LANCASTER COUNTY
Redevelopment Authority

LANCASTER COUNTY

2026 – 2030 CONSOLIDATED PLAN
and
2026 ANNUAL ACTION PLAN

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

Lancaster County Redevelopment Authority
28 Penn Square, Suite 200
Lancaster, PA 17603-4297

OMB Control No: 2506-0117 (exp. 09/30/2021)

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan presents how the County of Lancaster (County) will use funds provided by the U.S. Department of Housing and Urban Development (HUD) during fiscal years 2026-2030. The Consolidated Plan contains information about the County's needs relating to Housing, Homelessness, Non-Homeless Special Needs, and Non-Housing Community Development. It also includes information on the prioritization of needs, anticipated resources, goals, and strategies to govern the funding decisions over the next five years.

The Lancaster County Housing and Redevelopment Authority (LCHRA) is the lead agency, on behalf of the County, and is responsible for coordinating the consolidated planning and submission process. LCHRA is also responsible for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs covered by the Consolidated Plan.

Lancaster County is designated as the Lead Entity of the HOME Consortium that it has formed with the City of Lancaster and agrees to carry out the overall responsibilities, with the cooperation of the City, in accordance with 24 CFR 92.101. The County, as Lead Entity, will manage the entire HOME allocation on behalf of the Consortium. The County and City agree to carry out eligible activities in accordance with the requirements of 24 CFR Part 92. The City is responsible for submitting, in a timely manner, to the County all information necessary for participation in the Consortium as defined in 24 CFR Part 92. This includes all information necessary for the Consolidated Plan, the HOME program description and certifications (24 CFR 92.150), and performance reports.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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 Redevelopment Authority conducted consultations with social service agencies, municipalities, real estate developers, school districts, and economic development businesses regarding Homelessness and Housing and Community Development priorities and received responses. Based in part on the responses of the consultations held, the following goals will be supported by CDBG, HOME, and ESG funds during 2026-2030:

- Increase the number of units rehabilitated
- Creation of new units
- Improve public infrastructure and facilities
- Stabilization, long term support, and urgent needs
- Planning and Administration

3. Evaluation of past performance

LCHRA has created these goals based on the prior success of programs and activities that have produced decent, safe, and affordable housing and created suitable living environments for the residents of Lancaster County. With positive results from the 2021-2025 Consolidated Plan, the LCHRA will continue these projects and activities to meet the goals and objectives outlined in the Consolidated Plan.

4. Summary of citizen participation process and consultation process

LCHRA maintains a Citizen Participation Plan that emphasizes a citizen-driven review process to guide funding recommendations. For physical improvement activities, including infrastructure and public facility projects, a steering committee comprised of municipal officials and interested residents evaluates applications, reviews project presentations, and prioritizes projects for funding based on the goals and priorities established in the 2026–2030 Consolidated Plan.

For public service activities funded through CDBG and ESG, including supportive housing and homelessness services, recommendations are informed by a broad network of community stakeholders with expertise in housing stability and service delivery. Volunteers representing diverse geographic areas of the County participate in the review of applications and provide funding recommendations to ensure resources are directed to programs with the greatest demonstrated need and impact.

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Due to the complexity of affordable housing development and financing, HOME funds are awarded through a structured review process conducted by a loan committee consisting of public, private, and community representatives with experience in housing development, finance, and community planning. This process ensures that projects are financially feasible, aligned with local housing priorities, and capable of delivering long-term affordability. The citizen participation and advisory structures are designed to promote transparency, accountability, and equitable decision-making in the allocation of federal resources.

5. Summary of public comments

TBD

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

TBD

7. Summary

TBD

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The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 92.101. 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

Rachel Valmonte, Planning and Compliance Manager
Lancaster County Redevelopment Authority
28 Penn Square, Suite 200

Lancaster, PA 17603
rvalmonte@lchra.com
717-394-0793 x211

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The Redevelopment Authority of the County of Lancaster, on behalf of Lancaster County, consulted with many agencies, municipalities, developers, nonprofits, and service providers during the development of the 2026-2030 Consolidated Plan. A summary of these consultations is listed below.

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 Continuum of Care (CoC) collaborates directly with Lancaster City and Lancaster County Housing Authorities to provide housing resources for households experiencing or at risk of homelessness. Access to housing vouchers that supplement rent is critical to clients' journeys out of homelessness.

An inter-agency group meets regularly to coordinate available vouchers, with special attention given to the Foster Youth Independence Program, which helps young people experiencing homelessness to secure apartments using vouchers. These direct, ongoing partnerships between the housing authorities and the CoC have successfully moved households into stable housing. These collaborations must also extend to available units from private landlords and housing corporations.

The Continuum of Care (CoC) homelessness response system coordinates regularly and in multiple ways with local government health, mental health, and human service agencies. Homelessness providers work directly with hospital and healthcare partners, including Penn Medicine's Emergency Department and Street Medicine Teams, Penn State Community Outreach, and WellSpan's inpatient and outpatient mental health centers. Lancaster County Behavioral Health and Developmental Services serve as a central point of contact for individuals with serious mental illness, providing access to case management and housing supports. These collaborations are reflected through program activities, facilitated interagency meetings, and ongoing coordination among service providers across the county.

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 Continuum of Care (CoC) homelessness response system offers a comprehensive range of services to support individuals and households experiencing homelessness, including those who are newly homeless as well as those experiencing chronic homelessness. The first component is the system entry

point for individuals and families who are unsheltered or at imminent risk of homelessness. Outreach teams engage people living on the streets or in places not meant for habitation, building trust and connecting them to services. Intake and assessment processes ensure that needs are identified quickly and fairly, often through a Coordinated Entry System that uses standardized tools to prioritize resources for those most vulnerable. The assessment evaluates factors such as demographics, length of homelessness, household size, physical and mental health disabilities, and employment capacity or income to ensure appropriate housing referrals are made. Examples of programs in this component include street outreach initiatives and mobile engagement teams that bring services directly to clientele.

In addition, service agencies provide direct assistance to individuals and households at risk of homelessness through supportive services and limited financial assistance. These interventions help households stabilize while also connecting them to community resources, including employment, child care, education, and other supportive services. Service agencies collaborate with school districts, landlords, food pantries, and education providers, among others, to deliver coordinated and effective support to their clients.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Continuum of Care (CoC) lead agency staff work closely with the CoC Governance Board, the Grant Review Subcommittee, and the Lancaster County Housing and Redevelopment Authority (LCHRA) to determine the most effective use of ESG funds in support of critical homelessness response programs. Providers also play an active role in establishing annual performance standards and developing program outcomes.

The HMIS Lead, in collaboration with CoC partners and lead agency staff, has developed policies and procedures for the administration of the HMIS system. Through direct coordination with contracted partners, the CoC has secured strong participation and buy-in for HMIS use, ensuring comprehensive and accurate data entry that reflects services and activities provided on behalf of households.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	LANCASTER COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Housing Authority was consulted in person. There remains a demand for housing and landlords that accept vouchers. 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. There is a lack of resources for services that help individuals maintain their housing or receive assistance in other areas.
2	**Agency/Group/Organization**	Economic Development Company of Lancaster County
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was included as a business focus group for Housing and Homelessness. Consultation identified challenges including barriers to housing development including zoning processes across municipalities and regulatory barriers to affordable housing development. Areas for improved coordination include education and resources for municipal leaders and increased collaboration between the business community and government to address housing challenges.

