

MARCH 4, 2025



CONSOLIDATED ANNUAL PERFORMANCE &  
EVALUATION REPORT

LANCASTER COUNTY, PENNSYLVANIA

DRAFT

REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Lancaster County Redevelopment Authority is the lead agency for the County and is responsible for the administration and coordination of the consolidated planning and submission process for the CDBG, HOME, and ESG Programs. Lancaster County is the lead entity of the HOME Consortium, formed with the City of Lancaster. Program Year 2024 was the fourth year for the 2021-2025 Consolidated Plan for Lancaster County.

- The Home Repair Program (HRP) uses CDBG dollars to provide financial and technical assistance to rehabilitate owner-occupied homes. During 2024, Twenty six (26) homes were rehabilitated county-wide with additional applications in progress or under active rehabilitation efforts. Repairs included but were not limited to: installation of windows and doors, heating systems, roofs, electrical repairs, plumbing repairs and radon remediation. CDBG funds were also used to provide ten (10) lower income homeowners financial assistance with the cost of municipally mandated improvements for curbs and sidewalk repairs or installation.
- The Public Improvement Program uses CDBG dollars to assist municipalities and non-profit organizations to complete public infrastructure projects in low- and moderate-income areas throughout the County. There were six (6) completed Public Improvement Projects in 2024: Welsh Mountain Home - Phase 1B - Lower Level Bathroom Renovations, Manheim Borough East High Street Pedestrian Improvements, Welsh Mountain Home - Phase 2 - First Floor Bathroom Facility Renovations, Welsh Mountain Home - Phase 1A - Lower Level Bathroom Renovations, The Factory Ministries - Historical Facade Restoration, Elizabethtown - South Chestnut Street Bridge & Railing Project. A total of three thousand seven hundred and eighty five (3,785) people were assisted through public facility improvements and municipal infrastructure projects.
- The Blight Remediation Program acquired one (1) property using federal funds: 236 S. Fifth Street in Columbia Borough. Specifically, this was acquired through the Redevelopment Fund, Inc (our nonprofit organization).
- The Public Services program maximized the CDBG funds to support individuals experiencing homelessness through emergency shelter services to women and children (women/children shelter), families (family shelter), and shelter for women fleeing domestic violence (women/children shelter). In addition, Street Outreach services are funded to ensure touch points with individuals who are unsheltered and referrals to local services and housing programs.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administrative Costs	Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	0	0				
Assist Emergency Shelter Activities	Homeless	CDBG: \$0 / HOME: \$0 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	1060	212.00%	250	610	244.00%
Create Affordable Owner Units	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Homeowner Housing Added	Household Housing Unit	40	22	55.00%	5	0	0.00%
Create Affordable Owner Units	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	14	51	364.29%			

Create Affordable Rental Units	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Rental units constructed	Household Housing Unit	250	75	30.00%	5	13	260.00%
Public Facilities	Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600000	9630	1.61%	7500	0	0.00%
Reduce the Number of Blighted Properties	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	0	0		3	0	0.00%
Reduce the Number of Blighted Properties	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Buildings Demolished	Buildings	0	1		2	0	0.00%
Reduce the Number of Blighted Properties	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Other	Other	45	8	17.78%			
Rehabilitate Existing Owner Units	Affordable Housing	CDBG: \$ / HOME: \$0 / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	250	73	29.20%			

Rehabilitate Existing Renter Units	Affordable Housing	CDBG: \$ / HOME: \$0 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	1250	122	9.76%	8	0	0.00%
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	1687	
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1687		0	0	
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		400	0	0.00%
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	550	

Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	40	
Support Rapid Re-housing Services	Homeless	CDBG: \$0 / HOME: \$0 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	0	0.00%	180	70	38.89%
Water, Sewer, and Neighborhood Street Improvements	Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500000	0	0.00%	2500	3785	151.40%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The Fiscal Year 2024 Annual Action Plan outlined the use of CDBG, HOME and ESG funding for the following objectives and priorities:

- 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 households experiencing homelessness through rapid re-housing, shelter, outreach, and prevention that utilize a Housing First philosophy.

