

# Lancaster County Fiscal Year 2025 Annual Action Plan

Prepared for the U.S. Department of Housing and Urban Development

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LANCASTER COUNTY

**Redevelopment  
Authority**

# 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 \$5.2 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 2025.

### 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 2025:

- 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 through four 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.

A public meeting was held both virtually and in person on June 25, 2025, jointly with the City of Lancaster regarding their 2025 Annual Action Plan.        member of the public attended the meeting. public comments were received.

public comments were received during the 30 day comment period that was open from June 07, 2025 to July 10, 2025.

**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 2025 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 (LCHRA) spearheads the office that coordinates the Lancaster County Homelessness Coalition efforts and its decision-making board. The Coalition is comprised of partners representing faith-based organizations, housing providers, private and governmental health providers, mental health providers, and education, and social services providers. The Coalition partners 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 identify needs and 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 housed within the Lancaster County Redevelopment Authority's Department of Human Services. These staff serve on the Steering Committee for the coalition, and oversee the strategy, funding, contracts, compliance, data quality, and planning for the homelessness response system. The staff facilitate and coordinate program meetings, coach on data collection and quality, and conduct needs assessments.

**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 United Way of Lancaster, the Pennsylvania Housing and Finance Agency, the Community Foundation of Lancaster, 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, PHFA, Community Foundation, community donations, 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 is 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, community members, and staff from all the funding 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	<b>Agency/Group/Organization</b>	Lancaster County Homelessness Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The homelessness response system has seen an increase in literal homelessness over the past year. For example there has been a 25% increase in adult singles from April 2024 compared to April 2025. Additionally, a new permanent 80 bed emergency shelter started operations in December 2024. As a system in serving clients, the major challenges are a lack of affordable housing options, income for clients to sustain housing, and full supportive (long-term and short-term) housing programs. While the city and county have been collaborating more effectively, having strategic goals to align funding resources is important. The many competing needs must be aligned to maximize the limited resources. The three-year Housing and Homelessness Strategic Plan will help to address the focus to decrease homelessness.

3	<b>Agency/Group/Organization</b>	United Way of Lancaster County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	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

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Last year, the 211-call center fielded nearly 67,000 requests from Lancaster County residents. The top information and referral requests were related to Housing Assistance, Utility Assistance, Income Support and Food/Meals. The increasing need for housing assistance is further demonstrated by nearly 7,000 housing related contacts from Lancaster residents for the Coordinated Entry into Housing services, Homelessness Prevention Services, and related housing insecurity. UWLC recognizes opportunities to strengthen collaboration with the Coordinated Entry manager and the broader provider network. UWLC sees a need for increasing services, specifically affordable housing, to meet the needs of those that are in poverty.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Anchorage Breakfast Ministry</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Victims of Domestic Violence  Services-homeless  Services-Education  Services-Employment  Services - Victims</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homelessness Strategy  Anti-poverty Strategy</p>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Anchor Lancaster was consulted in person. The agency has seen significant needs for affordable medical and dental for individuals with no income or income restrictions that make co-pay a hardship. As Anchor serves breakfast daily to individuals and families in need, there has been an increase in people in need (3,641 served in May 2025), as well as a need for weekend options. Their day center has grown exponentially with a temporary larger location in collaboration with Tenfold. Improvements include stronger communication among the partners, more funding, and collaboration. Success has been shown this past year in that the meal program and day center have hosted medical care, drug and alcohol provider, elder care, street outreach, and housing services.
5	<b>Agency/Group/Organization</b>	Lancaster City Alliance
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pending
6	<b>Agency/Group/Organization</b>	Spanish American Civic Association Development Corp (SACA)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Services-Employment Regional organization Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SACA is a certified Community Housing Development Organization (CHDO). SACA stated they were interested in looking at developing affordable homeowner projects in other areas of the County as they have historically completed projects only in the City of Lancaster. Redevelopment Authority staff discussed possible collaboration to assist in expanding the creation and rehabilitation of affordable homeowner housing.
7	<b>Agency/Group/Organization</b>	Lancaster City Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lancaster City Housing Authority was consulted virtually. LCHA was consulted in an effort to enhance collaboration and coordination to better understand the challenges the organization is facing in its provision of Public Housing. LCHA commented on the benefits of a growing relationship with the City of Lancaster. As a critical part of the housing solutions system and economic development within the City of Lancaster, LCHA believes that increased communication and inclusion in housing and homelessness needs discussions and funding opportunities would result in better program and service development.
8	<b>Agency/Group/Organization</b>	Lancaster County Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lancaster County Office of Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The director was consulted in person. There is a large population of seniors in the County and continued collaboration, communication and education around programs and services that each of the agencies has to support housing was identified as an area for continued coordination.
10	<b>Agency/Group/Organization</b>	Housing Development Corporation MidAtlantic
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pending
11	<b>Agency/Group/Organization</b>	Tenfold
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless Services-Employment Service-Fair Housing Regional organization Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Tenfold was consulted in person. Over the past year, there has been an increase in need, especially as seen by the street outreach team serving individuals unsheltered and more staff are needed. There is recognition that more permanent affordable housing is needed based on the homelessness response team working with individuals who are unsheltered. The lack of housing for individuals and families with fixed income is a consistent challenge, along with housing individuals with disabling conditions, and landlords willing to work with households. Tenfold is working diligently to increase the housing stock by engaging in landlords, and housing individuals.

