

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan details the goals and objectives to be achieved and the activities to be funded using monies provided to the County of Lancaster, Pennsylvania by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG) Program. Combined, the CDBG, HOME, and ESG programs will help Lancaster County channel approximately \$5.3 million into infrastructure, the preservation and creation of affordable housing, and public facilities and services to benefit low- and moderate-income communities and residents during fiscal year 2022.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

The following activities will be prioritized for support by CDBG, HOME, and ESG funds during 2022:

- 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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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, through improved availability or accessibility, affordability, and sustainability. With citizen feedback to determine goals and objectives, as part of the development of the 2021-2025 Consolidated Plan, and success in year one of the Consolidated Plan, the Redevelopment Authority will continue these projects and activities to meet the outlined goals and objectives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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 public improvement projects, the citizen-based process uses a steering committee of municipal officials, both elected and appointed, as well as municipal staff, and engaged citizens to rank the projects based on the goals and objectives identified in the applicable Consolidated Plan. The committee then uses these rankings to make recommendations on funding for activities. The process for the review of multi-family affordable projects is similar, a committee is called together for project review when needed. Committee members have backgrounds in economic and community development, housing development, as well as expertise in municipal planning and zoning. For public service dollars devoted to homeless services, the Board of the Lancaster County Coalition to End Homelessness makes funding recommendations.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Lancaster County published advertisement for a comment period on June 26, 2022 to notify citizens of Lancaster County citizens that the draft Annual Action Plan was available for review and public

comment. A public meeting was held on Tuesday, July 26, 2022 at 3:00 to offer a public forum for comment, this meeting was scheduled to proceed the regularly scheduled board meetings of the Redevelopment Authority to encourage public comment on the plan. No public comment was received in person, or via email or telephone call.

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

There was no public comment made on the plan, and therefore no public comments or views excluded from the plan.

7. Summary

Lancaster County's 2022 Annual Action Plan clearly presents projects, programs, and activities, that align with the goals and objectives stated in the Consolidated Plan, which are to be funded during 2022 with federal dollars. Lancaster County welcomes and encourages public comment on the Plan.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 Part 92.101 Consortia. 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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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Redevelopment Authority of the County of Lancaster, on behalf of Lancaster County, consulted with many agencies, municipalities, housing developers, nonprofits, and service providers during the development of the Fiscal Year 2022 Annual Action 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 Lancaster County Redevelopment Authority is a member of the Lancaster County Homelessness Coalition (LanCoMyHome). LanCoMyHome is comprised of over 100 partners representing faith-based organizations, housing providers, private and governmental health providers, mental health providers, and social services providers. Redevelopment Authority staff are active participants in the LanCoMyHome; The groups and committees 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 the housing needs of Lancaster County residents.

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 for the Counties Continuum of Care, the Office of the Lancaster County Homelessness Coalition (LanCoMyHome) is now housed by the Lancaster County Redevelopment Authority's Department of Human Services. The Redevelopment Authority's Board of Directors acts as the Board for LanCoMyHome. Staff of the Redevelopment Authority serve on the Funders Group for the coalition. The Funders Group supports the Board by providing pertinent information related to the need of persons experiencing homelessness and those at risk of homelessness. The Funders Group also oversees policies concerning homeless services to achieve maximum efficiency in service delivery. A staff member also serves on the LanCoMyHome Executive Committee which provides relevant information on the issues affecting persons experiencing homelessness and strengthens homeless service 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Redevelopment Authority, LanCoMyHome , the City of Lancaster, and the United Way agreed to create a pool of funds for homeless services in Lancaster County. Funds are accessed through a joint application and allocation process. The Board of the Redevelopment Authority now serves as the LanCoMyHome Governance Board and approves performance standards to be used to evaluate applications. The Governance Board also reviews and makes recommendations on the allocation of funding for programs. The Funder's Group made specific allocations across funding streams for each respective Boards' approval. The funding streams include: the County's Community Development Block Grant (CDBG) funds for a portion of the public service funds, the County and City's ESG allocation, the United Way's funds devoted to homeless services, and the County's Homeless Assistance Program (HAP) funds administered by LanCoMyHome .

The monitoring process for ESG projects and activities is completed in coordination with LanCoMyHome . LanCoMyHome shares HMIS data on achievement outcomes per local performance standards, and administers Lancaster's HMIS using a program called Empower Lancaster (CaseWorthy). The Redevelopment Authority also shares information collected as part of the monitoring process for each project and activity funded with ESG.

LanCoMyHome participates within the Funders Group as the HMIS Advisory Board. This Board develops funding, policies, and procedures for the operation and administration of HMIS. A Redevelopment Authority staff member is a member of the Funders Group.