Using CDBG funding, the County addressed its highest priority; the need for decent affordable housing by rehabilitating owner-occupied units through the Home Repair Program. The County also addressed the ongoing need to expand and upgrade public infrastructure by funding several projects countywide through the Public Improvements Program. There were two (2) public infrastructure projects and four (4) public facility improvements completed in 2024 that assisted 3,785 people. Fifteen percent (15%) of the total CDBG grant was allocated to continue to assist public service programs throughout the county.

## CR-10 – Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	4,060	15
Black or African American	972	3
Asian	24	0
American Indian or American Native	22	0
Native Hawaiian or Other Pacific Islander	3	0
<b>Total</b>	<b>5,081</b>	<b>18</b>
Hispanic	839	0
Not Hispanic	3,761	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>0</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Multi-racial totals CDBG:

American Indian/Alaskan Native & White: Total 6



Black/African American & White: Total 68

Amer. Indian/Alaskan Native & Black/African Amer. : Total 2

Other Multi-racial: Total 3565

Multi-racial totals HOME:

Other multi-racial: Total 0

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## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,268,936	3,267,580
HOME	public - federal	1,819,900	2,107,417
ESG	public - federal	254,156	216,936

Table 3 – Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Lancaster	10	34	General
County of Lancaster	85	55	General
Rivertowns	5	11	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

These percentages are based on the expenditure of standard annual allocation dollars and does not include the expenditure of special allocations like CDBG-CV and HOME-ARP.

The geographic distribution per program is as follows:

#### HOME:

- City- 23.7%
- County- 76.3%

#### CDBG:

- City-3%
- County-80%
- Rivertowns- 17%

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

### CDBG Program

Public Improvement Projects are required to provide a 20% match to the total project cost, including at least 5% of construction costs for the project. This can include soft costs prior to the construction of the project. Liquid Fuels funds (State) and other local or private capital improvement funding is usually the source of leveraged funds.

In 2021 we began working with the PennMedicine Lancaster General Health Lead-Free Families program to leverage our CDBG Home Repair Program dollars. The PennMedicine program provides up to \$11,000 in assistance with lead remediation activities which enables us to rehabilitated owner-occupied housing which has more extensive safety and security hazards present, in addition to addressing lead safety. This partnership continued in FY 2024.

### ESG Program

Organizations receiving ESG funds for homeless services must provide a dollar-for-dollar match of other federal, state, local and private funds. Every dollar of ESG funds leveraged at least one dollar from another source. The Lancaster County Redevelopment Authority worked with the Lancaster County Homelessness Coalition, the United Way of Lancaster County and the City of Lancaster to make effective use of available matching resources across the Lancaster continuum of care to provide services to persons experiencing homelessness. As a result, the leveraged funds exceed the required one to one match.

### HOME Program

The Tax Reform Act of 1986 includes Section 42 of the Tax Code, the Low-Income Housing Tax Credit Program. The Tax Credit program provides a tax incentive to owners of affordable rental housing.. The Pennsylvania Housing Finance Agency (PHFA) has been designated as the allocating agency for Pennsylvania. The PHFA continues to be a major source of financing for projects in Lancaster County for the acquisition, rehabilitation, construction, or preservation of affordable rental housing.

The County also encourages applicants to apply to The Federal Home Loan Bank of Pittsburgh (FHLBank Pittsburgh). The FHLBank of Pittsburgh provides low-cost funding and opportunities for affordable housing and community development to 317-member financial institutions in

Delaware, Pennsylvania and West Virginia. FHL Bank of Pittsburgh ensures the availability of funds for housing and enhances the quality of the communities it serves.