12	<b>Agency/Group/Organization</b>	LANCASTER COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County Housing Authority was consulted in person. There has not been an increase in the demand for housing. However, improvements are needed in several areas, including outreach efforts, temporary support services, and programs that assist tenants in developing life skills and securing employment. Additionally, there should be opportunities for landlords to connect and exchange ideas. Overall, while the housing situation has stabilized, there is a lack of options for services that help individuals maintain their housing or receive assistance in other areas.
17	<b>Agency/Group/Organization</b>	Elizabethtown Community Housing and Outreach Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ECHOS was consulted in person. The agency has expressed challenges related to increase in need, the lack of transportation, landlord engagement for affordable housing, and the need for more service-based trainings. Further, there are funding concerns for necessary services addressing homelessness along with funding restrictions that are limited and not reflective of actual needs. The county can provide more training for HMIS standards, along with clarity to better serve victims of domestic violence.
18	<b>Agency/Group/Organization</b>	Lancaster County Planning Department
	<b>Agency/Group/Organization Type</b>	Other government - County Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The commission stated the challenges for zoning and addressing demographics and diversity. Discussed the need for zoning changes for higher density and ways to mitigate the impact of the increased densities. Coordination with LCHRA are to define areas within the county for redevelopment which would include addressing the housing needs. Also, the need for assistance with municipalities and residents to educate them regarding planning and redevelopment.
22	<b>Agency/Group/Organization</b>	Assets Lancaster
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Areas identified for increased coordination were engagement and educational opportunities which allow for a discussion of work and needs of small business owners and entrepreneurs in the county. The County has funded micro-enterprise technical assistance, but a majority of CDBG funding was allocated by the City of Lancaster.
24	<b>Agency/Group/Organization</b>	COMMUNITY BASICS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pending
25	<b>Agency/Group/Organization</b>	Columbia Borough
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Columbia Borough was consulted by survey of questions. Columbia Borough has seen a significant increase in homelessness, which has become its primary concern. Addressing this issue requires more staffing and coordinated efforts, particularly in aligning rental inspection standards between the Borough and the County to avoid duplication. The Borough values the ongoing support from the Lancaster County Redevelopment Authority, especially regarding future rental projects. There is also a strong desire to restore community resources like the Columbia Life Network, which previously provided valuable tenant and displacement support services. Housing and social services are recognized as the most underserved needs, and the Borough is currently working to establish a homeless shelter and engage landlords in supporting displaced residents. To reduce poverty-level families in Lancaster, the Borough suggests reviving community-based networks that offer comprehensive support, including housing assistance and employment resources.
26	<b>Agency/Group/Organization</b>	Lancaster Lebanon Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation with LL Habitat for Humanity was completed through a survey of questions. The Lancaster Lebanon Habitat for Humanity (LLHFH) has seen a rise in inquiries for affordable homeownership, though it primarily serves housing-stable households. Their main challenges include homebuyer settlement delays caused by third parties, resulting in temporary leasing arrangements. LLHFH recommends that the City and County improve grant execution systems and staffing to ensure timely settlements. Their greatest needs are funding and site acquisition for first-time homebuyers. While they don't directly address housing instability, they help alleviate rental demand by transitioning families into homeownership. To reduce poverty, LLHFH highlights the importance of affordable childcare and employment-independent health insurance, as these significantly affect families' financial stability.</p>
27	<p><b>Agency/Group/Organization</b></p>	<p>East Lampeter Township</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Market Analysis Anti-poverty Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>East Lampeter Township was consulted by email survey of questions. East Lampeter Township has seen an increased need for support services, particularly for underserved populations, with affordable housing being a major concern. The lack of affordable options has led many families to rely on temporary accommodations like hotels, highlighting a broader need for social, emotional, and economic support. The Township faces significant challenges in staffing and capacity, exacerbated by unfilled positions over the past several months. It recognizes the value of partnerships with county organizations like the Lancaster County Housing and Redevelopment Authority and advocates for continued collaboration and enhanced coordination across agencies. While housing is a central issue, it is closely intertwined with other needs such as social services and economic development, requiring collective efforts. East Lampeter has taken proactive steps, including conducting a housing study, partnering with nonprofits, and participating in forums and workshops. Reducing poverty requires deeper engagement at the community level, increased knowledge-sharing, and a commitment to expanding attainable housing throughout the county.</p>
28	<p><b>Agency/Group/Organization</b></p>	<p>YMCA of the Roses</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing  Services-Elderly Persons  Services-Persons with Disabilities  Services-Victims of Domestic Violence  Services-homeless  Services-Health</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The YMCA was consulted by email with a survey of questions. The YMCA of the Roses oversees the operations of a new permanent 80 bed emergency shelter for single adults experiencing homelessness. Since this program began in December 30, 2024, the services have expanded to 85 beds during the winter, and beyond during the extreme weather conditions. The agency reports on expanding services to offer 30,940 beds due to the increased need. Current challenges expressed include hiring additional services to assist the client in moving forward to housing, competitive pay, and working with a large population to ensure safety and operations. As a new provider, YMCA of the Roses sees a need for increasing collaboration to address needs, such as increasing income so individuals can move forward.</p>
29	<p><b>Agency/Group/Organization</b></p>	<p>The Factory Ministries</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-homeless  Services-Health  Services-Education  Services-Employment  Service-Fair Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs  Anti-poverty Strategy</p>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pending
30	<b>Agency/Group/Organization</b>	Lancaster City Police Bureau - Social Worker
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Publicly Funded Institution/System of Care Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Police Social Worker was consulted virtually and indicated observing a need in mental health wrap-around services, affordable housing, social service hubs, and support services in the community.