An in-person consultation with LanCoMyHome staff identified improved information sharing as well enhanced communication to be two of the main areas for improved coordination between the staff of the Redevelopment Authority and LanCoMyHome.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LANCASTER COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lancaster County Housing Authority was consulted via an in person meeting. During the consultation we discussed the need for additional affordable housing in Lancaster County, the Housing Choice Voucher program, the ongoing Emergency Rental Assistance program that is overseen by the Housing Authority, and challenges faced by the authority in the past year. There was discussion of future coordination between the Housing Authority providing Project Based Vouchers to projects funded using HOME dollars, as well as increased internal collaboration around shared employees and resources.
2	Agency/Group/Organization	Economic Development Company of Lancaster County
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Economic Development Company was consulted through a virtual meeting platform. There is potential area for future collaboration regarding broadband infrastructure implementation in low- and moderate-income areas of Lancaster County.

3	Agency/Group/Organization	Tenfold
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Homelessness Strategy Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tenfold was consulted in person. During the consultation the areas of fair housing, community development funding, homelessness, and funding for first time homebuyers was discussed. We identified fair housing education and first time homebuyer programs as areas for improved coordination between our organizations.

4	Agency/Group/Organization	United Way of Lancaster County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way and 211 were consulted via a virtual meeting. During this meeting the 211/United Way team made it clear that they believe the 211 system can be better utilized as a information and referral system for programs outside of the scope of homelessness services. The 211 staff also staff also stated that they have the ability to perform the intake for the CHART program for homelessness services which could reduce the burden on other service providers. The United Way also sees a need for emergency hotel placement for families who are experiencing homelessness over the weekend until they can be assessed for placement in a family shelter space, and overall county-wide access to a non-faith-based shelter is an important need for households experiencing homelessness.
5	Agency/Group/Organization	COMMUNITY ACTION Partnership (CAP)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The staff of the Community Action Partnership was consulted via a virtual meeting. Staff of CAP stated that coordination between their organization and the redevelopment authority is steady, and that the CoC has increased collaboration with CAP to increase CAP's involvement in the homelessness services system. CAP staff worry about what the system will look like once the pandemic era funding for rental assistance is fully expended, but rental rates remain high and unaffordable for many households without an increase in wages or expansion of available affordable housing.
6	Agency/Group/Organization	YWCA Lancaster
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YWCA was consulted virtually. Staff of the YWCA identified education around available programs and services for both YWCA clients and staff as an area where improved coordination is needed. As well as increased collaboration around community engagement and initiatives

7	Agency/Group/Organization	Lancaster General Health
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff of the Lancaster General Health/Penn Medicine Community Health Department were consulted through a video meeting. Staff members work for the existing Lead Free Families and recently funded Healthy Homes programs offered by the hospital. The Redevelopment Authority works closely with the Lead program to make referrals for clients who have lead in their homes and are going through the authority's home repair program, Penn Medicine staff will also make referrals for clients who have the need for safety and security repairs. Increased collaboration is expected once the Healthy Homes program is accepting applications.
8	Agency/Group/Organization	City of Lancaster
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lancaster was consulted virtually. The City and Redevelopment Authority anticipate that collaboration on HOME Funding application and award will be continued due to the success of previous joint application rounds. Room for improvement around sharing data and information on CDBG programming. Despite the City not receiving an ESG allocation for Fiscal Year 2022 involvement of City staff on ESG funding decisions is still anticipated.
9	Agency/Group/Organization	Manheim Borough
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The borough was consulted via a virtual meeting with the borough manager. The anticipated outcome of this consultation is that there will be more of a concerted effort from the Redevelopment Authority staff to educate municipal officials on the programming the authority offers, as well as the impacts of these programs on the health and safety of their communities.
10	Agency/Group/Organization	Lancaster County Planning Commission
	Agency/Group/Organization Type	Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of the Lancaster County Planning Department and Redevelopment Authority staff met in person to discuss challenges for the county and areas for improved coordination. Education and outreach were identified as the two areas where improved coordination is most needed. The Redevelopment Authority plans to engage with the County Planning to develop education around affordable housing, zoning and code enforcement, and infrastructure maintenance and improvement.
11	Agency/Group/Organization	Lancaster County Workforce Investment Board
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff of the Lancaster County Workforce Investment Board were consulted virtually. The consultation identified collaboration and outreach to be areas for improved coordination. Workforce Board staff shared information with staff of the Redevelopment Authority regarding the Workforce Innovation and Opportunity Act Local Area Plan 2021-2024 for Lancaster County to target geographic areas with high levels of poverty for collaboration. Board staff noted that a Community Hub space would be valuable for providing information to and engaging with shared clients.
12	Agency/Group/Organization	Lancaster County Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff of the Redevelopment Authority met with staff of the Office of the Homelessness Coalition for Lancaster County in person to discuss areas of improved coordination. The Office of the Homelessness Coalition was moved to the umbrella of the Lancaster County Redevelopment Authority in early 2022. Since that time there has been work to understand the mission of the Homelessness Coalition and function of the coalition as a whole. Overall coordination can be improved in the areas of funding and issuance of requests for proposals to support organizations providing homelessness services.
13	Agency/Group/Organization	Lancaster County Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meet with the Director and Health Preparedness Coordinator about housing constraints and supply of housing. Developed communication for addressing displacement of residents due to fires, natural disasters and other events.
14	Agency/Group/Organization	Lancaster Clean Water Partners
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources
	What section of the Plan was addressed by Consultation?	Clean Water