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3	**Agency/Group/Organization**	Volker
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was included as a developers focus group for Housing and Homelessness. Identified opportunities for improvement include zoning that allows for smaller living spaces and more mixed-income development. A major barrier for creating affordable housing is lack of funds for developers with the only way to create affordable units sustainably is with subsidies.
4	**Agency/Group/Organization**	COMMUNITY BASICS, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was included as a developers focus group for Housing and Homelessness. Suggested opportunities for improvement include standard policies between municipalities and prevailing wage standards updated. It is currently a barrier with higher developments costs.
5	**Agency/Group/Organization**	Housing Development Corporation MidAtlantic
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was included as a developers focus group for Housing and Homelessness. Significant barriers to affordable housing that need improvement are the process for land and site development that is slow and costly and existing zoning regulations that often prohibit higher density development. There is a need for scalable solutions that blend traditional financing with mission-driven funding.
6	**Agency/Group/Organization**	West Lampeter Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Municipality was consulted through focus planning group with municipalities. Major housing challenges cited were all new developments are unaffordable to locally born and raised residents. Residents are forced to leave area due to high price points for housing for both rentals and homeownership that require higher household incomes. The need for smaller scale housing is not being met for both young families and senior looking to downsize.
7	**Agency/Group/Organization**	Millersville Borough
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Municipality was consulted through focus planning group with municipalities. The consultation identified an infrastructure strain caused by an increase in traffic congestion as workers commute from further away and public safety impacts caused by mental health and sleeping related incidents. Also, there are concerns with substandard housing conditions where enforcement resources are limited to address housing quality.

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8	**Agency/Group/Organization**	Elizabethtown Community Housing and Outreach Services
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ECHOS was consulted as a participant in a focus group for Housing and Homelessness in Lancaster County. Discussed areas of improvement to reduce barriers to limiting housing agency partnerships. Emphasized the need for better coordination and support from the coalition to strengthen current programs and interventions.
9	**Agency/Group/Organization**	Columbia Dream Center
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Columbia Dream Center was consulted as part of a focus group for Housing and Homelessness in Lancaster County. Discussed the challenges for an emergency shelter that provides housing for individuals and families experiencing homelessness. Local officials and the community have not been welcoming of the homeless population or conversations on establishing additional sites and services. There is a need for a year-round shelter to better support families as the current seasonal shelter struggles with funding and volunteers. Also, discussed the importance of maintaining family units to minimize trauma and build trust and advocating for a countywide solution to address the lack of resources for homeless families.

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10	**Agency/Group/Organization**	Lancaster EMS
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LEMSA was consulted as a participant in a focus group for Housing and Homelessness in Lancaster County. During the consultation it was identified that there is a need for enhanced cross-sector coordination that is critical to address the needs of individuals and families experiencing homelessness.
11	**Agency/Group/Organization**	The Factory Ministries
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Factory Ministries was consulted as part of a focus group for Housing and Homelessness in Lancaster County. Consultation included the challenges with housing affordability in the area and expressed worry about the future of housing availability for young families in the area. They have seen an increase in youth homelessness due to family pressures and lack of appropriate support systems.
12	**Agency/Group/Organization**	Crossnet Ministries
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Crossnet Ministries was consulted as part of a focus group for Housing and Homelessness in Lancaster County. Discussed how to strengthen programs and intervention strategies, emphasizing the need for flexible spending and clearer qualification criteria. Emphasized the importance of collaboration between nonprofits, schools, and churches to enhance program success. Opportunities for cross-sector collaboration need to be explored with a focus on providing counseling services and addressing the needs of individuals who seek support beyond immediate assistance.
13	**Agency/Group/Organization**	Tenfold
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Tenfold was consulted as a participant in a focus group for Housing and Homelessness in Lancaster County. Discussed challenges in providing job-seeking assistance and housing support to residents, highlighting inefficiencies in the system due to limited resources and high demand. Emphasized the importance of education and changing community attitudes towards homelessness. There needs to be improved coordination in funding communication, streamlined administrative processes, and expanded flexible financial tools to strengthen housing stabilization efforts.

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14	**Agency/Group/Organization**	Lancaster City Alliance
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lancaster City Alliance was consulted as a participant in a focus group in Housing and Homelessness for Lancaster County. Discussion included community outreach and funding challenges, citing the need to think outside the box and focus on prevention rather than just addressing symptoms. Stressed concerns about changes in federal funding priorities and the impact of recent executive orders on community programs. Called attention to better strategic planning and communication with suggestions to bring together community leaders for collaborative discussions about both federal funding opportunities and innovative solutions.
15	**Agency/Group/Organization**	Manheim Twp. School District
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	School district was consulted as a focus group for Housing and Homelessness in Lancaster County. School district representatives emphasized the growing prevalence of housing instability among families, particularly those identified under the McKinney-Vento definition of homelessness. School districts reported increased instances of students living in hotels, doubled-up housing situations, and experiencing frequent displacement.
16	**Agency/Group/Organization**	Ephrata Area School District
	Agency/Group/Organization Type	Services-Children Services-Education

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	School district was consulted as a focus group for Housing and Homelessness in Lancaster County. School district have developed identification systems, including enrollment screening, staff training, and coordination allowing them to identify and respond to housing instability. District aims to provide wraparound services, including transportation to maintain school stability, basic needs assistance, mental health support, and connections to community resources. However, there is limited resources available to meet growing demand.
17	**Agency/Group/Organization**	East Lampeter Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Municipality was consulted as a focus group for Housing and Homelessness for Lancaster County. Municipality framed the housing crisis primarily as a supply and development issue. Identified barriers to the development of affordable housing, including rising construction costs, high land values, limited available land, and constraints such as zoning restrictions and parking requirements.
18	**Agency/Group/Organization**	Lancaster County Planning Commission
	Agency/Group/Organization Type	Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lancaster County Planning Department developed a data dashboard which include portals for housing, transportation and economic factors. This information assists in the development of both regional and countywide planning and will be an important tool for aligning HUD funding. Additionally, a guide on simplified zoning will be completed.
19	**Agency/Group/Organization**	ASSETS OF LANCASTER, INC.
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
20	**Agency/Group/Organization**	Lancaster County Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Create a task force and partner with Lancaster County Emergency Mgmt to plan and develop strategies around housing needs and anti-poverty strategy. There is also a need to plan for funding to provide housing during a disaster response that creates displacement.

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

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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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Redevelopment Authority, on behalf of Lancaster County, coordinates the implementation of the Consolidated Plan with entities at the local and state levels to ensure a consistent approach to housing and community development. This includes coordination with Lancaster City, the Lancaster City Housing Authority, and the Lancaster County Housing Authority, which together represent the Lancaster Metropolitan Statistical Area (MSA). The County also collaborates with the PA DCED and the PHFA to align federal and state housing resources.

Narrative

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PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				

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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	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Lancaster County continues to experience strong population and household growth, accompanied by increasing pressures on the housing market. Housing demand has outpaced the rate of new unit production, particularly for affordable rental and owner-occupied units.

The County's most pressing needs relate to housing affordability, access to quality rental housing, aging housing stock, and limited availability of units appropriate for households with special needs. Market conditions reflect rising housing costs, slower wage growth among lower-wage workers, and increased competition for limited affordable units. These conditions collectively create vulnerability across very low-income households, seniors, single-person households, and large families.

One of the most urgent effects of these economic pressures in Lancaster County is an increase in the number of people experiencing homelessness. Since 2021, the county's annual count of homeless clients has increased, with a specific increase in the number of people counted as unsheltered. During 2023, 2024, and 2025, record numbers of unsheltered individuals on the county's annual Point in Time Count, with a high in 2024 or 122 people on a single night. The number of clients appearing in shelter and transitional housing projects for the first time has trended upward since 2021, as well. New projects designed to meet this need include a new low-barrier shelter project and a new community hub, still under development, which will include permanent supportive housing units for homeless clients with disabilities.

The Needs Assessment that follows evaluates the need across income categories, household types, and housing problems, providing the foundation for the County's strategies for 2026–2030.