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

All relevant agencies types were consulted.

**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**

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## **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. 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)
1	Public Meeting	Persons with disabilities Non-targeted/broad community	The public meeting was held jointly with the City of Lancaster due to the Home Consortium. The meeting occurred on Wednesday, June 25th, 2025 at 11:00 am at the offices of the Redevelopment Authority with the option to attend the meeting virtually. was in attendance.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish, Nepali, Swahili</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The AAP and citizen summary is available for the public to review on our website <a href="http://www.lchra.com">www.lchra.com</a>.</p>			<p><a href="https://lchra.com/resources/document-center/plans-reports/">https://lchra.com/resources/document-center/plans-reports/</a></p>
3	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Public notice of the AAP was published in the newspaper and the 30 day comment period began June 7, 2025 and closed on July 10, 2025.</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	Public notice of the availability of the AAP and the scheduled public meeting was posted on the Lancaster County Housing and Redevelopment Authority Facebook page.			
5	Distributed copies of plan to Main Library, Planning Commission, and County Commissioner's Office	Minorities Persons with disabilities Non-targeted/broad community				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Lancaster County will have available \$6,242,290 in funding for fiscal year 2025. This funding includes CDBG, HOME, and ESG Entitlement funds, prior year funds, and generated program income.

#### 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	2,820,083.00	405,000.00	67,661.00	3,292,744.00	0.00	CDBG funds will be used for owner-occupied housing activities, renter-occupied housing activities, public facility and infrastructure improvements, borough revitalization, public services, administration and planning.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,546,412.59	149,000.00	0.00	1,695,412.59	0.00	HOME funds will be used for County and City owner-occupied housing activities, renter-occupied housing activities, administration and planning.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	254,134.00	0.00	0.00	254,134.00	0.00	ESG funds will be used for emergency shelter operations, rapid rehousing activities: both case management and direct client financial assistance, and administration.