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meet with Director of Strategic Partnerships and Programs to discuss their funding and projects for the coming year, including the use of ARPA funding. Information about CDBG funding and projects that address storm water and I&I for sewer projects has been added to the Partner Inventory and Watershed Mapping Tool.
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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 Coalition to End Homelessness	The goals of the strategic plan are fully aligned with the Continuum of Care plan.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Lancaster County has a Citizen Participation Plan that prioritizes public involvement in the decision-making processes in the planning, award, and use of, HUD provided federal funding including HOME, CDBG, and ESG. This plan relies on citizen-based review panels to make funding recommendations to the Lancaster County Board of Commissioners. For public improvement projects, the citizen-based process uses a steering committee of municipal officials and interested citizens to rank the projects for funding. For public service dollars devoted to homeless services, the Steering Committee of the Lancaster County Homelessness Coalition makes funding recommendations. 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 made up of a representative from the Economic Development Company, an individual with prior experience as an affordable housing developer, a representative from the County Planning Department, two Redevelopment Authority Board members, a member of City of Lancaster staff and Redevelopment Authority staff.

As part of the Citizen Participation Plan all citizen residents of Lancaster County have the right to submit opinions and proposals regarding programming. The Annual Action Plan process uses a period of 30 days to allow for ample time for public comments, as well as a public meeting at which time staff will give a high level summary of the plan and allow for public feedback and questions. The public hearing is held immediately prior to the Redevelopment Authority's Board Meeting to encourage public attendance and engagement. Each of these mechanisms are advertised publicly in the county's general circulation newspaper. Paper copies of the plan are made available for review at the office of the Redevelopment Authority, County Planning Department, County Commissioners' office, as well as the Lancaster Library Branch. A digital copy of the plan is also published on the Redevelopment Authority's website for public download and review, and digital notice is published on the social media platforms for the Authority. Additionally, during the development of the 5 Year Consolidated Plan a digital survey was used to solicit feedback from the public regarding funding priorities and goals. This survey received over 300 responses and the Consolidated Plan is used to inform each of the Annual Action Plans developed in the 5 Year time period.

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 public attended the public meeting held on Tuesday, July 26, 2022, at 3:00 pm at the offices of the Redevelopment Authority	No comments were received	Not applicable	
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments or responses were received via phone, email, mail, or other communication for the plan	Not applicable	Not applicable	
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments or responses were received via phone, email, mail, or other communication for the plan	Not applicable	Not applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Lancaster County will have available \$6,674,496.34 in funding for fiscal year 2022. This funding includes CDBG, HOME, and ESG Entitlement funds, prior year funds, and generated program income. Additionally, to prevent, prepare for, or respond to COVID-19, Lancaster County has an additional \$1,986,023.64 in CDBG-CV1 and CDBG-CV3, and \$6,788,511 in HOME-ARP funds available for allocation.

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	2,940,167	0	400,000	3,340,167	8,973,557	CDBG funds will be used for owner-occupied housing activities, renter-occupied housing activities, public facility and infrastructure improvements, borough revitalization, public services, administration and planning.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,162,498	0	0	2,162,498	5,331,038	HOME funds will be used for County and City owner-occupied housing activities, renter-occupied housing activities, administration and planning.

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	254,058	0	0	254,058	745,710	ESG funds will be used for emergency shelter operations, rapid rehousing activities, financial assistance and administration.

Table 2 - 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 requires that applicants for CDBG funded programs provide matching funds via federal, state, private and/or local funding sources during the various programs Request for Proposal (RFP) and/or Application processes. 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 totaling 20% of the project's final cost. 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 funding award process. In the CDBG funded Home Repair Program we partner with other organizations such as Penn Medicine or United Disability Services to leverage available funding for specific repair areas such as lead remediation, Healthy Homes standards activities, and accessibility

improvements. The Homeowner Assistance Program which assists qualifying low- and moderate-income homeowners to make municipally mandated improvements such as sidewalk repairs covers 50% of the cost of the activity up to \$3,500 dollars, the homeowner covers the other 50% of the project costs. For CDBG funded Rental Rehabilitation program projects CDBG funds are awarded up to \$25,000 per unit maximum, up to 60% of the total project cost. The property owner is responsible for the remaining project cost for the rehabilitation.

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.

Matching funds for HOME program are usually obtained through partnerships with affordable housing developers; however, the County may access the local Affordable Housing Trust fund if additional matching funds are needed. Many of the HOME projects funded in Lancaster County have also received Low Income Housing Tax Credits through the Pennsylvania Housing Finance Agency.

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

Lancaster County has no publicly owned land or properties that may be used to address needs identified in the plan.