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NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Lancaster County with more than 560,000 residents and over 200,000 households, reflects population growth and a widening gap between households and the supply of affordable housing. Local income indicators confirm that incomes have not kept pace with rising housing costs. Growth in households, particularly aging households, small families, and single-person household, suggests increasing demand for affordable, accessible, and appropriately sized housing.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	0	543,150	
Households	0	204,035	
Median Income	$204,035.00	$0.00	-100%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	19,409	22,805	35,584	24,504	101,670
Small Family Households	4,547	5,903	12,101	9,553	52,244
Large Family Households	1,256	1,704	4,160	2,726	10,673
Household contains at least one person 62-74 years of age	4,372	6,411	7,653	6,091	24,335
Household contains at least one person age 75 or older	4,632	5,504	6,521	3,461	8,959
Households with one or more children 6 years old or younger	2,633	3,573	6,832	4,171	11,080

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	698	529	227	179	1,633	78	63	93	35	269
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	84	100	99	270	553	25	45	79	115	264
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	235	168	362	103	868	171	131	474	243	1,019
Housing cost burden greater than 50% of income (and none of the above problems)	7,904	3,516	608	195	12,223	4,327	2,928	1,508	347	9,110

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,415	5,335	4,351	829	11,930	1,146	3,471	5,715	2,485	12,817
Zero/negative Income (and none of the above problems)	813	0	0	0	813	576	0	0	0	576

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,931	4,320	1,306	752	15,309	4,605	3,182	2,138	735	10,660
Having none of four housing problems	3,504	6,952	11,931	7,544	29,931	2,367	8,327	20,163	15,505	46,362
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

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Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,734	3,092	1,757	7,583	1,197	1,637	2,803	5,637
Large Related	667	631	262	1,560	365	629	1,353	2,347
Elderly	3,485	3,408	1,862	8,755	3,150	3,362	2,042	8,554
Other	3,271	2,272	1,265	6,808	924	907	1,307	3,138
Total need by income	10,157	9,403	5,146	24,706	5,636	6,535	7,505	19,676

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	1,003	1,003	1,022	790	0	1,812
Large Related	0	0	108	108	291	396	316	1,003
Elderly	2,719	1,696	499	4,914	2,320	1,385	463	4,168
Other	0	2,908	1,010	3,918	836	0	0	836
Total need by income	2,719	4,604	2,620	9,943	4,469	2,571	779	7,819

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

DRAFT

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	279	233	309	208	1,029	196	117	467	328	1,108
Multiple, unrelated family households	60	10	112	25	207	0	53	89	30	172
Other, non-family households	30	30	33	135	228	0	0	10	0	10
Total need by income	369	273	454	368	1,464	196	170	566	358	1,290

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

Single-person households make up a substantial portion of extremely low-income (0–30% AMI) and very low-income (30–50% AMI) households. Single adult households represent a significant portion of those experiencing housing cost burden or inadequate housing quality. Many rely on fixed incomes and face limited availability of small, affordable rental units. CHAS data indicate more than 8,900 households with at least one person age 75+ fall below 80% HAMFI, many of whom live alone and require accessible, affordable units. These households are likely to need assistance with both affordability and accessibility modifications.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

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CHAS data does not isolate domestic violence survivors. There is no known local source of data to determine the number and type of families in need of housing assistance who are disabled or victims of domestic violence, sexual assault and stalking. Figures can be obtained from service providers concerning people that have reached out for assistance for domestic violence, dating violence or stalking but it would not necessarily include all persons suffering these issues and include whether they are in need of housing assistance. Disabled households, particularly non-elderly disabled renters, face severe affordability barriers and limited supportive housing options.

What are the most common housing problems?

Housing affordability is a significant issue across Lancaster County, particularly for renter households and those with incomes below 50% of AMI. Elderly households are disproportionately impacted, representing the largest share of cost-burdened households. The greatest need exists among extremely low- and very low-income households; however, a number of moderate-income renters also experience housing cost burden, indicating a lack of affordability beyond the lowest income groups. These conditions highlight the need for preserving existing affordable housing, expanding supply, and providing assistance to vulnerable populations.

Overcrowding and substandard housing, lacking plumbing or kitchen facilities, affect fewer households but are concerns among extremely low-income renters and large-family households.

Are any populations/household types more affected than others by these problems?

Households most affected by these problems include:

- Extremely low-income renters (0–30% AMI)
- Elderly households, especially those aged 75+ living alone
- Large family households facing increased overcrowding
- Small related households with multiple wage earners in low-wage jobs
- Households with disabilities, particularly non-elderly disabled renters

Renters are consistently more impacted than owners due to limited supply of affordable units and low vacancy rates.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income families with children, particularly those below 50% AMI, are vulnerable to housing instability due to high rental costs relative to income, limited availability of affordable housing,

adequately sized units, and childcare and transportation expenses that reduce available housing dollars. These families are often on the brink of eviction. Households facing rising rents or expiring rental agreements are the most likely to be at risk.

Families exiting rapid re-housing programs commonly face insufficient income to sustain market rents, difficulty securing housing due to screening criteria, limited affordable inventory throughout the county and an ongoing need for case management support, specifically for budgeting, employment, and housing search. These families benefit from longer-term stabilization services, access to employment resources, and access to landlords with less rigid screening standards.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Characteristics contributing to instability include high rent-to-income ratios, an older, inefficient housing stock with high utility costs, units requiring significant repairs, informal rental agreements or month-to-month leases or rental units in areas with limited access to transit or employment. These conditions disproportionately affect extremely low-income households and contribute to higher risk of homelessness.

Discussion

DRAFT

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,108	3,282	0
White	11,238	2,357	0
Black / African American	903	125	0
Asian	403	74	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	3,023	690	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,317	6,479	0
White	12,426	5,463	0
Black / African American	869	149	0
Asian	290	180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	2,638	489	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,528	22,022	0
White	11,418	18,499	0
Black / African American	609	930	0
Asian	239	294	0
American Indian, Alaska Native	4	15	0
Pacific Islander	55	0	0
Hispanic	1,074	1,968	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,804	19,754	0
White	4,230	17,023	0
Black / African American	105	579	0

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	119	328	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	330	1,630	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

At the 0–30% AMI level, extremely low-income households across all racial and ethnic groups experience high rates of housing problems; however, several groups experience these problems at disproportionately higher levels compared to the overall population in this income level. Black/African American households show a high proportion with one or more housing problems compared to their representation countywide. Hispanic households also exhibit disproportionate need, with over 3,000 households experiencing housing problems which is significantly higher share of total households. Asian households experience housing problems at a high rate to their total number in this income category.

In the 30–50% AMI range, households of color continue to face a disproportionately higher incidence of housing problems relative to their share of the population. Black/African American households experience housing problems at elevated rates compared to the average for this income level. Hispanic households similarly show disproportionate need, indicating consistent affordability and housing quality challenges as incomes rise within the low-income range.

At the 50–80% AMI level, the proportion of racial and ethnic minority households experiencing housing problems continues to exceed the proportion of White households with similar incomes. Black/African American households again show higher rates of housing problems relative to their share of total households in this income level. Hispanic households also experience disproportionately greater need, with more than 1,000 households reporting housing problems in this income category.

Among households at 80–100% AMI, housing problems become significantly less common; however, racial disparities still exist. Black/African American households continue to show a higher share of housing problems than their share of the population. Hispanic households also exhibit higher rates of problems than average at this income level.

Across the board, lower-income minority households remain more vulnerable to unaffordable or inadequate housing. Although the overall number of households with housing problems decreases at moderate-income levels, minority households continue to experience barriers to accessing stable, adequate housing even as incomes rise. White households comprise the majority of those experiencing problems; however, this reflects the County's overall demographics. Need decreases as income increases; however, the disparities remain consistent.

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,536	5,871	0
White	9,375	4,246	0
Black / African American	763	265	0
Asian	294	178	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	2,608	1,100	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,502	15,279	0
White	6,092	11,789	0
Black / African American	249	755	0
Asian	170	290	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	934	2,198	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,444	32,094	0
White	2,933	26,986	0
Black / African American	130	1,409	0
Asian	124	404	0
American Indian, Alaska Native	4	15	0
Pacific Islander	0	55	0
Hispanic	239	2,803	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,487	23,049	0
White	1,103	20,133	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	70	614	0
Asian	34	413	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	260	1,700	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

The racial and ethnic categories for 0-30% AMI showed a slight disproportionate needs for severe housing problems. All racial and ethnic categories in this income bracket had anywhere from 50%-74% of persons with one or more of four housing problems compared to the jurisdiction as a whole which was at 70%. The highest disproportionate need that has one or more of four housing problems is in the Black/African American group at 74%.

The racial and ethnic categories at 30-50% AMI did not show a disproportionate need. All reported racial and ethnic categories in this income bracket had anywhere from 25%-37% of persons with one or more of four housing problems compared to the jurisdiction as a whole which was 33%. The highest disproportionate need that has one or more of four housing problems can be seen in the Asian group at 37%.