Table 2 - Expected Resources – Priority Table

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

The Redevelopment Authority requires that applicants for CDBG funded programs provide matching funds via federal, state, private and/or local funding sources during the various programs Request for Proposal (RFP) and/or Application processes. For public infrastructure improvement projects, a 20% match of other funding is required. Non-profit organizations requesting CDBG funding for public service activities are required to provide matching funds totaling 20% of the project's final cost. There is no obligated amount of matching funds an applicant must provide to leverage CDBG funds for public service activities; however, applicants with more leveraged funding are more competitive in the funding award process.

In the CDBG funded Home Repair Program we partner with other organizations such as Penn Medicine or United Disability Services to leverage available funding for specific repair areas such as lead remediation, Healthy Homes standards activities, and accessibility improvements. Beginning in April 2023 approximately \$4 million in funding was 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.

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	CDBG: \$.00 HOME: \$800,000.00 ESG: \$.00	Rental units constructed: 5 Household Housing Unit
2	Create Affordable Owner Units	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Production of New Units	CDBG: \$.00 HOME: \$301,469.91 ESG: \$.00	Homeowner Housing Added: 4 Household Housing Unit
3	Rehabilitate Existing Renter Units	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units	CDBG: \$100,000.00 HOME: \$.00 ESG: \$.00	Rental units rehabilitated: 2 Household Housing Unit
4	Rehabilitate Existing Owner Units	2021	2025	Affordable Housing	County of Lancaster Rivertowns	Affordable Housing - Rehabilitation of Units	CDBG: \$644,461.00 HOME: \$100,000.00 ESG: \$.00	Homeowner Housing Rehabilitated: 40 Household Housing Unit Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Reduce the Number of Blighted Properties	2021	2025	Affordable Housing Non-Housing Community Development	County of Lancaster Rivertowns	Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units	CDBG: \$300,000.00 HOME: \$.00 ESG: \$.00	Rental units rehabilitated: 2 Household Housing Unit
6	Water, Sewer, and Neighborhood Street Improvements	2021	2025	Non-Housing Community Development	County of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$800,000.00 HOME: \$.00 ESG: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7350 Persons Assisted
7	Public Facilities	2021	2025	Non-Housing Community Development	County of Lancaster City of Lancaster Rivertowns	Public Improvements and Infrastructure	CDBG: \$400,000.00 HOME: \$.00 ESG: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
8	Support Housing Services	2021	2025	Homeless Non-Homeless Special Needs	County of Lancaster City of Lancaster Rivertowns	Public Services - Housing and Homelessness	CDBG: \$484,266.00 HOME: \$.00 ESG: \$.00	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
9	Support Rapid Re-housing Services	2021	2025	Homeless	County of Lancaster City of Lancaster Rivertowns	Support Homeless Services	CDBG: \$.00 HOME: \$.00 ESG: \$94,030.00	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Assist Emergency Shelter Activities	2021	2025	Homeless	County of Lancaster City of Lancaster Rivertowns	Support Homeless Services	CDBG: \$.00 HOME: \$.00 ESG: \$141,044.00	Homeless Person Overnight Shelter: 250 Persons Assisted
11	Administrative Costs	2021	2025	Administration	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units Public Improvements and Infrastructure Public Services - Housing and Homelessness Economic Development and Borough Revitalization Support Homeless Services	CDBG: \$564,016.60 HOME: \$169,541.00 ESG: \$19,060.00	Other: 0 Other

**Table 3 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Create Affordable Rental Units
	<b>Goal Description</b>	Creation of affordable rental units will be supported by HOME funds. HOME funds will be used to support the joint Housing Development Program for the County and City of Lancaster, based on percentages provided by HUD for the HOME Consortium. Projects will apply through a competitive RFP and application process and a committee will be used to select projects which align with identified priorities and meet the Section 215 definition of affordable housing.
2	<b>Goal Name</b>	Create Affordable Owner Units
	<b>Goal Description</b>	HOME funds will be used to support the creation of new affordable owner units in Lancaster County which meet the Section 215 definition of affordable housing. The units will be subject to the HOME affordable homeownership limits determined by HUD, project development teams will determine the final unit sale prices but the county will ensure compliance with the established limits.
3	<b>Goal Name</b>	Rehabilitate Existing Renter Units
	<b>Goal Description</b>	CDBG funds will be used in Lancaster County to rehabilitate, or acquire and rehabilitate existing renter housing units. Assistance will be made available to landlords or property owners through the county's Rental Housing Rehabilitation Program which provided financial assistance for the rehabilitation of rental properties containing between 2 and 7 units which the property owner agrees to rent at affordable rates for a period of 10 years. The county ensures compliance with the section 215 definition of affordable housing and HUD established fair market rents.
4	<b>Goal Name</b>	Rehabilitate Existing Owner Units
	<b>Goal Description</b>	This funding will be used for administration related to Homeowner Rehabilitation Activities which will be used to assist low- and moderate-income homeowners throughout Lancaster County, excluding the City of Lancaster. These funds will assist in leveraging the ARPA Whole Home Repairs Program funds provided to Lancaster County by the Commonwealth of Pennsylvania's Department of Community and Economic Development.