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	Create Affordable Rental Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Production of New Units	HOME: \$1,896,250	Rental units constructed: 20 Household Housing Unit
2	Create Affordable Owner Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Acquisition of Existing Units	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Rehabilitate Existing Renter Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Rehabilitation of Units	CDBG: \$211,109	Rental units rehabilitated: 10 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

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 Rivertowns	Affordable Housing - Acquisition of Existing Units	CDBG: \$450,000	Rental units rehabilitated: 8 Household Housing Unit Buildings Demolished: 0 Buildings Other: 3 Other
6	Water, Sewer, and Neighborhood Street Improvements	2021	2025	Non-Housing Community Development	County of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
7	Public Facilities	2021	2025	Non-Housing Community Development	County of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
8	Support Housing Services	2021	2025	Homeless Non-Homeless Special Needs	County of Lancaster	Public Services - Housing and Homelessness	CDBG: \$441,025	Public service activities for Low/Moderate Income Housing Benefit: 600 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 225 Persons Assisted
9	Support Rapid Rehousing Services	2021	2025	Homeless	County of Lancaster	Support Homeless Services	ESG: \$110,771	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Assist Emergency Shelter Activities	2021	2025	Homeless	County of Lancaster City of Lancaster	Support Homeless Services	ESG: \$124,233	Homeless Person Overnight Shelter: 225 Persons Assisted
11	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: \$588,033 HOME: \$216,248 ESG: \$19,054	Other: 0 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Create Affordable Rental Units
	Goal Description	
2	Goal Name	Create Affordable Owner Units
	Goal Description	
3	Goal Name	Rehabilitate Existing Renter Units
	Goal Description	
4	Goal Name	Rehabilitate Existing Owner Units
	Goal Description	
5	Goal Name	Reduce the Number of Blighted Properties
	Goal Description	
6	Goal Name	Water, Sewer, and Neighborhood Street Improvements
	Goal Description	
7	Goal Name	Public Facilities
	Goal Description	
8	Goal Name	Support Housing Services
	Goal Description	
9	Goal Name	Support Rapid Re-housing Services
	Goal Description	

10	Goal Name	Assist Emergency Shelter Activities
	Goal Description	
11	Goal Name	Administrative Costs
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

CDBG, HOME, and ESG funds will be directed to do the following projects in Fiscal Year 2022, these amounts include the FY 2022 Award as well as program income and prior year resources.

#	Project Name
1	Administration
2	Public Facilities and Infrastructure
3	Owner Occupied Housing Activities - County
4	Owner Occupied Housing Activities - City
5	Renter Occupied Housing Activities - County
6	Renter Occupied Housing Activities - City
7	Support Housing Services
8	Homeless Services
9	Rehab Acquisition

Table 4 – Project Information

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

The greatest obstacle to meeting underserved needs for low-and moderate-income residents is the diminishing resources at the federal, state, and local levels. 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

1	Project Name	Administration
	Target Area	County of Lancaster City of Lancaster Rivertowns
	Goals Supported	Administrative Costs
	Needs Addressed	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
	Funding	CDBG: \$588,033 HOME: \$216,248 ESG: \$19,054
	Description	
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administrative support of activities
2	Project Name	Public Facilities and Infrastructure
	Target Area	County of Lancaster Rivertowns
	Goals Supported	Water, Sewer, and Neighborhood Street Improvements Public Facilities
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$1,200,000
	Description	
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4000 low- and moderate income families

	Location Description	Varous addresses throughout Lancaster County
	Planned Activities	Public facility and neighborhood street, sewer and water infrastructure improvements
3	Project Name	Owner Occupied Housing Activities - County
	Target Area	County of Lancaster City of Lancaster Rivertowns
	Goals Supported	Create Affordable Owner Units Rehabilitate Existing Owner Units
	Needs Addressed	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units
	Funding	CDBG: \$450,000 HOME: \$50,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	HOME funds will be targeted toward assisting 10 first time low- and moderate-households purchase owner-occupied units. CDBG will be utilized to assist approximately 20 households with home rehabilitation needs.
	Location Description	County-wide
	Planned Activities	First-time homebuyer financial assistance, owner-occupied housing rehabilitation
4	Project Name	Owner Occupied Housing Activities - City
	Target Area	City of Lancaster
	Goals Supported	Create Affordable Owner Units
	Needs Addressed	Affordable Housing - Production of New Units
	Funding	:
	Description	
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	N/A

	Planned Activities	No planned activities
5	Project Name	Renter Occupied Housing Activities - County
	Target Area	County of Lancaster Rivertowns
	Goals Supported	Create Affordable Rental Units Rehabilitate Existing Renter Units
	Needs Addressed	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units
	Funding	CDBG: \$211,109 HOME: \$1,352,529
	Description	
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	33 low- and moderate-income households
	Location Description	Lancaster County
	Planned Activities	Rehabilitation of existing rental units, and creation of new affordable rental units including for CHDO eligible projects.
6	Project Name	Renter Occupied Housing Activities - City
	Target Area	City of Lancaster
	Goals Supported	Create Affordable Rental Units
	Needs Addressed	Affordable Housing - Production of New Units
	Funding	HOME: \$543,721
	Description	
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 low- and moderate-income families
	Location Description	City of Lancaster
	Planned Activities	Creation of new affordable rental units
7	Project Name	Support Housing Services