Lancaster County continues to receive revenue through the Affordable Housing Trust Fund (PA Act 137), which was initiated in 1994. The Lancaster County Commissioners approved an ordinance to charge mortgage recording fees in the County to generate the revenue for the fund. The Affordable Housing Trust Fund revenues are used to cover the required 25% match for the County’s HOME Program, if needed, and to provide funds to Tenfold's Homebuyer Assistance Program.

**Publicly Owned Land Used to Address the Needs in the Plan**

The County created a Land Bank through ordinance No. 120 in 2017. The mission the Lancaster County Land Bank is to return vacant and underutilized property to productive use. The Land Bank will assist in revitalizing neighborhoods including providing safe, decent, affordable rental and homeowner units. The Land Bank will acquire, hold, and transfer real property in member municipalities (Intergovernmental Agreement). A listing of properties and acquired, held and transferred is on our website at [www.lchra.com](http://www.lchra.com). The County did not use any other publicly owned land or property during the 2024 program year.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	13,944,811
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	13,944,811
4. Match liability for current Federal fiscal year	468,574
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	13,476,237

Table 5 – Fiscal Year Summary – HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	61	71
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>61</b>	<b>71</b>

Table 11 – Number of Households

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	10	0
Number of households supported through Rehab of Existing Units	48	79
Number of households supported through Acquisition of Existing Units	3	3
<b>Total</b>	<b>61</b>	<b>82</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The county faced challenges in meeting its goals for supporting homeless and special-needs households through the provision of affordable housing in 2024. Most of the activities completed in 2024 focused on rehabilitating existing owner-occupied homes, providing homebuyer assistance, and developing new owner-occupied units. There are ongoing projects funded in 2024 that target units for homeless individuals and special-needs populations; however, these projects are experiencing delays due to inflation, rising interest rates, and increased construction costs.



**Discuss how these outcomes will impact future annual action plans.**

For the 2025 Annual Action Plan and future plans, a key priority is to ensure that homeless households receive assistance through the provision of affordable housing. This focus is particularly important as the Continuum of Care (CoC) for Lancaster County has partnered with the Redevelopment Authority, allowing for closer collaboration among staff.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	6	1
Low-income	13	8
Moderate-income	17	20
<b>Total</b>	<b>36</b>	<b>29</b>

Table 13 – Number of Households Served

**Narrative Information**

Utilizing CDBG funds we served 36 total households through owner-occupied activities. Of these owner occupied projects the income levels were 6, 13, and 17 households at extremely low-income, low-income, and moderate-income levels - respectively. The majority of households served by the HOME funded first time homebuyer program were moderate-income totaling 20 for the 29 total households served, with 1 household qualifying as extremely low-income, and 8 households qualifying as low-income households. Of the 15 rental units assisted with HOME funding, 7 qualifying households were extremely low-income and 7 qualifying households were low-income.

All activities, except the public improvements activities which rely on Census Data to determine eligibility, collect information on income by family size to determine income eligibility. The table above reflects the number of extremely low-income, low-income, and moderate-income persons assisted in 2024 through the County housing programs.

Whenever possible, persons with the lowest incomes are prioritized in rental housing but in many cases, the rental housing projects must include a mix of income levels for the financial stability of the entire housing development.

The County's Homeless Coalition best exemplifies service to worse case housing needs. By establishing a preference for Housing Choice Vouchers to persons experiencing homelessness, those most vulnerable i.e. worst case housing needs, are given an opportunity to obtain a voucher. The Homeless Coalition has a "by name" list of chronically homeless persons and when vouchers are made available at the Lancaster

County Housing Authority, those persons are contacted and assisted to obtain a voucher, if they meet the basic requirements for voucher-holders.

All new rental housing projects must include a percent of units to be accessible to persons with disabilities.

All of the owner households assisted with HOME meet the Section 215 definition of affordable housing.

