

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 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 2023.

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 2023:

- 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 years one and two of the Consolidated Plan, the Redevelopment Authority will continue these projects and activities to meet the outlined goals and objectives. The Redevelopment Authority is prioritizing affordable housing creation and rehabilitation due to rising housing costs and lack of available units compared to demand.

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 Steering Committee 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.

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

7. **Summary**

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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 2023 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. The Coalition is comprised of over 60 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 Coalition; 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 County's Continuum of Care, the Office for the Lancaster County Homelessness Coalition is now housed by the Lancaster County Redevelopment Authority's Department of Human Services. Staff of the Redevelopment Authority serve on the steering committee for the coalition.

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 Lancaster County Redevelopment Authority partners with the City of Lancaster, the Lancaster County United Way and the Lancaster County Homelessness Coalition to create a joint pool of funding for applications for programs providing homeless services. The pool of funding comes from ESG, CDBG, State Homeless Assistance Program, United Way and some CoC dollars.

A request-for-proposals is publicized throughout the community and sent to all previous and potential partners. All programs that would be funded apply to this pool through a standardized application,

which are evaluated by organizational and programmatic performance metrics, alignment with the area's strategic initiatives and cost effectiveness.

An Application review committee comprised of CoC Steering committee members and staff from all of the fundings sources review the applications. Funding recommendations are then provided to the CoC Steering Committee for their approval and then to the Lancaster County Redevelopment Board for final approval. Applicants are notified of funding awards, contract conditions and performance standards, followed by public notification thereof.

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Lancaster County Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless Regional organization Grantee Department
	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The coalition was consulted in person. Areas for improved coordination include increasing collaboration among providers in the field and improving communication. Some barriers to the work of the coalition which the authority is coordinating to overcome include increasing capacity through development of new facilities and increasing availability of affordable housing.
2	Agency/Group/Organization	YWCA
	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?	Homeless Needs - Families with children 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?	The YWCA was consulted virtually. Staff of the YWCA identified the following areas for improved coordination: data sharing and using the YWCA published County-Wide disparities to inform program management and services. YWCA staff noted that communication has improved over the past year, and that the facility has received a variety of support from the Authority and County for its housing programs.
3	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-Health 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 was consulted by CoC staff, to enhance coordination with the organization, UW staff suggested providing additional funding for the 211 program and inviting them to more county-run meetings. They also proposed allowing 211 to do emergency intakes for emergency housing in the evening and on the weekends.
4	Agency/Group/Organization	COMMUNITY ACTION PARTNERSHIP OF LANCASTER COUNTY
	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?	Consultation was performed via a meeting between Community Action Partnership and CoC staff. During the meeting CAP staff indicated that they felt coordination was good and they have a positive experience when working with partners from county agencies, but stated that increasing the supply of affordable housing in the county should be a priority.
5	Agency/Group/Organization	Lancaster City Alliance
	Agency/Group/Organization Type	Services - Housing Services-homeless Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development 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 president of the Lancaster City Alliance was consulted virtually. They identified workforce development and housing as two of the biggest areas of need for Lancaster City and County, with a key issue of identifying one organization to be identified as the lead to build support around. Continued regular engagement and communication is needed to maintain and improve relationship.
6	Agency/Group/Organization	Spanish American Civic Association Development Corp (SACA)
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Employment Regional organization Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development 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 president of SACA was consulted virtually. Housing and human (social) services were identified of key areas of need for the community, with suggestions of increasing the level of communication and coordination across organizations to build capacity to address persistent problems and create a more efficient way to deliver services. A need for increased communication about a county-wide affordable housing strategy was also noted, current discussions focus mainly on the city.
7	Agency/Group/Organization	Lancaster City Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing 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 Lancaster City Housing Authority was consulted virtually. The City's PHA is the only provider of publicly owned and operated housing in the county as the County's PHA does not own or manage any properties. There is an increased need for communication and collaboration between LCHA and the city and county when discussing affordable housing needs and strategies. More resources and focus should be given to the preservation of existing affordable rental housing and the creation of new affordable rental units as there has been an increase in the need for affordable rental housing.