	Target Area	County of Lancaster City of Lancaster Rivertowns
	Goals Supported	Support Housing Services Support Rapid Re-housing Services Assist Emergency Shelter Activities
	Needs Addressed	Public Services - Housing and Homelessness
	Funding	CDBG: \$441,025
	Description	
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	275 currently homeless households, and 600 low- and moderate-income or currently unhoused persons
	Location Description	County-wide
	Planned Activities	Public services, TBRA/Rapid Rehousing, and Overnight Shelter Support
8	Project Name	Homeless Services
	Target Area	County of Lancaster City of Lancaster Rivertowns
	Goals Supported	Support Rapid Re-housing Services Assist Emergency Shelter Activities
	Needs Addressed	Support Homeless Services
	Funding	ESG: \$235,004
	Description	
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	425 Currently Homeless Households
	Location Description	County-wide
	Planned Activities	Assist emergency shelter activities and support rapid re-housing services
9	Project Name	Rehab Acquisition

Target Area	County of Lancaster Rivertowns
Goals Supported	Reduce the Number of Blighted Properties
Needs Addressed	Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units
Funding	CDBG: \$450,000
Description	
Target Date	8/31/2024
Estimate the number and type of families that will benefit from the proposed activities	8 low- and moderate-income renter households
Location Description	Lancaster County
Planned Activities	Acquisition and rehabilitation of blighted or substandard rental housing

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 the ACS 2011 - 2015 Low- and Moderate-Income Summary data there are 326 total Census Block Groups in Lancaster County. Of these, 112 Block Groups meet the low- and moderate-income exception criteria of 46.74% established for Lancaster County, and would therefore qualify to use Community Development Block Grant (CDBG) funds for public improvement projects. Public Improvements projects will be located throughout the County of Lancaster and will be determined through a competitive Request for Proposals (RFP) process. Public Facilities which serve eligible Low- and Moderate-Income Limited Clientele are also eligible to apply for CDBG funds through Public Improvements program competitive RFP process. Rehabilitation programs that are funded with CDBG dollars are offered to low-and moderate-income homeowners, or to rental properties with income eligible tenants, on a county-wide basis.

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 the HEARTH Act by working toward ending homelessness through diversion, shelter, and rapid re-housing. Some of these service providers are located in Lancaster City but services are available countywide.

Geographic Distribution

Target Area	Percentage of Funds
County of Lancaster	80
City of Lancaster	15
Rivertowns	15

Table 5 - 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 112 census block groups distributed throughout the County including Lancaster City, 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 Borough of Columbia. 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 highly 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 55 units throughout the County and City of Lancaster in Fiscal Year 2022. Using CDBG funding, the County intends to fund the Home Repair and Homeowner Assistance Programs, and Rental Rehab Program to rehabilitate owner-occupied and renter-occupied housing units. HOME and HOME-ARP funds will be used to create affordable housing units through Multi-Family Rental Housing Projects in Lancaster City and Lancaster County.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	45
Special-Needs	5
Total	60

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	20
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	55

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Using HOME funds to address affordable housing, Lancaster County is designated as the Participating Jurisdiction 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 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

Lancaster County has no public housing outside of the City of Lancaster. Public Housing within City of Lancaster limits is owned and operated by the Lancaster City Housing Authority. This housing consists of 564 public housing units which contain 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 Tenfold, who provide first-time homebuyer assistance comprised of financial education classes and down payment assistance.

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

Not Applicable

Discussion

N/A

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

Introduction

The Lancaster County Homelessness 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 City and County, through the Redevelopment Authority, work collaboratively with the Lancaster County Homelessness Coalition. At the beginning of calendar year 2022, the Coalition moved under the Redevelopment Authority, engaging alongside other governmental efforts to provide housing and end homelessness.

Homelessness and affordable housing remain great challenges for our community, and in the coming fiscal year it will be the goal of the Lancaster County Homelessness Coalition to effectively steward public resources and elevate the lives of our most vulnerable neighbors.

As the Covid-19 pandemic enters its third years, its impact on community efforts to ensure that all our neighbors have access to a safe home continue, even as we anticipate the sunset of certain programs designed to mitigate its impact. That has colored all the work of the PA-510 CoC for the past two years. We also face a challenging housing environment with low vacancy and high costs.

Our community is dedicated to meeting those challenges head on, through the aforementioned network of partners. During the pandemic, several innovative programs were created. Those that support the access needs of our clients, or create space to more effectively deliver other services will continue to be supported. At the same time, foundational efforts that have become mainstays of our community's housing support system will be streamlined and more firmly connected.

The further embedding of our Outreach Workers into the community will be crucial, as outcomes that truly transform the lives of our clients require relationship-building and attention to specific needs.

Finally, of particular note are collaborative efforts such as the County's Interdisciplinary Team, a task force convened by the County government to specifically address street homelessness and foster further connections between agencies.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Lancaster County Homelessness Coalition supports and supervises a team of Outreach Workers, trained professionals who conduct client-facing operations on the street and in the shelter. These professionals are trained to conduct CHART assessments and foster warm-handoff connections to shelters and other service agencies.

Individual needs are assessed through coordinated assessments, as well as relational engagement with clients. Outreach workers communicate needs and concerns back to Homelessness Coalition staff, where it feeds into our planning and program design processes.

