair Housing program provided education and mediated issues between landlords and tenants,
- Substandard living conditions have been removed to provide suitable living environments for our rental community, and
- Public service activities have been undertaken, including the housing and police social worker positions and neighborhood based public facility and infrastructure improvements in neighborhoods identified as having high service needs.

These programs enhance the livability of the property and provide vulnerable residents with an affordable method to stay in a stable, healthy environment.

#### **Actions planned to foster and maintain affordable housing**

The cost of preserving existing units as affordable often is less than the cost of creating a newly constructed affordable unit. Preserving quality among our affordable housing stock promotes housing stability for its residents. Both of these factors make preservation a cost-effective strategy when grappling with the need for quality affordable housing in our community.

Our community has an aging housing stock and is starting to see the effects of climate change. Without attention to property condition, residents are at risk of lead poisoning and other conditions that may

effect their health. They are also at risk of displacement. Maintenance of affordable housing will be carried out through the Administration of the City's housing code enforcement program, critical repair program, and city lead program.

Additionally, the community has cried out their need for increased affordable housing for our low- and moderate-income households. According to the US Census (ACS 5-Year Estimate 2015 - 2019) an estimated 1,868 (or 19.47% of) Lancaster City homeowners and an estimated 5,805 (or 46.45% of) Lancaster City renters are housing cost burdened.

The City is also committed to exploring and investing in opportunities to increase affordable housing for its community members. Solutions might include construction of new housing, housing counseling, homeownership assistance, and acquisition or rehab of existing housing for the purposes of increasing affordable housing. The Goal Outcome Indicators and Funding Allocations may shift and change as the City's team better learn the need and develop a strategy.

### **Actions planned to reduce lead-based paint hazards**

The City of Lancaster administers a Lead-Based Paint program that can assist eligible homeowners with reducing and/or abating lead hazards in their properties. This program has also been expanded to include rental properties. The City of Lancaster was a recipient of Lawrence County, PA, who received Lead-Based Paint Hazard control funds from HUD. Additionally, the City was recently awarded 9.7 million dollars in Lead Hazard Reduction and Health Homes dollars, complemented with matching CDBG funds that over the course of five years will remediate lead hazards for 710 units in the highest need census tracts in the City of Lancaster. These funds allowed the City to address lead paint hazards in eligible properties. CDBG funds have and will be used as a match for these grants.

### **Actions planned to reduce the number of poverty-level families**

In 2016, the Mayor's Commission to Combat Poverty released One Good Job, A Strategic Plan to Cut Poverty in Half in Lancaster City by 2032. The plan includes recommendations in four areas: Workforce, Education, Housing and Community.

Households facing housing cost burdens often prioritize certain basic necessities over others; tradeoffs might include monthly rent or mortgage payments, food, health care, and transportation. These tradeoffs impact the health, stability, and future of our community members.

The City will continue its work to address housing issues for low and moderate-income families by funding programs that sustain affordable housing in good condition and increase affordable housing.

Finally, the City works with several community-wide initiatives including the Poverty Commission, which comprises of various social service agency leaders and community leaders. This commission, through four working groups, will continue to ideate plans to address poverty in Lancaster City.

## **Actions planned to develop institutional structure**

The Department of Community Planning and Economic Development (CPED) assists with many efforts to overcome gaps in the institutional structure of the service delivery system in the City. The City recognizes that challenges with the institutional structure must be resolved through a collaborative approach across all community stakeholders. Coalitions, partnerships, and networks that facilitate the exchange of information and ideas will continue to be enhanced across all sectors of the community.

During 2021, CPED representatives will belong to a variety of committees and boards. This involvement helps the City to understand its role and responsibilities. These collaborative include partners found in SP-40 (Institutional Delivery Structure) portion of the City's Consolidated 5-Year Action Plan plan.

From 2021 - 2025, the City will continue to seek to achieve the following goals regarding Lancaster's institutional structure:

1. Strengthen existing public/private partnerships and create new ones to implement programs and deliver services of all types.
2. Promote citizen participation as the cornerstone of every planning process.
3. Create interactive community information systems at the city and neighborhood levels.
4. Create community indicators and benchmarking programs to measure the success of public and private programs and policies.
5. Provide public education and encourage public awareness regarding issues that affect all City residents, but primarily person of low and very low income.
6. Customize housing information and technical assistance.
7. Maximize existing City programs that provide homeownership and rental assistance.
8. Support advocacy and planning activities with organizations whose primary mission relates to the provision of housing for low- and very low-income households.