5	<b>Goal Name</b>	Reduce the Number of Blighted Properties
	<b>Goal Description</b>	The county will use CDBG funds to acquire and rehabilitate blighted properties which will then be maintained as affordable rental units, meeting both the section 215 definition of affordable housing and HUD fair market rental criteria, for an indefinite period of time.
6	<b>Goal Name</b>	Water, Sewer, and Neighborhood Street Improvements
	<b>Goal Description</b>	CDBG funds will be used to support the public improvements program which provides financial assistance to municipalities for projects which meet established eligibility criteria and benefit low- and moderate-income households, across Lancaster County, not including the City of Lancaster. Projects will be selected via a competitive application process and steering committee.
7	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	CDBG funds will be used to support the public improvements program which provides financial assistance to municipalities for projects which meet established eligibility criteria and benefit low- and moderate-income households, across Lancaster County, not including the City of Lancaster. Projects will be selected via a competitive application process and steering committee.
8	<b>Goal Name</b>	Support Housing Services
	<b>Goal Description</b>	CDBG funds will be used to support the public services program of the County of Lancaster. Uses will include assistance for fair housing counseling services which primarily assist non-homeless special needs populations.
9	<b>Goal Name</b>	Support Rapid Re-housing Services
	<b>Goal Description</b>	ESG will be used to support rapid rehousing activities which connect homeless individuals and families with permanent housing and supportive services targeted to their specific needs as part of a housing first response to homelessness.
10	<b>Goal Name</b>	Assist Emergency Shelter Activities
	<b>Goal Description</b>	ESG will be used to support emergency shelter operations and activities throughout Lancaster County to maintain access to shelter programs for unhoused residents of the Lancaster County community.

<b>11</b>	<b>Goal Name</b>	Administrative Costs
	<b>Goal Description</b>	Administrative Costs will be used to support program administration

## 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 2025, these amounts include the FY 2025 Allocation as well as program income and prior year resources.

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

Table 4 – Project Information

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

These project priorities were set during the 2021-2025 Consolidated Planning Process and were identified through extensive stakeholder outreach with county residents, elected and appointed officials, county government and other municipal employees, and partner organizations who serve low- and moderate-income households, homeless or other non-homeless special needs populations. Affordable housing for low- and moderate-income residents of the county has become more difficult; therefore, much of the county's attention is focused directly on activities which support the creation of new or rehabilitation of existing affordable housing units for both renter and owner households through the CDBG and HOME programs.

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

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	County of Lancaster City of Lancaster Rivertowns
	<b>Goals Supported</b>	Administrative Costs
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$564,017.00 HOME: \$169,541.00 ESG: \$19,060.00
	<b>Description</b>	
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration for programs
2	<b>Project Name</b>	Public Facilities and Infrastructure
	<b>Target Area</b>	County of Lancaster Rivertowns
	<b>Goals Supported</b>	Water, Sewer, and Neighborhood Street Improvements Public Facilities
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$1,200,000.00
	<b>Description</b>	
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These activities will benefit low- and moderate-income families in Lancaster County who reside in qualifying block groups or access services at eligible public facilities. We estimate that in total of 7,750 persons will be assisted through these activities.
	<b>Location Description</b>	Activities will occur throughout Lancaster County, either at public facilities which serve eligible populations based on income or presumed benefit criteria, or through neighborhood improvement projects in qualified block groups.