To provide both institutional knowledge and partner buy-in, we contract with several local housing and homeless service agencies to provide Outreach Workers to our community. Their work allows us to build relationships with and assess the needs of unhoused individuals in our community, particularly those who may otherwise be reluctant to engage with the social service system.

The Coalition plans to continue to support these efforts in the 22-23 calendar year. Our focus will be on streamlining connections from social service points-of-entry. As Covid emergency programming begins to wind down, our Outreach Workers will form a critical portion of transitioning clients, as individuals, out of homelessness and back to self-sufficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Lancaster County Homelessness Coalition established a low-barrier emergency shelter, based in Lancaster City but welcoming individuals from across the County. A day center, in partnership with local social service partners was also established, alongside the implementation of hotel vouchers due to space constraints caused by Covid-19.

Foreseeing the sunset of Covid-19 emergency programs providing support to individuals and families who are experiencing housing instability and homelessness, emergency shelter and transitional housing offerings for both individuals and families will be a priority for the CoC.

While the low-barrier emergency shelter in partnership with the Lancaster County Food Hub was started as a pilot, it has become a key element of our network of services and a checkpoint on the path to transitional housing or a return to permanent housing. Secondary to CHART assessment, our organization also supports the local YWCA's partnership through their provision of emergency shelter focused on women and families. Further, the Coalition's network of partners also provides for emergency shelters in Columbia, Gap, and Ephrata, with additional cold-weather shelter capacity in Elizabethtown, and Lancaster City.

Covid-19, high housing prices, and the sunset of state and federal covid-19 emergency housing support programs will likely lead to an increase in individuals and families seeking emergency shelter and housing supports. In the 22-23 fiscal year, the low-barrier and emergency shelters will provide

opportunities for assessment and planning around individuals and families, particularly those with co-occurring conditions and other challenges to rehousing.

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 housing environment in our community presents significant challenges to rehousing individuals, including high costs and low vacancy rates. These factors and the ongoing consequences of the Covid-19 pandemic have led our community to a shift in approach.

On the CoC side, we continue to support significant extensive transitional housing offerings and crisis housing offerings for individuals with co-occurring conditions. Ensuring that we can provide shelter or housing, transitional though it may be, allows our team and the network of partners to coalesce in support of individuals and families. In FY 22-23, our CoC will focus efforts on individuals who are experiencing chronic homelessness, individuals with co-occurrences, or who are members of vulnerable communities. Facilitating their transition back into permanent housing will free up capacity in the system.

We will also transition client assistance funds which support access to incidental necessities or employment supports to agencies in close connection with our clients and our outreach team. Increasing income for those individuals and families experiencing homelessness eases the rehousing process, allowing us to again free up capacity in the system.

At the same time, our partner agencies are focused on accessing existing housing capacity through extensive landlord engagement and client advocacy. There will be a shift towards a more nuanced approach to individual needs in securing permanent rehousing. Elsewhere, the City of Lancaster has added additional capacity to its rehousing efforts.

Furthermore and crucially, the City and County of Lancaster are engaged in multiple efforts to increase the volume of affordable housing within our community to address the matter of stock and secure housing specifically for low-income individuals and families.

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.

Our Outreach team and CoC staff have been engaged in discussions around discharge planning with other stakeholders through the County's Interdisciplinary Team. Over the next year, through coordination with the following partners

- Adult Probation & Parole
- Lancaster County Prison
- Lancaster General Health/Penn Medicine
- Union Community Care
- Lancaster County Re-Entry Coalition

and others, we will continue our efforts to prevent any individual from being discharged from an institution to homelessness. The collaboration of Lancaster's criminal justice and health partners has allowed us to create a discharge planning pipeline, where institutional leaders and social workers connect directly with Outreach Workers, CoC staff and housing partners. We are therefore able to anticipate discharges and disengagement from social services, and plan to serve accordingly.

FY 22-23 will also see a review of the CoC's HMIS data platform and procedures. Part of that effort will be the observation of trends in exit destinations, referrals, and population demographics, facilitating additional design thinking to prevent homelessness among some of our most vulnerable clients and neighbors.

Discussion

Not applicable

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 Department 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 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 Department 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 the Lancaster County Redevelopment Authority in conjunction with the City of Lancaster updated the Analysis of Impediments to Fair Housing Choice, a copy of this analysis can be found at <https://www.lchra.com/wp-content/uploads/2021/02/2021-Analysis-of-Impediments-to-Fair-Housing-DRAFT.pdf>.

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 existing affordable housing through its CDBG funded Home Repair and Rental Housing Rehabilitation programs. The County Home Repair program aids low- and moderate-income homeowner households to make major system, safety, and security improvements to their homes. Through the Rental Housing Rehabilitation program, the County assists in the creation of affordable rental units through the rehabilitation of 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. Technical staff from the Redevelopment Authority also work with municipalities to develop code around lead safety and inspections for rental housing.

The Redevelopment Authority's Home Repair program partners with the LGH Penn Medicine Lead Free Families program to leverage additional funding to perform lead remediation in homes where children under the age of 7 reside or are frequently present. The Home Repair program provides education around the dangers of lead in the home and lead testing. In a typical year around 15 to 20 homes that undergo rehabilitation through the Home Repair program meet the requirements for lead testing, and around 5 projects each year involve some form of lead-based paint hazard reduction.