Disparities exist primarily across extremely low-income ranges (0–30% AMI). All households face greater vulnerability to housing instability due to a combination of lower incomes, older housing stock, limited access to affordable rental options, and systemic housing challenges.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	149,289	29,513	23,550	1,532
White	131,008	24,187	18,187	1,150
Black / African American	3,446	1,349	998	45
Asian	2,732	489	489	39
American Indian, Alaska Native	66	0	4	0
Pacific Islander	4	55	0	0
Hispanic	10,175	3,230	3,389	270

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

Pacific Islander households have a disproportionately greater need in the 30-50% Housing Cost Burden category.

- The percentage of Pacific Islander households with a 30-50% cost burden is 93.22%
- This is 78.74 percentage points higher than the jurisdiction-wide rate of 14.48%.
- It is important to note that the small total household count (59) for this group can lead to extreme percentage values.

The remaining racial and ethnic groups (White, Black/African American, Asian, American Indian/Alaska Native, and Hispanic) do not show a difference of 10 percentage points in either of the cost-burden categories compared to the jurisdiction as a whole.

DRAFT

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Households identifying as Black/African American and Hispanic/Latino experience a higher rate of housing problems including cost burden, severe cost burden, overcrowding, and substandard housing compared to the County's population as a whole. These disparities are especially pronounced in the 0–50% AMI income ranges, where minority households are more likely to experience higher housing cost burdens, overcrowding, and inadequate housing conditions.

If they have needs not identified above, what are those needs?

Additional needs for impacted groups include increased access to affordable rental housing, preservation of affordable housing, improved access to transportation and services.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In the community outside the city of Lancaster, there are generally no specific areas or neighborhoods defined by particular racial or ethnic groups. However, the county faces significant issues related to housing affordability, cost burden, aging housing stock and limited availability of units which affects residents across different areas. High rent burden is a county-wide concern, but it is particularly pronounced in the western regions of the county.

DRAFT

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

There is no public housing in Lancaster County, outside the city limits. The County Housing Authority administers Housing Choice Vouchers including Foster Youth to Independence (FYYI), Project-Based (PBV), Non-Elderly Disabled (NED), Moderate Rehabilitation Program (MOD REHAB), and VASH vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	95	533	1,763	74	1,638	36	0	1

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	19	165	298	38	254	6	0
# of Disabled Families	0	13	197	584	30	532	20	0
# of Families requesting accessibility features	0	95	533	1,763	74	1,638	36	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	86	425	1,309	62	1,215	22	0	1
Black/African American	0	8	98	414	12	384	14	0	0
Asian	0	1	6	9	0	8	0	0	0
American Indian/Alaska Native	0	0	4	30	0	30	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	13	327	835	42	780	6	0	0
Not Hispanic	0	82	206	928	32	858	30	0	1
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Lancaster County Housing Authority does not have any public housing.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The number of individuals on the waiting list for Housing Choice Vouchers at the Lancaster County Housing Authority is 356, down from 500 applications taken by lottery in 2023. Types of families on the Housing Choice Voucher Waiting list include single individuals, the elderly, people with disabilities, and families. The most immediate needs for Housing Choice voucher holders are finding affordable housing units within a limited time frame for housing search, assistance with security deposits, and reduced barriers, such as credit score requirements.

How do these needs compare to the housing needs of the population at large

The population at large would have similar needs to section 8 tenant-based voucher holders, except for a limited time frame for housing search, and potentially fewer personal barriers.

Discussion

DRAFT

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The Lancaster County Housing and Redevelopment Authorities (LCHRA) houses the Office for the Lancaster County Homelessness Coalition (O4C). The O4C serves as Lancaster County's CoC and HMIS Lead Agency. As a result, LCHRA is well-positioned to collect and examine data on homeless services and clients and thus make well-informed strategic funding decisions. Both Emergency Solutions Grants (ESG) and Community Development Block Grants (CDBG) are used to fund homeless services in Lancaster County. Such services run the gamut from Street Outreach to Rapid Rehousing and cover the entirety of the county.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	8	131	445	189	38	116
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	56	351	1,757	706	92	53
Chronically Homeless Individuals	17	58	169	40	9	50
Chronically Homeless Families	17	55	159	38	7	50
Veterans	5	20	69	0	10	89
Unaccompanied Child	0	18	154	5	5	53
Persons with HIV	0	2	10	0	1	39

Table 26 - Homeless Needs Assessment

DRAFT

Data Source Comments: Data used: 2025 Point-in-Time Count data from HDX 2.0 (persons experiencing homelessness on a given night, 1/28/2025), 2024 System Performance Measures (first time homeless), APR data from HMIS (number homeless per year, exits from homelessness, average number of days homeless).

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	38	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	11	77	0	0	0	0
Chronically Homeless Individuals	0	5	0	0	0	0
Chronically Homeless Families	0	5	0	0	0	0
Veterans	0	1	0	0	0	0
Unaccompanied Youth	0	5	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

DRAFT

Data Source Comments: Data used: 2025 Point-in-Time Count data from HDX 2.0 (persons experiencing homelessness on a given night, 1/28/2025), 2024 System Performance Measures (first time homeless), APR data from HMIS (number homeless per year, exits from homelessness, average number of days homeless).

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Rural homelessness is difficult to measure in Lancaster County as a result of its geography and the limited number of places in the county that provide shelter. Almost all of the county's year-round shelter beds are located in Lancaster City. Some additional beds outside of the city open during winter months. This allows for a more accurate picture at each year's Point-in-Time Count. Estimating annualized numbers becomes difficult, however. There are social service providers in rural parts of the county and these providers report that there are unsheltered people living in their regions, whether that be in cars or other places not meant for habitation. Without projects to serve them, however, or more frequent surveys, knowing how many people are in rural homelessness, how long they find themselves in that situation, and where they end up--whether that be in permanent housing or in the City of Lancaster seeking service--is very difficult.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data for these categories ("number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness") comes from 12 months of HMIS data (10/1/2024 to 9/30/2025) for the following project types: Street Outreach (SO), Coordinated Entry (CE), Emergency Shelter (ES), Transitional Housing (TH), and Permanent Housing (PH). First-time homelessness is calculated using the System Performance Measures report. Exits are calculated using an Annual Performance Report.

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	269	44
Black or African American	110	8
Asian	3	2
American Indian or Alaska Native	7	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	107	8
Not Hispanic	375	56

Data Source Comments: Data used: 2025 Point-in-Time Count data from HDX 2.0 (persons experiencing homelessness on a given night, 1/28/2025)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Looking at the same HMIS data set used to estimate the number of people experiencing homelessness each year in Lancaster County, we see that there were at least 212 families with children in need of housing assistance between 10/1/2024 and 9/30/2025. This is evidenced by an enrollment in a homeless service project, and as a result is necessarily an underestimation. This is because all client families will have been literally homeless at entry. That excludes a much larger group of families who needed housing assistance but were not yet homeless. Another method for estimating the number of families who needed housing assistance but who were not necessarily literally homeless is Pennsylvania's Education for Children and Youth Experiencing Homelessness (ECYEH) program. ECYEH data includes families who are at risk of homelessness, living temporarily in hotels, or in doubled up situations. ECYEH's most recent report showed 2,291 children in such situations. Even a conservative estimate based on this number shows that there are several times more families with children in need of housing assistance than there are families who enter homeless service projects.

Estimating the type of families with this need is challenging using HMIS data. The average family size among enrolled households between 10/1/2024 and 9/30/2025 was three. Unfortunately, it is not possible to estimate what type of households these were, whether that be single parent, dual parent, multigenerational, etc.

Between 10/1/2024 and 9/30/2025, there appear to have been eleven veteran families engaged in homeless services in Lancaster County's HMIS--that is, families that included a veteran and at least one other member. Most of these (7) were households that included children, as well.

