

2025 ANNUAL ACTION PLAN

Citizen Summary

June 2025



What is an Annual Action Plan

The Annual Action Plan serves as the formal application to HUD for entitlement grant funds received by Lancaster County. The plan provides specific answers to questions posed by HUD and outlines how the funds received will be allocated throughout Lancaster County.

HUD Formula Grants

Community Development Block Grant (CDBG)

CDBG funds will be used for a variety of housing, community development, and public service activities that will benefit low- and moderate-income people throughout Lancaster County.

HOME Investment Partnerships Program (HOME)

HOME funds will be allocated for new construction and rehabilitation of affordable owner and rental housing units. HOME funds are received for both the County and City of Lancaster as part of a Consortium Agreement for the County to administer the City's entitlement.

HOME funds are split between the city and county, utilizing the percentage provided by HUD. Using the previous HUD-provided allocation from 2024, Lancaster County will receive approximately 77% or \$1,334,808.09, and Lancaster City will receive approximately 23% or \$360,604.50 of the total award amount.

Emergency Solutions Grant (ESG)

ESG funds will support rapid re-housing services and shelter operations in Lancaster County.

Fiscal Year 2025 Funding Summary

CDBG

Annual Allocation	\$2,820,083.00
Program Income	\$405,000.00
Reprogrammed.....	\$67,661.00
Total	\$3,292,744.00

HOME

Annual Allocation	\$1,546,412.59
Program Income	\$149,000.00
Total	\$1,695,412.59

ESG

Annual Allocation	\$254,134.00
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Total Available Funding - \$5,242,290.59

2021-2025 Strategic Goals

- Create affordable housing for owners and renters
- Renovate affordable housing for owners and renters
- Decrease the number of blighted properties
- Enhance neighborhood infrastructure and public facilities
- Support housing services, including fair housing
- Support rapid re-housing initiatives
- Assist emergency shelter operations

View and Comment on the Plan

- Visit our website: <https://lchra.com/resources/document-center/plans-reports/>
- Send us an email: Rachel Valmonte, Planning and Compliance Manager, rvalmonte@lchra.com
- Attend a public meeting: Tuesday, June 25, 2025, at 11:00 A.M. via Zoom or at the offices of the Lancaster County Redevelopment Authority located at 28 Penn St, Suite 100, Lancaster, PA, 17503

Fiscal Year 2025 Goals

Goal	Funding Source	Amount
Create Affordable Rental Units	County HOME:	\$800,000.00
Create Affordable Owner Units	County HOME:	\$301,469.91
	City HOME:	\$324,401.42
Rehabilitate Existing Renter Units	CDBG:	\$100,000.00
Rehabilitate Existing Owner Units	CDBG:	\$644,461.00
	HOME:	\$100,000.00
Reduce the Number of Blighted Properties	CDGB:	\$300,000.00
Neighborhood Infrastructure Improvements	CDBG:	\$800,000.00
Public Facility Improvements	CDBG:	\$400,000.00
Support Housing Services	CDBG:	\$424,266.00
Support Rapid Re-housing	ESG:	\$ 94,030.00
Assist Emergency Shelter Activities	ESG:	\$141,044.00
Administrative Costs	CDBG:	\$564,017.00
	HOME:	\$133,481.00
	ESG:	\$ 19,060.00

Outcome Measurement

All activities must address one HUD objective:

- Provide a suitable living environment
- Provide decent housing
- Provide economic opportunities

All activities must also address one HUD outcome:

- Improve availability/accessibility
- Improve affordability
- Improve sustainability

Redevelopment Authority Staff

Justin Eby, Executive Director

Marisol Maldonado, Housing & Community Development Director

Deb Jones, Director of Human Services

Jocelynn Naples, Director of Communications, Development, and Special Projects

Rachel Valmonte, Planning & Compliance Manager

Shane Waddy, Planning & Compliance Coordinator

Redevelopment Authority Board of Directors

Ed Fisher, President

James Williams, Vice President

Gerald Robinson, Esq., Treasurer

James Eby—Assistant Treasurer

Melinda Kaufman—Member*

Beth Dreyer-DeGoede - Secretary, Staff Appointee