	<b>Planned Activities</b>	Funding will support at least six total projects throughout the county, with a maximum award of \$200,000 per project. Funds have been budgeted to support four municipal projects and two public facility projects. Activities will be selected through a competitive application process with selections made by a steering committee and approved by the Redevelopment Authority's Board of Directors. All projects must meet eligibility criteria based on low- and moderate-income populations.
<b>3</b>	<b>Project Name</b>	Owner Occupied Housing Activities - County
	<b>Target Area</b>	County of Lancaster Rivertowns
	<b>Goals Supported</b>	Create Affordable Owner Units Rehabilitate Existing Owner Units
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units
	<b>Funding</b>	CDBG: \$644,460.97 HOME: \$401,469.91
	<b>Description</b>	CDBG and HOME funds will be used for homeowner-occupied rehab programs and administration of the program. Homeowner units must be the primary residence of the applicant and must meet eligibility criteria to qualify for the program. HOME funds will be used to support the creation of four new affordable ownership units. Units will use established criteria for HOME affordable homeownership units and the section 215 definition of affordable housing. Activities will be selected through a competitive application process and project selection committee.
	<b>Target Date</b>	12/31/2029
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>		

	<b>Planned Activities</b>	CDBG and HOME funds will be used for homeowner-occupied rehab programs and administration of the program. Homeowner units must be the primary residence of the applicant and must meet eligibility criteria to qualify for the program. HOME funds will be used to support the creation of four new affordable ownership units. Units will use established criteria for HOME affordable homeownership units and the section 215 definition of affordable housing. Activities will be selected through a competitive application process and project selection committee.
<b>4</b>	<b>Project Name</b>	Renter Occupied Housing Activities - County
	<b>Target Area</b>	County of Lancaster Rivertowns
	<b>Goals Supported</b>	Create Affordable Rental Units Rehabilitate Existing Renter Units
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units
	<b>Funding</b>	CDBG: \$100,000.00 HOME: \$800,000.00
	<b>Description</b>	Multi-family rehabilitation of existing units, acquisition and rehab of existing units will utilize CDBG funding and creation of new units will utilize HOME funding. CDBG Rental Housing Program activities have a rolling application period and projects are reviewed and selected by staff. HOME funded rental development projects will be selected through a competitive RFP and application process and project selection committee. All activities will meet the Section 215 definition of affordable housing.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be used to rehabilitate approximately 2 renter occupied units, and HOME will be used to support the creation of approximately 6 new affordable rental units.
	<b>Location Description</b>	Throughout Lancaster County

	<b>Planned Activities</b>	Multi-family rehabilitation of existing units, acquisition and rehab of existing units will utilize CDBG funding and creation of new units will utilize HOME funding. CDBG Rental Housing Program activities have a rolling application period and projects are reviewed and selected by staff. HOME funded rental development projects will be selected through a competitive RFP and application process and project selection committee. All activities will meet the Section 215 definition of affordable housing.
5	<b>Project Name</b>	Owner Occupied Housing Activities - City
	<b>Target Area</b>	City of Lancaster
	<b>Goals Supported</b>	Create Affordable Owner Units
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units
	<b>Funding</b>	HOME: \$324,401.42
	<b>Description</b>	HOME funds will be used to support the creation of two new affordable owner units in the City of Lancaster. Projects will be selected through a competitive application process and project selection committee.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two income qualified families.
	<b>Location Description</b>	City of Lancaster
	<b>Planned Activities</b>	HOME funds will be used to support the creation of two new affordable rental units in the City of Lancaster. Projects will be selected through a competitive application process and project selection committee.
6	<b>Project Name</b>	Acquisition & Rehab
	<b>Target Area</b>	County of Lancaster Rivertowns
	<b>Goals Supported</b>	Rehabilitate Existing Renter Units Reduce the Number of Blighted Properties
	<b>Needs Addressed</b>	Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units
	<b>Funding</b>	CDBG: \$300,000.00

	<b>Description</b>	Acquisition and rehabilitation activities performed by the Redevelopment Authority will address blighted properties throughout the county, excluding the city, and will focus on the acquisition and rehabilitation of blighted properties as affordable rental units or if necessary the demolition of blighted properties.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately two families will directly benefit from these proposed activities.
	<b>Location Description</b>	Lancaster County
	<b>Planned Activities</b>	Acquisition and rehabilitation activities performed by the Redevelopment Authority will address blighted properties throughout Lancaster County. Rehabilitation of blighted properties as affordable rental units or if necessary the demolition of blighted properties.
<b>7</b>	<b>Project Name</b>	Support Housing Services
	<b>Target Area</b>	County of Lancaster City of Lancaster Rivertowns
	<b>Goals Supported</b>	Support Housing Services
	<b>Needs Addressed</b>	Public Services - Housing and Homelessness
	<b>Funding</b>	CDBG: \$484,266.00
	<b>Description</b>	Public services and fair housing activities for low- and moderate income residents through partnership with a local organization Tenfold, these services are primarily provided to individuals who are non-homeless special needs populations like the elderly and people with disabilities .
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 households will be assisted through these activities.
	<b>Location Description</b>	Throughout Lancaster County, including the city of Lancaster.
	<b>Planned Activities</b>	Public services and fair housing activities for low- and moderate income residents through partnership with a local organization Tenfold, these services are primarily provided to individuals who are non-homeless special needs populations like the elderly and people with disabilities .