Monthly estimates prepared as part of the Built For Zero initiative suggest that while the number of veterans experiencing homelessness has remained approximately flat, the number of families with children experiencing homelessness has increased greatly. Between August 2023 and November 2025, the number of actively homeless families counted each month more than doubled from 65 to 134.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Comparing the race and ethnicity of homeless clients found in HMIS with race and ethnicity data for Lancaster County from the Census Bureau, some disparities can be found. There appears to be an overrepresentation of certain groups, including Black, African American or African (only 3.4% based on Census data, but 23.7% of homeless clients), Hispanic (3.5% vs. 10%), Black, African American or African and Hispanic (0.6% vs. 2.1%), and White and Hispanic (3.1% vs. 5.7%) along with an attendant underrepresentation of other groups, especially non-Hispanic White (79.8%, based on Census data, but 52.7% of homeless clients).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Homelessness, both sheltered and unsheltered, is a worsening problem in Lancaster County. Since 2021, the number of people counted as homeless on the county's Point-in-Time Count has increased by 38.6%. Unsheltered homelessness in specific has accelerated since 2021. Previously, the greatest number of unsheltered people counted on one night was 26. 2024 saw 122. This is a 369% increase. While the largest concentrations of unsheltered homelessness has historically been found in Lancaster City, people can be found sleeping in cars along commercial arteries like Route 30 and in big box parking lots, as well as in places not meant for habitation, such as tents and sheds. This latter group is spread across the rural/agricultural areas of the county, making individuals difficult to locate and count. Sheltered homelessness, on the other hand, has also increased, but at a slower rate. In 2025, 482 people were counted as being sheltered homeless on the PIT compared with 394 in 2021. This is a 22.3% increase. Because the need for shelter locally is so high, the sheltered count can be expected to rise and fall with the availability of beds. A newly opened low-barrier shelter with 85 beds for adults, for example, will mean a sure increase in sheltered homelessness on the next PIT count.

Discussion:

Based upon available data, the situation of homelessness in Lancaster County appears to be worsening. Of particular concern is the situation of unsheltered homelessness, which has exploded since 2021. As stated, there is a natural bias in measuring homelessness toward Lancaster City and away from rural homelessness because of the availability of service. This has the potential to become a vicious cycle, and steps must be taken to both better understand and better serve rural homeless. Continued partnership with community hubs distributed across the county as well as capacity-building with the help of the county's CoC Lead Agency, the Office for the Lancaster County Homelessness Coalition, will help to achieve this. The development of dedicated "in-house" shelter and transitional housing in rural locales

around the county remains a particularly large challenge. Threats to other sources of homeless service funding, including the Continuum of Care program, complicates this situation.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Describe the characteristics of special needs populations in your community:

Lancaster County is home to a range of special needs populations whose housing stability and quality of life depend on the availability of affordable, accessible, and supportive housing. These populations include the elderly residents, many of whom live on fixed incomes and require units with accessibility features, proximity to services, and supportive environments that allow aging in place. People with physical, developmental, or intellectual disabilities, who often rely on accessible housing, in-home services, and rental units compatible with voucher programs or supportive housing subsidies. Individuals with behavioral health needs, including mental health conditions and substance use disorders, who require stable housing linked to case management and treatment. Also, survivors of domestic violence, who need emergency shelter options, confidential transitional housing, and pathways to long-term stable units. These populations often experience lower incomes, face barriers in competitive rental markets, and require housing connected to support systems.

What are the housing and supportive service needs of these populations and how are these needs determined?

Special needs populations require a combination of affordable housing, supportive housing, and access to services that address barriers to long-term stability.

Housing needs include:

- Units with accessibility features.
- Affordable rental units sized for single-person occupancy.
- Permanent supportive housing for individuals with disabilities or mental health needs.
- Transitional housing for survivors of domestic violence.
- Affordable senior housing developments.

Supportive service needs include:

- Case management, life skills training, and benefits navigation.
- Transportation assistance
- Mental health support.
- In-home personal care for elderly individuals.

- Employment and financial counseling services to support independence.

Needs are identified through consultation with service agencies, provider networks, the local Continuum of Care, area agencies on aging, disability organizations, and municipal partners.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Lancaster County is not an entitlement jurisdiction for HOPWA funds.

According to the Annual HIV Surveillance Report for 2024, Lancaster County has seen 29 new cases of HIV/AIDS. Statewide, HIV disease has disproportionately impacted persons of color. While persons living with HIV could benefit from stable, safe, and affordable housing, it is most impactful for other special needs populations with chronic medical needs

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

NA

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Lancaster County continues to experience significant need for safe and accessible public facilities that provide services to low- and moderate-income residents. Many community centers, senior facilities, youth-serving locations, and nonprofit-operated service buildings face aging infrastructure, outdated safety systems, and limited ADA accessibility. These conditions hinder their ability to effectively deliver essential programming, emergency response functions, digital access, and educational opportunities for residents.

As demand for services has increased, especially from households experiencing homelessness, seniors, individuals with disabilities, and families impacted by rising housing costs, public facilities require rehabilitation to meet current building codes, technology and connectivity standards, and energy-efficiency requirements. Facilities operated by nonprofits remain especially vulnerable, as they often lack the resources to make needed capital improvements without federal support.

How were these needs determined?

Needs were identified through consultations with local nonprofit service providers and community-based organizations during the planning and funding cycles. Input from the Lancaster County Homeless Coalition, senior service agencies, and disability service providers highlighted facility limitations and the increased need for community spaces following the pandemic. Data from ongoing public facility assessments, community engagement sessions, and project applications demonstrate growing demand for investment to repair, update and create accessible facilities.

Describe the jurisdiction's need for Public Improvements:

Public improvements remain a high priority throughout Lancaster County. Due to aging infrastructure, the county continues to see substantial need for upgrades to streets, sidewalks, pedestrian safety features, and utilities. Additionally, sidewalk gaps, ADA deficiencies, and aging water and sewer lines continue to impede neighborhood safety and mobility. The improvements are targeted in areas where it would benefit low-and-moderate-income residents.

Public improvements are also essential to support the development of affordable housing. As redevelopment and infill projects expand, infrastructure improvements such as road enhancements, utility upgrades, and environmental mitigation are required to support development feasibility and long-term sustainability.

How were these needs determined?

Public improvement needs were assessed through coordination with municipal partners, alignment with the County's Places 2040 Comprehensive Plan, and review of infrastructure conditions in neighborhoods with concentrations of low- and moderate-income residents. Municipal plans, stormwater management studies, and infrastructure reports highlight the need for targeted public improvement investment.

Describe the jurisdiction's need for Public Services:

The demand for public services in Lancaster County continues to exceed available funding. Public service needs are especially critical for those experiencing homelessness, housing instability, or severe cost burdens. As a result, the County prioritizes public service funding for programs that support emergency shelter services, housing stability, homelessness prevention, and supportive services for those transitioning into or maintaining permanent housing.

Increases in the cost of living, shortages of affordable housing, and higher rates of homelessness have intensified demand for case management, street outreach, diversion services, non-congregate sheltering options, and supportive housing services. Additionally, coordination among service providers continues to be essential as complex needs including behavioral health challenges, domestic violence, and youth homelessness have risen.

How were these needs determined?

These needs were identified through consultations with the Lancaster County Homeless Coalition, local human service agencies, and community organizations. The County continues to direct limited public services funding towards programs that support emergency shelter, outreach, rapid-rehousing.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Lancaster County's housing market continues to experience demand driven by population growth and competition in both rental and homeownership markets. The County features a mix of older housing stock in outlying boroughs and newer suburban subdivisions, with significant variation in affordability and availability by location. Rental vacancy rates remain low across the County, contributing to rising rents and increased competition for affordable units. Also, home ownership remains out of reach for many low- and moderate-income households due to high sale prices and limited inventory in the lower price ranges. The County's aging housing stock requires ongoing investment in rehabilitation, accessibility improvements, and lead hazard mitigation. Housing affordability challenges will continue for extremely low-, very low-, and low-income households.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	118,854	56%
1-unit, attached structure	44,004	21%
2-4 units	15,288	7%
5-19 units	15,682	7%
20 or more units	11,194	5%
Mobile Home, boat, RV, van, etc	7,126	3%
Total	***212,148***	***100%***

Table 28 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	313	0%	2,744	4%
1 bedroom	1,605	1%	14,969	24%
2 bedrooms	19,014	13%	23,688	38%
3 or more bedrooms	120,627	85%	21,059	34%
Total	***141,559***	***99%***	***62,460***	***100%***

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Lancaster County (outside of the City of Lancaster limits) offers 1354 rental units that are subsidized through either HUD and LIHTC. There may be other subsidized housing units that are funded through LIHTC or FHA and not funded through HUD. Of that amount, 406 units are restricted to elderly tenants. Also, 37 units are designated for special needs populations. The remaining rental units are targeted for general occupancy. The majority of the units serve tenants with incomes below 60% AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Currently, Lancaster County is not expected to lose designated affordable housing units. The housing market continues to experience demand driven by population growth and competitive pressures in both rental and homeownership markets. The County features a mix of older housing stock in outlying boroughs and newer suburban subdivisions with variations in affordability and availability by location. Rental vacancy rates remain low across the County, contributing to rising rents and increased competition for affordable units. Also, home ownership remains out of reach for many low- and moderate-income households due to high sale prices and limited inventory in the lower price ranges. The County's aging housing stock requires ongoing investment in rehabilitation, accessibility improvements, and lead hazard mitigation. Housing affordability challenges will continue for extremely low-, very low-, and low-income households.