8	Agency/Group/Organization	Lancaster County Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 director of LCEM was consulted virtually. Recommended action of forming a task force which incorporates emergency management as a partner in planning and developing strategies around housing needs and anti-poverty strategy to develop holistic solutions. Poverty and affordable housing should be treated like other emergency or disaster situations. There is also a need for funding for disaster response sheltering in emergency displacement scenarios.
9	Agency/Group/Organization	Lancaster County Office of Aging
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County
	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 director of the Office of Aging was consulted virtually. An increased need for communication and education around programs and services was identified as an area for improved coordination.
10	Agency/Group/Organization	Housing Development Corporation MidAtlantic
	Agency/Group/Organization Type	Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HDC MidAtlantic was consulted virtually. The need for a more collaborative approach was noted as an area for improved coordination, additionally the challenges present in constructing affordable housing due to the slow timeline of land development approvals and difficulty in building dense housing due to zoning restrictions.
11	Agency/Group/Organization	Tenfold
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Employment Service-Fair Housing Regional organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis 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?	Tenfold was consulted virtually. The majority of the discussion was centered around the increased need for fair housing services over the past year over 20 fair housing complaints were filed on behalf of city and county residents and the majority of complaints were related to discrimination based on disability status. Housing affordability is also a major issue with many calls received trying to locate affordable units that are also accessible. After the end of the Emergency Rental Assistance Program a lack of funding for eviction prevention has been a big challenge as well and has lead to an increased number of calls. Tenfold staff also discussed the potential for improving coordination through partnering with the county and city on workshops for their monthly housing forums and working to expand municipal outreach around fair and affordable housing at the county level.
12	Agency/Group/Organization	LANCASTER COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County Housing Authority is a department of the Redevelopment Authority and was consulted in person. Areas for improved coordination include potential for owning multi-family properties which serve tenants who receive a housing choice voucher or tenants in need of rental assistance, and increasing communication around unit availability or utilizing project based vouchers for acquisition rehab projects which create or improve affordable rental units.
13	Agency/Group/Organization	Manheim Borough
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis 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?	Manheim Borough was consulted virtually. Improved communication and education around available programs and services for borough residents was identified as an area for improved coordination.
14	Agency/Group/Organization	Lancaster County Food Hub
	Agency/Group/Organization Type	Services-homeless
	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 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?	Staff of the Food Hub was consulted via a meeting with grantee staff from the Human Services department/CoC. Increased education is needed in the community on the issues of poverty and homelessness, increased resources around the availability of social services to identify gaps and areas of need, and facilitation of partnerships between social service providers by the authority/CoC, and better training and resources around the Empower Lancaster software and CHART system.
15	Agency/Group/Organization	Crossnet Ministries
	Agency/Group/Organization Type	Services-homeless

	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 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?	Crossnet Ministries was consulted by Human Services dept./CoC staff. More education around poverty and mentoring was identified as an area for improved coordination.
17	Agency/Group/Organization	Elizabethtown Community Housing and Outreach Services
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	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 Market Analysis

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>ECHOS staff was consulted via a meeting with CoC staff. Increased communication around county housing and homelessness strategy and needs was identified as an area for improved coordination, as well as facilitating interactions between social service and homeless service providers and providing a platform to share information and resources about how to best serve clients.</p>
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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

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 five-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)

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 \$7755341.00 in funding for fiscal year 2023. 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 \$1,034,021.62 in CDBG-CV1 and CDBG-CV3 available to allocate, and \$5,598,500.55 in HOME-ARP funds available for allocation.

80% of the CDBG-CV funds awarded to Lancaster County, which totaled \$4,609,274.00, must be expended by the end of May 2023. To date

\$2,521,253.96 have been expended, which means that an additional \$1,166,165.24 must be drawn prior to the expenditure deadline.

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	2,891,771	576,972	1,190,335	4,659,077	5,591,187	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. The expected amount available for the remainder of the Con Plan was calculated by using the average change in funding between 2021 and 2023 fiscal years which was a decrease of 2.23%

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	1,974,295	223,893	639,665	2,837,854	4,062,940	HOME funds will be used for County and City owner-occupied housing activities, renter-occupied housing activities, administration and planning. The expected amount available for the remainder of the Con Plan was calculated by using the average change in funding between 2021 and 2023 fiscal years which was an increase of 1.92%

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	258,410	0	0	258,410	529,698	ESG funds will be used for emergency shelter operations, rapid rehousing activities, financial assistance and administration. The expected amount available for the remainder of the Con Plan was calculated by using the average change in funding between 2021 and 2023 fiscal years which was an increase of 1.65%

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. Beginning in Spring 2023 there will also be approximately \$4 million in funding made available to the Redevelopment Authority for owner-occupied rehabilitation projects for qualifying low- and moderate-income homeowners through the Whole Home Repair Program offered by the Commonwealth of Pennsylvania. This funding will allow the Redevelopment Authority to offer grants of up to \$25,000 through Whole Home Repair program funding for households, and then match up to \$25,000 as a CDBG funded deferred payment loan. 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

Not applicable

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		
2	Create Affordable Owner Units	2021	2025	Affordable Housing	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Production of New Units		
3	Rehabilitate Existing Renter Units	2021	2025	Affordable Housing				
4	Rehabilitate Existing Owner Units	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Rehabilitation of Units	CDBG: \$230,000	Other: 0 Other
5	Water, Sewer, and Neighborhood Street Improvements	2021	2025	Non-Housing Community Development				
6	Public Facilities	2021	2025	Non-Housing Community Development				