<b>8</b>	<b>Project Name</b>	Homeless Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support Rapid Re-housing Services Assist Emergency Shelter Activities
	<b>Needs Addressed</b>	Support Homeless Services
	<b>Funding</b>	ESG: \$235,074.00
	<b>Description</b>	ESG funds will be used to assist emergency shelter activities and support rapid rehousing services throughout Lancaster County to benefit unhoused county residents.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 persons will benefit.
	<b>Location Description</b>	Throughout Lancaster County including the city of Lancaster.
	<b>Planned Activities</b>	Activities to assist emergency shelter activities and support rapid rehousing services will be selected through a competitive application process managed by the Lancaster County CoC/Homeless Coalition.

## **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 2016 - 2020 Low- and Moderate-Income Summary data there are 365 total Census Block Groups in Lancaster County. Of these, 117 Block Groups meet the low- and moderate-income exception criteria of 45.2% 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
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 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 45.2% of the total population of the area, would generally meet the minimum requirement of principally benefiting low-and moderate-income persons. There are 118 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 53 units throughout the County and City of Lancaster in Fiscal Year 2025. Using CDBG funding, the County intends to fund the Home Repair, Homeowner Assistance Programs, and Rental Rehab Program to rehabilitate owner-occupied and renter-occupied housing units. HOME funds will be used to rehabilitate and 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	0
Non-Homeless	53
Special-Needs	0
Total	53

**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	9
Rehab of Existing Units	42
Acquisition of Existing Units	2
Total	53

**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 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 to address issues that may result in individuals and families becoming homeless. LCHC funds and collaborates with direct service providers to form a cohesive homelessness response system, 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 shelter, transitional housing, crisis housing, rapid rehousing projects, and permanent supportive housing projects. It also maintains and manages the Empower Lancaster HMIS draws providers together and facilitates collaboration between organizations and levels within the continuum.

Homelessness and affordable housing remain major challenges for our community. The goal of the Lancaster County Homelessness Coalition includes effectively stewarding public resources, elevating the lives of our most vulnerable neighbors, and reversing trends in homelessness and displacement. The Coalition will take on several innovative projects in the coming year, including a new permanent low-barrier shelter within the city of Lancaster that will serve county residents and the opening of a new city-based homeless services hub, which will include built-in crisis and 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.

Additionally, of note are collaborative efforts with both funded and non-funded partners such as twice yearly Whole CoC meetings, regular system-wide service-based meetings, and various affordable housing advocacy meetings. The Coalition has an actively engaged Steering Committee that has action teams with community members to intentionally address barriers, problem solve, and effect change.

Finally, the Fair Housing and Landlord Tenant Center housed by Tenfold provides services for non-homeless special needs populations (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, and public housing residents) including; consultations with landlords and tenants, Fair Housing, and general community housing outreach, responses to Fair Housing complaints from the community, community training and workshops, informal landlord tenant housing resolutions, management of the Lancaster County 811 referrals and recertifications, management of the Community Rental Equity Fund and management of the HRRC Collaborative. Persons with disabilities, the elderly, and public housing residents are frequent populations served through these services.

### **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 Homelessness Street Outreach Workers, trained professionals who conduct client-facing engagements on the street and in shelters. These professionals are trained to conduct coordinated entry assessments and foster warm-handoff connections to shelters and other social and housing 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 the Office for the Homelessness Coalition staff at LCHRA, where it directly influences planning and program design processes.

Having successfully established a knowledgeable community homeless outreach team in partnership with local service providers, we will seek to improve service delivery and assist more clients off the street and into housing. We intend to achieve these goals by 1) Carefully defining and tracking the services provided by the Street Outreach team using HMIS. This will provide clearer data on the needs of the unsheltered client population. 2) Using 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) Working with the Street 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 consistently, and to better understand the barriers that keep clients from gaining and maintaining permanent housing. The Coalition will continue to support these efforts in the coming year.