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Lancaster County Redevelopment Authority contracts with Street Outreach providers to engage individuals experiencing homelessness at community meals and day shelter, on the street, in cars and parks, and at the request of providers or businesses. These engagements are intentional to build rapport and relationships, determine safety concerns, and address needs. Staff input the information into the HMIS system including date of contact, case notes, and services, while completing the coordinated entry enrollment. (Street Outreach providers are also considered as mobile coordinated entry providers.) Collaboration with the local emergency shelters occurs along with referrals to housing programs.

In addition to Street Outreach, all person experiencing homelessness are encouraged to call United Way's 211 for a preliminary eligibility screening (prescreening) or to access one of the Access Centers across the county. The central point of entry (211) and Access Centers attempt to divert individuals and families from the homelessness system, connecting them to intake services, and crisis service intervention. After a coordinated entry assessment is completed, the Coordinated Entry staff refer individual sand families to the most appropriate level of services. All information is recorded in the local HMIS (Empower Lancaster) so that all providers have access to information that can best help the household.

Further, additional emergency shelter beds have been added to meet the increasing need (13.5% increase in unsheltered homelessness in Lancaster County, 2024). Expansion in the number of homelessness providers addressing needs in Street Outreach and Emergency Shelter were added in 2024.

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

The Lancaster County Redevelopment Authority contracts with six providers for emergency shelter services for different demographics (women/children, women, families, adult singles), along with providers that do not receive federal funding (adult singles, families, and youth). The Lancaster County Redevelopment Authority works collaboratively with the City of Lancaster, United Way of Lancaster County, and the Lancaster County Homelessness Coalition Steering Committee to meet the needs, along with emergency shelter and housing programs. Over the past year, the collaboration led by the program coordinator staff has yielded more efficient and effective use of the funding resources for the Rapid Rehousing programs (ESG and CDBG) to ensure household stability. However, locating affordable and sustainable housing continues to be challenging. The Rapid Rehousing program providers continue to work diligently across the county to assist households with expanding income, financial literacy, securing

additional services, and support.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Lancaster County Homelessness Coalition agencies remain deeply committed to supporting households discharged from publicly funded institutions and care systems. During weekly Street Outreach meetings, these partners actively engage in resource sharing, networking, and mutual learning. The diverse group includes representatives from homeless service agencies, physical and mental health providers, the Penn Medicine hospital emergency department social worker and Street Medicine team, City of Lancaster Police social workers, substance use recovery services, a federally qualified health center, emergency shelters, coordinated entry, housing providers, and more. This broad team, in collaboration with County and City providers, is focused on reducing the time individuals spend transitioning into permanent housing.

The Lancaster County Housing Authority and Lancaster City Housing Authority continue to prioritize the Housing Choice Voucher Program for individuals experiencing homelessness. The Lancaster County Redevelopment Authority remains dedicated to expanding affordable housing options by developing or redeveloping properties for low-income households. Additionally, the County and City continue to work closely with the Lancaster County Children and Youth Agency to prevent discharges from foster care that result in homelessness. This collaboration has recently expanded to include the Foster to Youth Independence Vouchers, offering more opportunities for youth.

In support of addressing youth homelessness, the tri-county area (Berks, York, and Lancaster) has been awarded the Youth Homelessness Systems Improvement grant, focusing on youth engagement within the homelessness system and further addressing youth homelessness. We are also fortunate to have both a Youth Action Board and a Homeless Advocacy Board, each made up of members with lived experience of homelessness.

**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**

With strong collaboration among service providers, municipal efforts, and the community, the Lancaster

County Redevelopment Authority successfully renovated the lower level of a local church and opened an emergency shelter within just four months, expanding available emergency shelter beds. This new 80-bed facility will provide individuals with a safe, warm, and dry place to sleep while fostering collaboration with various partners. The ultimate goal for all acute-level homelessness services is to secure housing, tailored to each individual's needs. Our community remains committed to preventing homelessness by helping individuals avoid the system, obtain necessary documentation, and secure funding for housing. Through the efforts of programs like Street Outreach and Pathways (RRH), we aim to quickly transition people into affordable, sustainable housing, reducing both the duration and frequency of homelessness.