Actions planned to reduce the number of poverty-level families

Services provided through CDBG Public Services activities and ESG funded programs for individuals and families experiencing homelessness will help to reduce the number of poverty level families in Lancaster County.

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 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;
- Tenfolds's Coalition for Sustainable Housing;
- Lancaster City Alliance's Team of Lead Organizations for Building on Strength; and
- Lancaster County Eviction Prevention Network.

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 the Lancaster County Homelessness Coalition (LancCoMyHome) 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
Total Program Income:	0

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.	80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Any organization or developer planning a multi-family new construction or preservation project in which units will comply with the HOME regulations for rent amounts and/or tenant/homeowner

income can apply for HOME funding. Qualifying projects include but are not limited to Multi-family Low Income Housing Tax Credit projects, Multi-family preservation/rehabilitation, single family rental, Multi-family mixed-income with set aside compliant affordable units, new construction single-family homeownership opportunities.

Applicants respond to an RFP issued jointly by the Lancaster County Redevelopment Authority and City of Lancaster. The RFP outlines compliance and priorities for the funding year. Applicants provide project and team information, tenant income and rents for all units, development budget, operating budget proforma, and sources of funding. Staff then completes underwriting to determine eligibility, available loan amounts and number of designated HOME units needed. Staff then makes funding recommendations to a project review committee made up of representatives from both the City and County including former developers, planning department staff, economic development staff, elected officials and architects. The development team is invited to present the proposed project to the committee and clarify any details. The committee provides feedback and/or support for staff. Staff then brings funding recommendations to the Redevelopment Authority Board of Directors for final approval before award notifications are issued.

Beneficiaries of HOME funding through rental projects are typically low- and very low- income tenants, making 50% or below area median income. We assist both senior (55+ or 65+) projects and general occupancy units. There is no specific preference, but we want to see a mix of unit and occupancy types, as well as geographic representation throughout the county.

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:

All homebuyers assisted with HOME funds for down payment and closing cost assistance are required to repay the assistance at the time of sale or transfer of property. A lien is placed on the property to secure the loan. Affordable homeownership units which are created using HOME funds will use the resale provisions. The Resale/Recapture Policy for Homeownership Activities for the County of Lancaster can be accessed at <http://www.lchra.com/wp-content/uploads/2020/07/Lancaster-County-Resale-Recapture-Policy-2020.pdf>. HOME funds used for homebuyer assistance or for the rehabilitation of Owner-occupied single family housing will use the HOME affordable homeownership limits for Lancaster County provided by HUD.

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 of Lancaster has an established Resale/Recapture Policy for Homeownership Activities which can be accessed at <http://www.lchra.com/wp-content/uploads/2020/07/Lancaster-County->

Resale-Recapture-Policy-2020.pdf.

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:

There are no current plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

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

See attachement

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. In coordination with the United Way of Lancaster County, Lancaster's social service community has adopted 211 as its primary point of entry. Eligible contacts are referred to Community Homeless Assessment and Referral Team (CHART) service providers, which are organized in hubs around the county for an assessment.

CHART staff then referrers individuals or families to the most appropriate serve available. To increase coordination and access for persons in needs, the CoC's team of Outreach Workers are also able to conduct CHART assessments for persons experiencing street or sheltered homelessness and make program referrals.

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.

A request-for-proposals is publicized throughout the community and sent to all previous partners. All programs that would be funded apply to this pool through a standardized application, which are evaluated alongside organizational and programmatic performance metrics.

A team of staff members reviews the applications in coordination with the Lancaster County Homelessness Coalition's governance board. Recommendations for funding are then made to a committee formed of representatives from the three organizations previously mentioned. This group then assigns funding. Applicants are notified of funding awards, contract conditions and performance standards, followed by public notification thereof.

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 continues to be able to meet the homeless participation requirement mentioned above. Through our outreach team and CoC staff, we additionally remain in regular contact with individuals experience sheltered and unsheltered homelessness. These relationships and the information obtained through these client interactions provide context and recommendations to our practices and programs.

5. Describe performance standards for evaluating ESG.

ESG programs are evaluated by the following performance standards. These vary by category of funded program, but the priorities revolve around reducing length of stay, improving client outcomes, and maintaining data quality and fidelity. For example, we ask that:

1. 5% or less of all adult & children exits destinations are to "other", "client doesn't know", "client refused"; 0%"data not collected"
2. Reduce Average Length of Stay from previous year
3. Reduce Median Length of Stay from previous year
4. 80% of all exits to are to permanent destinations
5. 80% of all adults & children who exit to permanent housing destinations (during the previous reporting period) do not return to homelessness in 6 months
6. 80% of all adults & children who exit to permanent housing destinations (during the previous reporting period) do not return to homelessness in 12 months
7. HMIS Data Quality & Timeliness. Data is complete and accurate by the end of business day every Friday