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

Data from the 2024 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 shelters and transitional housing projects. It seems clear that the end of COVID-era emergency relief programs, such as COVID funds and Emergency Rental Assistance Programs, has left deficits in the community and is increasing needs beyond service providers' capacities. It will be necessary to reverse these trends in the next year, to decrease the number of unsheltered homeless people and increase the availability of shelter and other permanent housing beds. 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 shelters and 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 (that will include several new permanent housing units) in the city of Lancaster to increase the supply of beds. 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 health insurance, and their progress will be tracked using the HMIS. Referrals to rapid

rehousing services, as well as exit destinations from shelters, will need to be tracked more carefully 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 extremely competitive. Reports from rapid rehousing program staff support these data points. 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 will work in the coming year to alleviate some of that downward pressure and find better solutions.

The coalition will continue to collaborate with providers at all levels—outreach, coordinated entry, transitional housing, and rapid rehousing—to move clients 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 other permanent housing destination. The local HMIS allows for detailed data collection and prioritization, particularly on the part of coordinated entry workers, and this should allow us to dedicate resources to the clients with the highest vulnerability and need. As with other goals, it will be necessary for partner organizations to improve the quality of the data they capture about clients to make those prioritization decisions accurate, and to demonstrate their success.

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

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 Lancaster General Health/ Penn Medicine to address discharge planning to prevent homelessness among individuals leaving systems of care. Analysis shows that complex health needs are overwhelmingly common among those in our community who have experienced homelessness—and especially among those who are experiencing chronic homelessness.

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. Our local efforts also include expanding crisis housing and permanent supportive housing that will assist individuals and families most vulnerable with shelter and case management. 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.

### **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 the creation of affordable rental units 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 conduct risk assessments and clearance inspections on projects over the \$24,999 threshold.

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.

#### **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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

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

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

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

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

Projects funded with the county's HOME dollars may additionally seek County American Rescue Plan (ARPA) funding for capital costs. Funding for operation costs may also include allocation of county ESG funding. For both capital and operation costs, development teams would apply separately in funding rounds to follow.

The County will set aside 15% of the total allocation for CHDO use, \$231,962.

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.

Development teams determine the final sale price for homeownership units and the County will ensure that the sale price is within the HOME affordable homeownership limits established annually by HUD for Lancaster County.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

NA

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services

received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

NA

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

### **Emergency Solutions Grant (ESG)**

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

Included as an attachment.

Additionally, the amount budgeted specifically for street outreach is \$0, rapid rehousing is \$94,030, and emergency shelter funding is \$141,044.

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 a CoC's Coordinated Entry service provider to attempt system diversion, connect people to shelters, and assess a person or families' vulnerability and crisis service intervention needs. Our community uses a multiple points of access approach for coordinated assessment services. Coordinated Entry sites are organized in hubs around the county for an assessment as well as a city based larger capacity Coordinated Entry Hub.

After assessment, Coordinated Entry 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 coordinated entry 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, 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, the State Homeless Assistance Program, United Way, the PA Housing Finance Agency, the Lancaster County Community Foundation, select CoC dollars, and community donations.

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 is 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, staff from all the funding sources, and community members 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. We currently have 2 members of our CoC decision-making board (the LCHC Steering Committee) and action teams representing people experiencing recent homelessness with lived expertise. In addition, there are three other members with lived experience that is not as recent. These members bring recommendations and ideas from the newly established Homeless Advisory Board (HAB) and the Youth Advisory Board (YAB).

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 for:

#### Rapid Re-Housing

- a) 80% of all RRH exits are to permanent destinations.
- b) 0% or less of all adult & children exit destinations are to "other", "client doesn't know", "client refused"; and 0% of exit destinations are "data not collected" for RRH participants.

## Shelter

- a) Reduce the Average Length of Stay for Emergency Shelter from the previous year.
- b) Reduce the Median Length of Stay for Emergency Shelter from the previous year.
- c) 25% or less of all adult & children exit destinations are to “other”, “client doesn’t know”, “client refused”; and 0% of exit destinations are “data not collected” for shelter, projects.

## HMIS Data Quality & Timeliness.

- a) 5% of client entry records are entered in 3 days or fewer.
- b) All client records have a data quality of 85% or greater.
- c) All RRH clients have a data quality of 100% for personally identifiable information (PII).