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Reduce the Number of Blighted Properties	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Acquisition of Existing Units	CDBG: \$100,000	Other: 2 Other
8	Support Housing Services	2021	2025	Homeless Non-Homeless Special Needs				
9	Support Rapid Re-housing Services	2021	2025	Homeless				
10	Assist Emergency Shelter Activities	2021	2025	Homeless				
11	Administrative Costs	2021	2025	Administration				

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	This funding will be used for administration related to Homeowner Rehabilitation Activities

5	Goal Name	Water, Sewer, and Neighborhood Street Improvements
	Goal Description	
6	Goal Name	Public Facilities
	Goal Description	
7	Goal Name	Reduce the Number of Blighted Properties
	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 2023, these amounts include the FY 2023 Allocation as well as program income and prior year resources.

#	Project Name

Table 4 – Project Information

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

AP-38 Project Summary
Project Summary Information

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	85
City of Lancaster	10
Rivertowns	5

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% 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 2023. 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	40
Special-Needs	5
Total	55

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	15
Rehab of Existing Units	38
Acquisition of Existing Units	2
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

Not Applicable

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

Introduction

The Lancaster County Homelessness Coalition (LCHC) works to make homelessness rare, brief and non-recurring. Operating under the auspices of the Lancaster County Redevelopment Authority since 2022, the Coalition has broadened its base of partners (currently at 150) to address all issues that may result in individuals and families becoming homeless. LCHC collaborates with direct service providers to form a cohesive homelessness services community, one designed to improve the housing stability of clients along the entire continuum of care. The services provided range from community homeless outreach to emergency, transitional, and crisis housing, to permanent supportive housing projects. It also maintains the Empower Lancaster HMIS, which draws providers together and facilitates collaboration between organizations and levels within the continuum.

Even more so than in FY22-23, homelessness and affordable housing remain major challenges for our community. In the coming fiscal year, it will be the goal of the Lancaster County Homelessness Coalition to effectively steward public resources, elevate the lives of our most vulnerable neighbors, and reverse trends in homelessness and displacement. The Coalition will take on several exciting projects in the coming year, including the opening of a new low-barrier shelter within the city of Lancaster that will serve the county and include built-in permanent supportive housing units. It continues to work to improve service delivery across the county by leveraging the Empower Lancaster HMIS, the expertise of its staff and board, and the best data-driven practices available.

Finally, of particular note are collaborative efforts with both funded and non-funded partners such as twice yearly Whole CoC meetings, System wide service based meetings (ie: County wide coordinated Assessment meetings) and various affordable housing advocacy meetings.

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 shelter. These professionals are trained to conduct CHART assessments and foster warm-handoff connections to shelters and other service agencies. Individual client 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.

The Coalition will continue support these efforts in the coming year. Having successfully established a

dedicated and knowledgeable community homeless outreach team in partnership with local service providers, we will now seek to improve service delivery and move more clients off of the street and into housing. We will achieve these goals by 1) carefully defining and tracking the services provided by the Outreach team using HMIS. This will give us clearer data on the needs of this client population. 2) We will also use HMIS to track the types and number of referrals made on clients' behalf, including the outcomes of those referrals. This will help to identify bottlenecks in this part of the continuum. 3) We will work with the outreach team to gather better data about clients' exit destinations and housing status. This will allow us to quantify the state of homelessness in the CoC on a more regular basis, and to better understand the barriers that keep clients from gaining and maintaining permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recently collected data from the 2023 Point-in-Time and Housing Inventory counts show an increase in unsheltered homelessness in Lancaster County, and a decrease in the availability of beds in emergency shelter and transitional housing projects. It seems clear that the end of COVID-era emergency programs has left a vacuum in the community and is increasing needs beyond service providers' capacities. It will be necessary to reverse these trends in the next year, with the aim of decreasing the number of unsheltered homeless people and increasing the availability of shelter. The county's goal will be to build shelter capacity and move clients through the continuum of care more rapidly while still providing the services that those clients need to succeed and gain permanent housing.

It will be necessary to maintain all existing emergency shelter and transitional housing projects. The Coalition's network of partners provides for those shelters in the city of Lancaster, Columbia, Gap, and Ephrata, with additional cold-weather shelter capacity in Elizabethtown, and Lancaster City. In addition, the Coalition will establish a new shelter and service hub in the city of Lancaster to increase the supply of beds. Beyond emergency shelter, this location will include some permanent supportive housing units for clients with disabilities. Staff on-site will provide case management as well as coordinated entry services.