Attachments

Citizen Participation Comments

Public Meeting Minutes

2022 Annual Action Plan

July 26, 2022

A public meeting was held on Tuesday, July 26, 2022 at 3:00 pm in the conference room of the offices of Lancaster County Redevelopment Authority located at 28 Penn Square, Suite 100, Lancaster PA 17603

Attendance

Redevelopment Authority Staff:

- Justin Eby, Executive Director
- Michaela Allwine, Director of Housing and Community Development
- Jocelynn Ritchey, Manager of Planning and Resource Development

Public:

- No members of the public were in attendance

Comment

Staff Comment:

- Jocelynn Ritchey provided an overview of the Annual Action Plan Process, and the goals and objectives established in the plan. Ms. Ritchey also discussed specific projects to be funded using fiscal year 2022 dollars including activities related to housing and community development, public services, and homelessness services. All persons in attendance received a copy of the "Citizen Summary", meeting agenda, and additional handouts included as attachments.

There was no public present at the meeting. The meeting was adjourned at 3:15 pm.

Jocelynn Ritchey

Digitally signed by Jocelynn Ritchey
DN: cn=Jocelynn Ritchey, o=LCA,
email=jritchey@lcrad.com, ou=LCA
Date: 2022.07.27 13:54:52 -0400

Jocelynn Ritchey, Manager of Planning and Resource Development

**AGENDA FOR
PUBLIC HEARING ON LANCASTER COUNTY'S
2022 ANNUAL ACTION PLAN**

**Tuesday July 26, 2022, at 3:00 p.m. at the Redevelopment Authority Offices,
28 Penn Square, Suite 100, Lancaster, PA 17603.**

1. Introduction

The purpose of the meeting is to obtain views from interested residents relating to Lancaster County's housing and community development needs and provide an opportunity to comment on the Draft Fiscal Year 2022 activities.

2. Lancaster County Entitlement Programs (U.S. Dept. of Housing and Urban Development)

3. Planning Process

4. Priority Needs and Objectives

5. Overview of Lancaster County's Fiscal Year 2022 Annual Action Plan (Citizen Summary)

- Housing Programs
- Public Infrastructure Program
- Public Services Program
- Homelessness Programs

6. Public Comment

Priority Needs and Objectives

- Safe, Decent, Affordable Housing
 - New Construction of Units (Renter Occupied Units)
 - Rehabilitation of Units (Renter and Homeowner Occupied Units)
 - Acquisition of Blighted Units
- Rapid Rehousing Services and Emergency Shelter Facilities for persons that are homeless
- Public Services for Housing and Homeless Services
- Public Sanitary Sewer System and Water System Improvements
- Neighborhood Street Improvements

HUD Formula Grant Funded Programs

Home Repair Program (HRP) uses CDBG dollars to provide financial and technical assistance to rehabilitate owner-occupied homes. Repairs include, but are not limited to, the repair of heating and cooling systems, sewer and septic systems, and leaking roofs.

Vacant Property Reinvestment Program (VPRB) uses CDBG dollars to investigate and certify vacant, blighted residential properties to help eliminate blight in Lancaster County's municipalities.

Rental Housing Rehabilitation Program (RHRP) uses CDBG funding to aid with the rehabilitation of existing rental properties or conversion to rental housing. Properties must have 7 or fewer units and must maintain affordable rents for at least 10 years or the term of the financial assistance.

Homeowner Assistance Program (HAP) uses CDBG dollars to provide financial and technical assistance to make municipally mandated improvements to owner-occupied homes. Improvements include curb and sidewalk repair and replacement, updated sewer and water connections, and other public utility connection.

Public Improvements Program uses CDBG dollars to provide financial assistance to municipalities and public facilities projects which meet eligibility requirements established to ensure the benefit of low- and moderate-income households across Lancaster County. Eligible projects can include water and sanitary sewer systems, storm sewers, curb and sidewalk improvements, street repairs and accessibility improvements, as well as improvements for qualifying public facilities.

Rental Housing Program (RHP) uses HOME funding to aid with the rehabilitation of existing rental properties, as well as for construction of new rental housing units. These developments will meet the Section 215 definition of affordable housing.

Lancaster County's Homebuyer Program uses HOME funding to provide direct financial assistance to first time homebuyers. The program is run by the Lancaster Housing Opportunity Partnership (LHOP).

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Public Services Program Lancaster County receives an annual entitlement of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). Up to 15% of these funds can be used for "public services" which are intended to support the County's housing and community development efforts.

Homelessness Services Program CDBG and ESG funds available for competitive allocations to support homeless services and housing related services will be combined with three other funding sources to form a larger pool of funds. Organizations serving persons that are homeless

as defined by the U.S. Department of Housing and Urban Development (HUD) can apply to this consolidated pool of funding which is expected to make approximately \$1.5 million available for distribution.

Funding Sources:

- Lancaster County CDBG and ESG Entitlement funds
- United Way funds
- Lancaster County's Homeless Assistance Program funds from the state
- City of Lancaster's Emergency Solutions Grant

Eligible services include but are not limited to:

- Rapid Rehousing Programs
- Emergency Shelter Operations
- Homeless Outreach Services
- Coordinated Entry Services