Does the availability of housing units meet the needs of the population?

No, Lancaster County faces a housing crisis characterized by a lack of available affordable housing units that lead to housing cost burden especially for low- to moderate- income households. Housing needs include the creation of new units, with a focus on affordable and diverse options like smaller homes and rentals, and the rehabilitation of existing affordable homes.

Describe the need for specific types of housing:

Lancaster County faces a significant housing crisis characterized by a demand for smaller, affordable units and an affordability gap for residents earning below 80% of the Area Median Income (AMI). The supply and demand imbalances have led to median rents rising dramatically, outpacing local wage increases and leaving many residents spending more than 30% of their income on housing. Households with the lowest incomes, the situation is particularly acute, making it difficult to afford necessities like food and healthcare and putting them at higher risk of homelessness.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	7,282	11.7%
$500-999	32,038	51.3%
$1,000-1,499	16,616	26.6%
$1,500-1,999	3,321	5.3%
$2,000 or more	2,804	4.5%
Total	***62,061***	***99.4%***

Table 31 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,595	No Data
50% HAMFI	11,122	6,432
80% HAMFI	33,413	29,432
100% HAMFI	No Data	47,988
Total	***47,130***	***83,852***

Table 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	986	1,106	1,393	1,820	1,847
High HOME Rent	724	869	1,091	1,317	1,450

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	667	715	857	990	1,105

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Housing affordability indicates that sufficient housing is not available for households at all income levels, with the greatest gaps affecting extremely low- and very low-income households. Approximately 2,595 rental units are affordable to households earning 30 percent of HAMFI, indicating a significant shortage for extremely low-income households. At 50 percent of HAMFI, affordability improves but remains limited, with 11,122 rental units and 6,432 owner units available. Housing availability increases substantially at 80 percent and 100 percent of HAMFI, affordability is concentrated in the owner market, with 47,988 owner units identified. Overall, while housing is more available for moderate- and middle-income households, there remains a clear shortage of affordable rental and ownership options for households earning below 50 percent of HAMFI, particularly at the lowest income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing is likely to decrease due to home values and rents rising faster than wages. Median rent in the county has increased significantly and the trend of increasing rents has continued. Average rents have increased each year while vacancy rates have remained low. Home prices have also been trending upwards. This makes homeownership less attainable for many. Rising construction costs and land prices make developing new affordable units challenging, further constraining the supply of new and more affordable housing options.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair market rents and HOME rents are typically set to be affordable for households at or below 50% or 65% of the Area Median Income (AMI). However, actual area median market rate rent is often higher than what is affordable for lower-income households within these AMI brackets, leading to significant cost burdens. The County's primary strategy is to support the development of more affordable housing while also preserving existing stock of affordable housing through rehabilitation programs.

Discussion

Affordable housing is a significant concern for Lancaster County and the City of Lancaster, as the existing market does not meet the needs of households at all income levels. Extremely low- and very low-income households face the greatest challenges, with limited options in both the rental and ownership markets. The low rental vacancy rate further constrains availability, making it difficult for low- and moderate-income households to obtain affordable housing. Overall, the County and City lack sufficient affordable housing inventory to meet demand, highlighting the need for affordable units for households at the lowest income levels.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

- Standard Condition - A unit that meets Section 8 Housing Quality Standards as established and published at 24CFR 887.21.
- Substandard Condition but Suitable for Rehabilitation - A unit that would not currently meet Section 8 Quality Standards, but could be brought into compliance with local codes for less than the replacement cost.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,415	19%	26,773	43%
With two selected Conditions	875	1%	1,813	3%
With three selected Conditions	33	0%	190	0%
With four selected Conditions	0	0%	15	0%
No selected Conditions	113,195	80%	33,640	54%
Total	***141,518***	***100%***	***62,431***	***100%***

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,239	17%	9,893	16%
1980-1999	42,257	30%	15,500	25%
1950-1979	43,287	31%	19,026	30%
Before 1950	31,767	22%	18,018	29%
Total	***141,550***	***100%***	***62,437***	***100%***

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	75,054	53%	37,044	59%

Housing Units build before 1980 with children present	14,293	10%	10,665	17%

Table 36 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Because over 55% of housing in Lancaster County was built prior to 1979, there is a strong likelihood that the condition of housing is in need of rehabilitation. While the number of substandard housing units are relatively low in the County, that does not mean that housing conditions are not in need of rehabilitation.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Approximately 35% of households in Lancaster County had a household income below 80% of the area median income. Of the approximately 112,098 housing units built prior to 1979, it can be estimated that 40,000 of them are occupied by a low or moderate income household. Having lead based paint in the home is not evidence there is an immediate hazard; however, the likelihood of a lead based paint hazard is significantly higher if the painted surfaces are not properly maintained and have chipping, peeling, or flaking paint.

Discussion

The Redevelopment Authority also plans on addressing vacant and blighted properties through the Vacant Property Reinvestment Board (VPRB) and the Lancaster County Land Bank Authority. These tools allow for rehabilitation of vacant housing.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Lancaster County, outside of the Lancaster City limits, does not have any public housing. Lancaster County Housing Authority has a voucher count of 904 units, consisting of 868 Housing Choice, 7 Foster Youth to Independence, 1 Homeownership, 16 VASH, and 13 special purpose vouchers. In addition to the vouchers for the Housing Choice Voucher program, Lancaster County has 102 privately owned Moderate Rehabilitation units. Our budget authority currently supports 793 units. Lancaster County maintains an active waiting list of 372 individuals.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	95	564	1,871	89	1,782	0	0	405
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Lancaster County, outside of the Lancaster City limits, does not have any public housing.

The Lancaster City Housing Authority (LCHA) owns and maintains 469 public housing units in the City of Lancaster. Farnum Street East (FSE) and Church Street Towers (CST) are both nine story high rises and have a total of 270 apartments that range in size from efficiency to two bedrooms. The residents of FSE and CST are individuals with disabilities and/or elderly. Franklin Terrae (FTC) and Susquehanna Court (SQC) are family developments with a total of 199 units. Those units range in size from two bedrooms to five bedrooms. All of LCHA's housing stock was built in the 1960's and 1970's.

Public Housing Condition

Public Housing Development	Average Inspection Score
AMP012 (SQC and FTC)	93
AMP034 (CST and FSE)	84

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Façade upgrades are needed at Farnum Street East and the family sites. Other renovations needed include subflooring, bathroom fixtures, main water lines and drain pipe replacements and window replacements.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

LCHA is currently undergoing several extensive projects. At the family sites, many kitchens and bathrooms are being renovated along with new furnaces and water heaters. Central air conditioning is being installed at Frankin Terrace. Future plans are in discussion for central air conditioning at Susquehanna Court. LCHA recently installed a VRF system at Church Street Towers that has improved the heating system and provides central air conditioning. Major brick restoration, roof replacement and window replacements are in progress at Church Street Towers.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Lancaster County has year-round homeless response system with facilities located in the City of Lancaster, and outlying areas including Columbia, Elizabethtown, Ephrata, and Paradise, along with some scattered-site projects. Community hubs located throughout the area serve as vital connection points where individuals and families can be assessed and prioritized by the county's Coordinated Entry System. Multiple area agencies also provide homelessness prevention, rapid rehousing services, and/or permanent supportive housing units.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	57	20	118	86	0
Households with Only Adults	194	85	83	167	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	24	90	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: Based upon 2025 Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The Continuum of Care (CoC) homelessness response system requires providers to connect households with local mainstream services, including employment assistance. Lancaster County's CoC Lead Agency publishes an annual Standards and Procedures Manual establishing expectations that providers help all eligible clients access employment and non-cash benefits like SNAP and TANF to stabilize their situations. Federal funding contracts for homelessness providers reinforce this requirement.