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**CR-30 - Public Housing 91.220(h); 91.320(j)**

**Actions taken to address the needs of public housing**

The County of Lancaster has no public housing.

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

Not Applicable

**Actions taken to provide assistance to troubled PHAs**

Not Applicable

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Lancaster County Redevelopment Authority supports the efforts of the Lancaster County Planning Commission and Tenfold in educating and advocating on behalf of local municipal officials to remove or ameliorate public policies that serve as barriers to affordable housing. As Pennsylvania is a Commonwealth, most public policies affecting affordable housing are controlled at the local level by individual municipalities (zoning, subdivision, fees and charges, growth limitations, etc.). The majority of municipalities follow the state-wide building code. There are sixty (60) municipalities in Lancaster County.

The Lancaster County Redevelopment Authority is a member of the Coalition for Sustainable Housing (C4SH) which is comprised of stakeholders committed to increasing the amount and availability of affordable housing in Lancaster County through advocacy and education around the topic.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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.

Using a combination of ESG, CDBG and local funds, the Lancaster County Homelessness Coalition (a department of LCHRA) was able to maintain funding for a highly needed low barrier day and night shelter that serves forty (40) individuals experiencing unsheltered homelessness. Without this program, these individuals would be still living unsheltered.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Lancaster County Redevelopment Authority complies with the Lead Safe Housing Rule through the policies established for each housing program funded with CDBG, HOME or ESG dollars, as well as, the Lancaster County Housing Authority's Section 8 Housing Choice Voucher Program, to ensure compliance with the regulations.

There were three (3) staff members certified to conduct risk assessments and clearance inspections in 2024. Certified contractors conduct the lead hazard reduction work. There are seven (7) contractors certified by the Commonwealth of Pennsylvania to complete lead-based paint hazard

reduction/abatement in Lancaster County.

The Home Repair Program also partners with Lancaster General Health/Penn Medicine which administers the Lead-Free Families program to provide in-home lead testing and lead remediation work for households with children under six.

All rental units rehabilitated under the Rental Housing Program must be lead-safe.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Lancaster County Redevelopment Authority provided CDBG funding in calendar year 2024 through CDBG public service dollars to provide ancillary services that augment poverty reduction efforts, such as: operating costs for homeless shelters, street outreach, mobile hygiene unit, tenant/landlord counseling, and other public services.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Lancaster County Redevelopment Authority is active in various committees that work to develop and strengthen institutional structures to provide housing and services. Organizational committees are headed by various agencies including but not limited to Tenfold and the Lancaster County Homelessness Coalition.

#### **Other Committee Participation**

- The Executive Director is an ex-officio member of Tenfold, a nonprofit created by county and municipal government, business and civic leaders focused housing affordability for low- to moderate-income people living and working in Lancaster County, a Steering Committee for the County Homelessness Coalition, a board member of the county EDC Finance Corporation, and a member for two affordable housing advocacy groups, the South Central Assembly and the Housing Alliance of PA.
- The Director of Housing and Community Development and the Director of Human Services and one additional staff member served roles in the Coalition for Sustainable Housing.
- The Director of Housing and Community Development serves on Habitat for Humanity Board.
- Redevelopment Authority provides staff support for the Lancaster County Office for the Homelessness Coalition, Reentry Coalition, Land Bank Authority, Redevelopment Fund, and the Vacant Property Reinvestment Program.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Staff members from the Redevelopment Authority serve on several action teams with the Lancaster



County Homelessness Coalition which brings together public and private housing and social service agencies to coordinate efforts. These action teams are the Housing Impact team and the Funders Group and the steering committee.

The Lancaster County Homelessness Coalition (CoC) facilitates voucher meetings that provides referral from our social service agencies serving people experiencing homelessness and the City and County housing authority staff. During these meetings, homeless preference HCVs, Mainstream vouchers for people experiencing homelessness and Emergency Housing vouchers that are available are discussed and matched with people experiencing homelessness. Priority is given to people who are unsheltered and other highly vulnerable individuals and families experiencing homelessness. Being part of an organization that houses a county housing authority has proven highly beneficial and we continue to help develop strong partnerships with both Housing Authorities.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Impediment 2: People with limited English proficiency may have barriers to fair housing.