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

City employees sit on various boards and committees whose memberships provide a network that spans private housing and social service agencies – such as Lancaster Housing Opportunity Partnership, Lancaster County Behavioral Health and Development Services, Lancaster County Refugee and Immigrant Coalition, and the Lancaster County Coalition to End Homelessness (Lanc Co MyHome). The City is also involved with the Spanish American Civic Association, which develops housing for low and moderate-income households. SACA also provides social services to seniors and others in the community and operates a workforce training facility.

One Coalition in particular, the Lanc Co MyHome, has made significant strides in enhancing coordination between community stakeholders. The Coalition is made up of a variety of social service, faith-based, mental health providers and housing agencies. While the main goal of the coalition is focused on ending homelessness, housing plays a key part in executing that goal. The coalition also allows for partnerships to be built and networking to be done between various agencies.

In 2019, the City was named a Welcoming City through Welcoming America thanks to the coordination of public and private housing and social service agencies who work to build a collective strategy/approach to serving new Americans in our community. Thanks to the work of the Lancaster County Refugee and Immigrant Coalition (LCRIC), the coalition of social service agencies have formalized a community wide plan into a single. The City will continue to support this effort.

## **Discussion**

In 2021, the City of Lancaster will continue to support the Fair Housing Program. This program receives CDBG Administrative funds to address impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice. The program also provides services to landlords and tenants in relation to Fair Housing law and landlord/tenant issues.

The City continued to address ADA accessibility by installing ADA curb cuts during 2020 and 2021, per the City's ADA Improvement Plan. The City's HOME funded Homeowner Rehabilitation Program also made accessibility modifications to homes when appropriate.

The City will also continue to ensure meaningful access to programs and activities by Limited English Proficient (LEP) persons. In 2019, the City of Lancaster implemented its Language Access Plan and hired its first-ever Language Access Coordinator to ensure the implementation and regulation of the Language Access Plan (attached). Federally funded programs carried out by the City (Critical Repair Program and the Lead Hazard Control Program) have documents and information available in both English and Spanish.

The City will continue to work regularly with the Spanish American Civic Association (SACA) which provides services to the Hispanic community. SACA is also a Community Housing Development Organization and has received HOME funding to create and renovate affordable housing units. LHOP also offers first-time homebuyer classes and a down payment assistance program. Documents and classes are available in both English and Spanish.

The City of Lancaster submitted a joint 2021 – 2025 Consolidated Plan with the County of Lancaster as the City and County are part of a consortium of the HOME Investment Partnership Program. Please view the County's 2021 Annual Action Plan for a comprehensive understanding of how the Lancaster community is addressing the identified *Impediments to Fair Housing (2021)*.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.97%

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

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

See Attachment - Standards and Policies.

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

Since September 2013, the Community Homeless Assessment and Referral Team, known as CHART, has been the serving as the coordinated assessment system, which serves those experiencing homelessness and at imminent risk of homelessness in Lancaster County.

All calls originate from the United Way's 211 system, which conducts a pre-screening. Households experiencing or at imminent risk of homelessness are then connect to CHART, who performs an assessment and make appropriate referrals to shelter, rapid rehousing programs or diverts the client from shelter if possible. CHART will conduct a VI-SPDAT for any household that has not self-resolved within 10 days of entering the system. The VI-SPDAT is the priority tool used by Lancaster to gain entry into a Permanent Supportive Housing program, or be referred to a rapid rehousing program (these referrals are prioritized based on the VI-SPDAT).

8. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Lancaster continues to partner with the Lancaster County Housing & Redevelopment Authorities, the United Way of Lancaster and the Lancaster Coalition to End Homelessness in a joint application process. All these agencies provide funds for homeless services in Lancaster. A single application was created to access all these funds. The Lanc Co MyHome Governance Board Funding Committee reviews and scores grant applications and makes funding recommendations. The City and other partners work together to identify the most efficient and effective use of funds. Lancaster City Council will make an approval of all grants awarded using City ESG funds through the Annual Action Plan process.

This process has been well-received by partner agencies. Agencies that apply for funding are offered the opportunity to comment and make recommendations on the process. Recommendations made are often integrated into process upgrades from one year to the next.

9. 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.

Formerly homeless individuals (both HUD defined and non-HUD-defined) serve in leadership roles in the CoC and participate in policy and funding decisions. Said individuals sit on the Lanc Co MyHome Governance Board.