Street outreach workers and case managers actively support clients by accompanying them to benefits offices and helping them navigate complex systems. Similar support extends to employment services through CareerLink and the Workforce Development Board, as well as health insurance enrollment. For able-bodied individuals, securing gainful employment is essential for achieving sustainable housing. These three elements—non-cash benefits, cash income, and health insurance—work together to complement targeted services for people experiencing homelessness.

Physical health, mental health, and addiction services complement homelessness services throughout Lancaster County. Several partner organizations provide free healthcare, including Union Community Care, Lancaster General Health Street Medicine, and Lancaster County Emergency Management System (LEMSA). Beyond its community paramedicine program, LEMSA operates a mobile shower truck that offers paramedic care, showers, clothing, and hygiene products at no charge to clients countywide.

Lancaster County's Behavioral Health and Developmental Services (BHDS) employs a homeless liaison who connects clients with mental health services when needed. Blueprints for Recovery addresses substance abuse and recovery through both street outreach, day center, inpatient and outpatient treatment. The CoC's homelessness response system maintains a broad coalition of providers extending well beyond overnight shelters, recognizing that wraparound services, benefits, and stable income are all essential to sustaining clients' long-term success.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Lancaster County has facilities specifically designed for homeless families with children and veterans, including family emergency shelters, crisis housing, and transitional housing. While most facilities are located in Lancaster City, some serve rural areas east and west of the city. Veterans also have access to VASH vouchers for permanent supportive housing. Dedicated street outreach teams serve veterans, unaccompanied youth, and individuals with mental illness, connecting them to available shelter beds and complementary services.

The county provides diverse shelter options designed to meet varying client needs, with particular emphasis on low-barrier access. The recent opening of 85 low-barrier emergency shelter beds has

significantly expanded capacity to serve chronically homeless individuals. From emergency shelter, clients can transition into the appropriate level of housing program (rapid rehousing or permanent housing), independent living, or reunification with natural supports.

Lancaster County is currently developing and improving services for unaccompanied youth through a collaboration with two neighboring counties. As a recipient of HUD's Youth Homelessness System Improvement grant, the county is enhancing coordination of existing youth services. Additionally, a community partner organization is developing nine transitional housing units for youth aging out of foster care.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Lancaster County and the Continuum of Care (CoC) recognizes that certain populations in our community need intensive supportive services to secure and maintain permanent housing. However, Lancaster County's high cost of living and extremely low rental vacancy rates present compounded challenges for these vulnerable groups. To address this gap, we are prioritizing the development of targeted services and facilities, particularly for at-risk youth.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The elderly and disabled, those with substance use disorders or HIV/AIDS, youth, and public housing residents experience compounded challenges—they are more likely to lose housing and face significant barriers to obtaining it. Because preventing homelessness is far more effective than addressing it after the fact, Lancaster County collaborates with partner organizations that specialize in serving each vulnerable population. Service partners include Lancaster County Behavioral Health & Developmental Disabilities, which supports individuals with severe mental illness and developmentally differently-abled, the county Office of Aging, which supports the elderly, Tenfold and Spanish American Civic Association, which support individuals with HIV/AIDS, and Valley Youth House, which supports unaccompanied youth. Additionally, the are various organizations and faith communities that have initiatives to assist individuals who are vulnerable and marginalized.

Many essential services for special needs populations depend on publicly funded resources. Partner organizations assist clients in securing mainstream benefits and health insurance, both of which are vital to long term financial stability. Additional services are tailored to the unique needs of specific groups. For example, the Lancaster County Office of Aging facilitates intergenerational shared housing arrangements for older adults, while the County Behavioral Health and Developmental Services program reserves permanent supportive housing units for individuals with serious mental illness. Local Housing Authorities provide financial literacy training through Family Self Sufficiency programs. Furthermore, new housing units currently under development will support youth transitioning out of foster care, helping to reduce the risk of homelessness. Available local resources are insufficient to address the increasing demand for affordable housing and homelessness services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The CoC recognizes the importance of ensuring that individuals returning from physical and mental health institutions back home in Lancaster County receive the appropriate level of care embraced with

dignity. Lancaster County is fortunate to have several providers trained and equipped to work with individuals returning to the community. For example, Water Street Mission has a recuperative care program along with residential housing. Further, Tenfold and United Disabilities Services have housing programs that provide supportive services that are tailored to support the client. Last, Lancaster County Behavioral Health and Developmental Services (BHDS) have a mental health component serving individuals with severe mental illness with trained professional care.

The Lancaster community is ripe with partnerships between physical and health providers and service agencies to ensure that clients returning to the community receive the services they need. Water Street Mission, for example, partners with Lancaster General Health (LGH) take patients into recuperative care who are leaving inpatient care but have no permanent housing. Case managers will collaborate with the clients to secure housing and follow-up care. Tenfold's Crisis Housing program operates similarly with supportive services and limited rental assistance. Another example is LGH's Street Medicine team that provides street outreach (physicians and case manager) to assist with meeting medical needs for those unhoused, advocating for hospitalization (when appropriate), and engaging in housing discussions with clients. Further, there exists bridge services between Wernersville State Hospital and BHDS in coordinating community care. All are designed to ensure that patients do not fall into homelessness and are able to continue to receive the medical and/or mental healthcare they need post institutional discharge.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The CoC will continue its dedicated collaboration with partner organizations to serve special needs/marginalized populations. Among the efforts, the CoC intends to expand its homelessness eviction prevention across the county. County partners providing eviction prevention include Tenfold (city/county), Elizabethtown Community Housing & Outreach Services (western part of county), The Factory Ministries (far eastern part of county), CrossNet Ministries (eastern part of county), Good Samaritan Services (north-east part of county), Lancaster County Food Hub (Lancaster city), REAL Life Ministries (far northern part of the county), and Solanco Neighborhood Ministries (southern part). Taken together, this network of providers covers nearly the entirety of the county's geography. Clients can be referred for these services through Coordinated Entry and/or network of homelessness providers.

Further, Lancaster County has set aside units in new property developments by HDC Mid Atlantic, Chestnut Housing, and Community Basics, Inc that are specifically for households experiencing homelessness. Fortunately, the County Housing Authority has dedicated housing vouchers for individuals experiencing homelessness.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs

identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Pennsylvania is a commonwealth in which primary authority for housing related public policies resides with local municipalities. Lancaster County includes 60 municipalities, each of which adopts its own zoning, subdivision, and development regulations. The County serves in an advisory role and does not have authority to alter municipal policies.