- The HRRC at Tenfold continues to provide language line service for individuals with LEP.
- The HRRC at Tenfold has also done several workshops specifically for refugee clients in partnership with IU-13 and Church World Service.
- The HRRC continues to offer the Landlord/Tenant Guide in a multitude of languages online.
- The HRRC at Tenfold has been a regular contributor to collaborative meetings at regional hubs to spread relevant information regarding fair housing programs, updated landlord and tenant guidance, and other helpful housing information.

Impediment 3: An increased need exists for ongoing education of municipal officials of the benefits and requirements of fair housing.

- Many of the guides were given to local municipal and MDJ offices, allowing their employees access to fair housing information.
- Municipal officials were invited to Fair Housing summits and Fair Housing Month activities

Impediment 11: Housing Codes, including lead-based paint ordinances could inadvertently encourage discrimination against families.

- HRRC has held several Landlord Forums in partnership with Lancaster General Health and the City of Lancaster Lead programs to promote those programs and educate landlords about fair housing.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Lancaster County Redevelopment Authority adheres to its Monitoring Plan, which details the procedures for monitoring all funded activities related to homelessness, as well as other federally grant-funded initiatives. Monitoring visits are conducted to track progress toward community outcomes and indicators aimed at reducing and ending homelessness.

All public infrastructure improvement projects, along with CDBG and HOME housing projects, are regularly monitored both during and after construction. Each project's activity file includes copies of the respective monitoring reports.

In 2024, HOME-funded rental housing projects scheduled for monitoring received reports assessing their compliance with the HOME requirements outlined in the loan closing documents. During this period, nine (9) scheduled tenant file compliance monitors and ten (10) physical inspections were completed.

For public improvement projects, the bidding documents specify that bidders must, to the greatest extent feasible, contract with Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs).

Lancaster County Redevelopment Authority's Department of Human Services oversees and is responsible for supporting the Lancaster County Homelessness Coalition's homelessness providers contracted with CDBG and ESG funds. Each month, there are data meetings with the partners to guarantee thorough and precise data collection, as well as adherence to the requirements. Additionally, weekly meetings are held with the Street Outreach providers, alongside program meetings with Emergency Shelter providers on a consistent basis. Our office program coordinators and staff monitor activity, invoices and data reports on a monthly basis for contract compliance.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The County’s Citizen Participation Plan, which was updated in 2020, sets forth the policies and procedures to enhance public participation for the County’s Entitlement Grants. The plan outlines the public involvement for reviewing and commenting on all plans and reports.

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**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

In 2024, an amendment to the Consolidated Plan (Con Plan) was implemented, allowing HOME-funded projects to restrict leasing to elderly individuals aged 62 and older. The goal of these programs is to assist low- and moderate-income households in Lancaster County.

The demographic and economic data for the county indicates a continued need for these programs, with an increasing demand for initiatives specifically related to affordable housing rehabilitation and development. Our experience navigating these programs during the COVID-19 pandemic led to several modifications aimed at making the application process more accessible for clients and staff working remotely. These changes included providing fillable application forms on our website, establishing direct application portals, and allowing clients to provide information for applications over the phone.

As we look ahead to fiscal year 2025, we anticipate conducting additional outreach for our programs, given the variety of funding resources available. We aim to utilize our resources effectively to ensure timely assistance; however, we do not plan to make any changes to the administration or objectives of the programs as a result of our experiences.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

### **2024 HOME Physical Monitoring**

Park Place Apartments – 10 units - No issues to be reported.

Country Club Apt – 87 units – No issues to be reported.

Declaration House – 4 units – (4) minor repairs

Apt at Heatherwoods – 56 units - No issues to be reported.