Under the Coalition's guidance, shelters in the county will endeavor to decrease the average and median length of stay for emergency shelter clients. Programs will work to connect clients with benefits, including insurance, and their progress will be tracked using the HMIS. Referrals to rapid rehousing services, as well as exit destinations from shelter, will need to be tracked more carefully in order to gauge the success of those programs in moving clients toward permanent housing. The Coalition will make regular use of its HMIS' system performance measures report to show the success of those programs over time.

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 high price of housing in Lancaster County continues to present a major barrier to entry for homeless individuals and families with low or no income. Low vacancy rates show that the area’s rental market is very competitive. Reports from rapid rehousing program staff support these data. Furthermore, the end of COVID-era rental assistance programs has severely lowered the amount of available funds to help keep precariously housed clients in their homes. In other words, the conditions in the county present a major challenge to clients, their families, and service providers. The Coalition must work in the coming year to alleviate some of that downward pressure and find better solutions.

We will continue to work with providers at all levels—outreach, coordinated entry, transitional housing, and rapid rehousing—to move clients away more efficiently from the street and toward permanent, sustainable housing. This will be a collaborative process that makes use of the Empower Lancaster HMIS, one with the goal of reducing the time clients spend on the street, as well as the number of days they spend in shelter before moving on to rapid rehousing, transitional housing, or a housing destination. The HMIS allows for detailed data collection and prioritization, particularly on the part of coordinated entry workers, and this should allow us to dedicated resources to the clients with the most need. As with other goals, it will be necessary for partner organizations to improve the quality of the data they capture about clients in order to make those prioritization decisions accurate, and to demonstrate their success.

Directly increasing the number of available shelter and permanent supportive housing beds in the county should also help as well, directing service to clients on the street and eliminating a major bottleneck the Lancaster system, shelter capacity.

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 Lancaster County Homelessness Coalition continues to collaborate with the Lancaster County Re-Entry Coalition and Lancaster General Health/ Penn Medicine to address discharge planning and prevent homelessness among individuals leaving other systems of care. However, our own analysis shows that involvement with the criminal justice system and complex health needs are overwhelmingly common among those in our community who have experienced homelessness—and especially among those who

are chronically homeless. Prevention and diversion will continue to be a primary goal for Lancaster's coordinated entry team, and coordinating its work with providers outside of the homeless services system will help address part of the problem. Expanding other elements of the local system, such as emergency shelter and rapid rehousing, will benefit this group as well. However, addressing the additional barriers experienced by this group will require a deeper collaboration with community partners, one with the shared goal of a discharge planning pipeline that prevents clients with multiple barriers from becoming homeless in the first place.

Discussion

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.

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 6 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 Homelessness Coalition's Steering Committee;
- Susquehanna Riverlands Conservation Landscape Leadership Committee;
- 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 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

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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 <https://lchra.com/wp-content/uploads/2023/03/HOME-Resale.Recapture-Policy-2021.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 <https://lchra.com/wp-content/uploads/2023/03/HOME-Resale.Recapture-Policy-2021.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)

Included as an attachment

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 (prescreen). In coordination with the United Way of Lancaster County, Lancaster's social service community has adopted 211 as its primary point of entry to available community services. Eligible callers are referred to the Community Homeless Assessment and Referral Team (CHART) service providers to attempt system diversion, connect people to shelters, and assess a person or families' vulnerability and service intervention needs. Our community uses a multiple points of access approach for coordinated assessment services. CHART sites are organized in hubs around the county for an assessment as well as a city based larger capacity CHART Hub.

After assessment, CHART staff then refers individuals or families to the most appropriate service available. To increase coordination and access for persons experiencing street homelessness, the CoC's team of Outreach Workers are trained on how 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 Homelessness Coalition to create a joint pool of funding for applications for programs providing homeless services. The pool of funding comes from ESG, CDBG, State Homeless Assistance Program, United Way and some CoC dollars.

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

alignment with the area’s strategic initiatives and cost effectiveness.

An Application review committee comprised of CoC Steering committee members and staff from all of the fundings sources review the applications. Funding recommendations are then provided to the CoC Steering Committee for their approval and then to the Lancaster County Redevelopment Board for final approval. 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% of exit destinations are “data not collected”
2. Reduce Average Length of Stay for Emergency Shelter from previous year.
3. Reduce Median Length of Stay for Emergency Shelter from previous year.
4. 80% of all RRH exits 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. 95% of client entry records are entered in 3 days or fewer.
8. HMIS Data Quality & Timeliness. All client records have a data quality of 90% or greater.
9. HMIS Data Quality & Timeliness. All RRH clients have a data quality of 100% for personally identifiable information (PII).