10. Describe performance standards for evaluating ESG.

These are the outcomes that will be measured by your program:

- 56% of clients access mainstream services (1 or more)
- 100% HMIS data accuracy (no missing or null data)
- Less than 5% of exits unknown
- Decrease length of stay in shelter (last year and current year)
- 80% of exits to permanent housing
- 80% of clients that moved into permanent housing remained in housing for at least 9 months
- 20% of clients increased earned income at exit than at entry
- 70% of exits do not return to homelessness in 12 months for emergency shelter programs
- 85% of exits do not return to homelessness in 12 months for rapid rehousing programs

**Discussion**

## Appendix - Alternate/Local Data Sources

<p><b>1</b></p>	<p><b>Data Source Name</b> Homeless Management Info Systems APR Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> All federally funded organizations in our homeless services network chart their cases in Lancaster County's Homeless Management Information System - Caseworthy.</p>
	<p><b>Provide a brief summary of the data set.</b> The APR report drawn from HMIS Caseworthy draws information from all shelter based organizations within the City: Clare House Transitional Housing, Tabor Emergency Shelter, Tabor Rapid ReHousing - STIL, Tabor Transitional Housing-Jubilee House, YWCA Transitional Housing, Tabor Transitional Housing-TLC, Water Street Emergency Shelter-WES, YWCA Emergency Shelter, Water Street Transitional Housing-Men's, Water Street Emergency Shelter-CES, Tabor Permanent Housing-Market View Apts, YWCA Permanent Housing, LC Food Hub Emergency Shelter, Tabor Permanent Housing-Hearthside, Water Street Transitional Housing-Women's, Tabor CHART Hotel Stays, Tabor TH-Veteran Victory House, Tabor Community Housing Solutions, DVS- Shelter, DVS- Bridge Housing, Tabor Permanent Housing-Hearthside 2, Clare House After Care Program, Drop in Center, Ebenezer Shelter, COVID-19 Hotel</p>
	<p><b>What was the purpose for developing this data set?</b> This report allows the City to diagnose the characteristics of those served with emergency shelter from year to year (2018, 2019, and 2020)</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Data in this particular report is concentrated by year and by organizations that are located in the City of Lancaster. HMIS Caseworthy serves across years and all organizations within the Continuum of Care boundaries.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Three data sets were drawn - one covering January 1st, 2018 to December 31st, 2018, one covering January 1st, 2019 to December 31st 2019, and one covering January 1st, 2020 to December 31st 2020.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> The status of this report is considered complete for the years outlined above.</p>
<p><b>2</b></p>	<p><b>Data Source Name</b> Point in Time Count</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>This survey data was facilitated by Lancaster City/County's Continuum of Care - Lanc Co MyHome.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. Continuums of Care also must conduct a <b>count</b> of unsheltered people experiencing homelessness every year.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>A Point-in-Time (PiT) Count is a strategy to help determine the extent of homelessness in a community on a given night, or at a single point in time. A PiT Count allows a community to better understand the nature and extent of homelessness and the characteristics of the homeless population.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>We have annual PIT reports for Lancaster County from 2016 - 2019</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>This is a Lancaster County wide survey.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Characteristics noted include race, ethnicity, household type, age, sex, and type of homelessness experienced.</p>
3	<p><b>Data Source Name</b></p> <p>HUD 2019 CofC Housing Inventory Count (HIC) Report</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p><b>Provide a brief summary of the data set.</b></p> <p>CoCs were instructed to collect data for a point-in-time during the last week of January 2019. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded).</p> <p><b>What was the purpose for developing this data set?</b></p> <p>This report is based on information provided to HUD by the Lancaster County Continuums of Care in the 2019 Continuum of Care application.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>CoCs were instructed to collect data for a point-in-time during the last week of January 2019. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). The data is also County-wide</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Point in Time - January 2019</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>Community Priority Poll</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Lancaster</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The City of Lancaster released a community poll for city residents on it's engagement website (<a href="https://engage.cityoflanasterpa.com/en/projects/community-dollars">https://engage.cityoflanasterpa.com/en/projects/community-dollars</a>) that posed the following questions:</p> <ol style="list-style-type: none"> <li>1. When you think about the housing needs in your community, what needs stand out as a priority?</li> <li>2. When you think about the needs of your community members struggling with homelessness, what needs stand out as a priority?</li> <li>3. When you think about the public service needs of your community, what needs stand out as a priority?</li> <li>4. When you think about the businesses, parks, and other community spaces, what needs stand out as a priority?</li> <li>5. What category is your top community priority tied to?</li> </ol> <p><b>What was the purpose for developing this data set?</b></p> <p>During a time of CoVid, we wanted to develop a socially distanced, safe mechanism for the community to contribute input to the plan.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2021</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Online poll. Total of 322 participants.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>City of Lancaster residents. Population estimate is 59,433</p>

**Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**

.5% of city of Lancaster residents.