Marietta Senior Housing -56 units – No issues to be reported.

Mt Joy Senior Apt – 6 Units – No issues to be reported.

Willows at Landisville – 18 units – (4) major repairs

Willow Run – 10 units - No issues to be reported

Saxony Ridge Apt – 5 units- No issues to be reported.

Bausman Place - No issues to be reported

### **2024 HOME Tenant File Monitoring**

**Manor Heights Apt** – There were no Findings or Concerns found during the monitoring visit.

**Landis Place on King** – 7 units – Utility Allowance is not updated annually, One (1) tenant file Real Estate asset valuation form was completed incorrectly and Income from asset was not calculated and included on the Tenant Income Certification (TIC), One (1) file bank statement submitted to verify asset were not consecutive months and date of birth on TIC is incorrect, One (1) tenant file listed gift money on the application, but the amount was not verified and included on the TIC. on the Student Certification Form the applicant did not answer the part-time student question and income from IRA and 403B on the TIC

was listed incorrectly. One (1) tenant file tax return listed employment income and listed unverified expenses on real estate income. One (1) tenant file was missing required 2 months of source documentation (paystubs) to verify income.

**Declaration House** – Tenant files missing the student certification for all adult household members, missing the required documentation of thirty (30) days' notice of rent, missing the signed HOME lease addendum of the nine (9) prohibited lease and signed VAWA addendum.

**Park Ave Apartments** – One (1) tenant file was missing the tenant's signature date on the final lease document, One (1) Tenant Income Certification Form (TIC) date was different from the lease move-in date, One (1) The Asset Current and Disposed Form was not fully completed as some questions remained unanswered.

**Apt at Heatherwoods** – One (1) tenant file didn't have the current Assets and Disposal form fully completed, One (1) Tenant file missing a signed HOME Lease Addendum, VAWA Lease Addendum, a Thirty (30) day notice of rent increase. One (1) tenant file lease document in the tenant file is missing the tenant's signature and date.

**Marietta Senior Apt** – There were no Findings or Concerns found during the monitoring visit.

**Willow Run** – Tenants file missing signed HOME Lease Addendum, One (1) file missing the 2 months of source documentation.

**Mountain View Terrance** - The tenant file was missing the student certification for all adult household members.

**Brunswick Farms** – One (1) tenant file was missing 2 months of consecutive paystubs.

**Rockford Chase** - One (1) tenant file Asset Current and Disposed Form was not fully completed and lists a direct deposit from Lancaster General Health (LGH) with no formal verification of employment. One (1) tenant file tenant HOME addendum lease date needed to be accurately updated with the correct date for signature formal verification of employment. One (1) tenant file needs to update income on TIC. One (1) tenant file is missing the signed and dated lease and missing two (2) full months of consecutive paystubs.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Lancaster County requires all housing containing five or more HOME-assisted units to comply with the County's Affirmative Marketing Policies. Compliance with these policies is determined during the monitoring reviews.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In 2024, no program income was spent on creating or preserving affordable homeowner housing units in Lancaster County.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The Redevelopment Authority works with local affordable housing developers to not only create new affordable rental housing but to help rehabilitate existing housing in need of rehabilitation. The Redevelopment Authority works with developers to access the 4% tax credits through the state for funding to rehab existing units. The Redevelopment Authority has the ability to float bonds for housing efforts.

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### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	1	0	0	0
Total Labor Hours		43,244			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		1			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.		1			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.		1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.		1			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.		1			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					



Other.					
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Table 15 – Qualitative Efforts – Number of Activities by Program

**Narrative**

In 2024, a HOME project, while not achieving the numerical targets outlined in Section 3, actively engaged in qualitative strategies to maximize the involvement of eligible individuals. This effort was realized through comprehensive outreach initiatives, targeted training programs, and collaborations with community organizations, thereby reflecting a strong commitment to the underlying principles of the Section 3 guidelines.

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