Local zoning and subdivision ordinances may limit housing density, restrict multifamily or smaller housing types, or impose minimum lot size and parking requirements that increase development costs. In addition, building codes and impact fees can raise construction and rehabilitation costs. Collectively, these policies discourage residential investment and constrain the development and preservation of affordable housing across the County.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Lancaster County has a vibrant and growing business community that serves many of its local needs well. It has rebounded from the COVID-19 epidemic economically and finds itself in a stable position. However, it suffers from several limiting factors that have the potential to stifle future growth. Local partner organizations, including the Lancaster County Workforce Development Board, Lancaster County Planning Commission, and the local Economic Development Corporation, work together to understand local conditions and how their interactions may create new opportunities or demand intervention. Specific topics covered in this section will include local demographic shifts, issues pertaining to land use and zoning, availability of housing resources, and the skills and education level and needs of the county's current residents.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,720	3,314	1	2	1
Arts, Entertainment, Accommodations	21,497	20,149	11	11	0
Construction	15,762	16,426	8	9	1
Education and Health Care Services	40,211	31,133	20	17	-3
Finance, Insurance, and Real Estate	8,596	6,680	4	4	0
Information	2,840	2,288	1	1	0
Manufacturing	33,326	35,174	17	19	2
Other Services	7,622	6,747	4	4	0
Professional, Scientific, Management Services	16,533	13,106	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	26,808	26,069	13	14	1
Transportation and Warehousing	11,073	12,899	6	7	1
Wholesale Trade	11,672	13,094	6	7	1
Total	198,660	187,079	--	--	--

Table 41 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	251,916
Civilian Employed Population 16 years and over	243,580
Unemployment Rate	3.26
Unemployment Rate for Ages 16-24	11.99
Unemployment Rate for Ages 25-65	2.06

Table 42 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	57,576
Farming, fisheries and forestry occupations	7,355
Service	22,932
Sales and office	50,931
Construction, extraction, maintenance and repair	26,389
Production, transportation and material moving	19,243

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	156,392	70%
30-59 Minutes	54,582	24%
60 or More Minutes	13,079	6%
Total	***224,053***	***100%***

Table 44 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	18,599	773	10,616

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	61,145	1,604	15,607
Some college or Associate's degree	46,734	1,077	8,593
Bachelor's degree or higher	63,439	1,444	7,294

Table 45 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4,087	4,669	3,467	5,986	7,228
9th to 12th grade, no diploma	4,503	3,920	3,816	8,071	7,984
High school graduate, GED, or alternative	14,515	16,371	14,181	47,837	36,659
Some college, no degree	10,218	9,484	7,986	18,019	12,011
Associate's degree	1,944	5,409	5,738	9,824	4,309
Bachelor's degree	4,668	15,263	11,650	21,421	13,512
Graduate or professional degree	157	5,397	6,917	11,507	10,151

Table 46 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	3,097,653
High school graduate (includes equivalency)	3,572,713
Some college or Associate's degree	3,723,324
Bachelor's degree	4,212,064
Graduate or professional degree	4,620,877

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors within Lancaster County are Education and Healthcare Services followed by Manufacturing. The third largest is Retail Trade.

Describe the workforce and infrastructure needs of the business community:

Lancaster County is especially limited in terms of the land available for new development. On average, there is less than one 10-acre parcel of land zoned industrial per municipality in the urban growth areas that is suitable for industrial development. A lack of room for growth means that businesses may have to relocate to locations that have enough room for growth. This would represent not only a loss of jobs, but also a loss of businesses with an investment in the community. The county's unemployment rate locally increased slightly in 2025.

In general, Lancaster County has a low unemployment rate, with a median of 3.8% in the last three years. Some workforce needs identified by the county's Economic Development Corporation include a shortage of skilled labor, and the need for younger workers to fill roles left by those aging out of the workforce. While the local labor force participation rate for adults between the ages of 20 and 64 has increased in the last ten years, its most recent number, 82%, suggests that there is the potential for more people to enter the workforce. Many of Lancaster's largest industrial employers require skilled labor. This has been identified as a gap. Demographic shifts are also a concern. Between 2000 and 2020, 9.7% more of the county's population entered the 55+ age bracket. At the same time, there was 6.2% less people in the prime working years of 25-54.

Data from Lancaster County's Workforce Development Board shows that industries with high projected growth include Transportation and Warehousing, Professional & Technical Services, and Health Care & Social Assistance. These fields are expected to grow both in terms of percentage (percentage growth over previous levels) and raw numbers (higher annual growth when compared with other professions) between 2022 and 2032. Specific positions identified as high-priority include Operations Managers, Registered Nurses, Nursing Assistants, Truck Drivers, Freight Movers, and Industrial Mechanics and Installers. The Workforce Development Board has especially highlighted the need for social support, education, and job opportunities for disconnected youth--that is, young people aged 16 to 24 who are neither working nor in school. Better connecting young people with available resources stands to solve some of the county's demographic concerns and need for more skilled young workers.

However, infrastructure poses some challenges to fulfilling these workforce needs. Specifically, a lack of available housing puts a limit both on the ability of new residents to move to Lancaster County and for existing residents to remain in place. As of 2022, Lancaster County had the lowest vacancy rate out of all metropolitical statistical areas in the United States at 3.5%. By the most recent measure, it had the second lowest rental vacancy rate of any county in Pennsylvania.

There is, in other words, a need for development in both industrial and residential sectors. Businesses may struggle to expand and stay local without more industrial development. And already we see that there is a need for more residential development in order to support existing industry.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Some planned local private business investments in Lancaster County include those by Eurofins Lancaster County Labs ($145 million, supporting 200 jobs), CoreWeave ($20 billion, supporting 300 jobs), and Glaxo Smith Kline ($800 million, supporting 200 jobs). All of the projects associated with these investments require the use of local construction labor, as well. There is a need felt, according to our local Economic Development Corporation, for more skilled workers in construction, electrical, and HVAC to satisfy the greater demand. Given that local data shows that workers in the trades tend to be older and thus approaching retirement, this need is even more urgent. There is a need in the county for upskilling, particularly in but not limited to the trades. Workforce development projects like the ones undertaken by the county's Workforce Development Board can help to fill these gaps.

While these investments and the new jobs they represent are exciting, they return us to the infrastructure problem described above. Lancaster County has an exceptionally low vacancy rate and is challenged in terms of its available space for development. There is an urgent need to develop more housing in order to satisfy the demand.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Lancaster County Workforce Development Board (LCWDB) has identified a number of gaps in the skills and education of Lancaster County's workforce. While there is a projection for jobs growth across all education levels, the highest rates of growth forecasted between 2022 and 2032 are in jobs requiring a bachelor's degree or an advanced degree. Lancaster County has both a lower rate of high school education among adults than the state of Pennsylvania and the nation as a whole and a lower rate of adults with bachelor's degrees than the nation as a whole. Specific deficits have been identified among positions requiring at least an associate's degree. Some of these, including Operations Managers, have also been identified as specific areas of growth within the county. Taken together, this suggests that there is a need to improve the educational attainment of current residents or attract more highly-educated workers from other regions. LCWDB has programs and partnerships designed to help fill these gaps, including apprenticeships, Career Ready Lancaster (which brings together the education community, business community and community-based organizations with the shared goal of connecting people to careers), and relationships with local universities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Lancaster County relies on its Workforce Development Board to lead local workforce development efforts. Founded in 1999, the Lancaster County Workforce Development Board (LCWDB) is authorized through the federal Workforce Innovation and Opportunity Act (WIOA) of 2014 to be the lead Lancaster County's workforce planning. In addition to its own efforts, the Workforce Development Board administers funds and oversight of PA CareerLink Lancaster County. LCWDB manages a number of initiatives, including Incumbent Worker Training, designed to help businesses and organizations up-skill their current workforce, apprenticeships, online career development tools for workers, and training and screening tools for employers. CareerLink, on the other hand, provides job search services, career readiness workshops, recruitment events, career navigation, on-the-job training, online learning, and supportive services for workers.

All of these programs and services taken together serve to match workers with available positions and help workers to improve within existing positions while supporting employers. This should continue to increase the county's workforce participation rate, mentioned above. LCWDB is aware of the growing need for younger people to enter the workforce, especially in the trades, to replace exiting older workers. This is an important need to fulfill if Lancaster County is to sustain its existing industry, much less grow as it plans to.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Lancaster County does not participate in a Comprehensive Economic Development Strategy. Local economic growth is not actively coordinated via a plan or initiative. However, the Lancaster County Planning Commissions Places2040 comprehensive plan, adopted by the Lancaster County Board of Commissioners in October, 2018, articulates principles for local growth and establishes priorities for local leaders. Places2040 has served as a guide for other local plans, including the more recent Northwestern Lancaster County Comprehensive Plan. Recent economic growth locally has been driven by private investments such as a planned 9 million dollar GSK facility, and public investments like the Pennsylvania Department of Community and Economic Development's Main Street Matters grant program. The county hopes to achieve greater local coordination of these efforts through the collaboration of local government with for- and non-profit organizations. Local, up-to-date data from organizations like Lancaster County's Economic Development Corporation, along with previously existing plans like Places2040, will facilitate this.

Discussion

Lancaster County's healthy local economy, strong existing workforce, and desirable geographic position put it in a good position economically. Recent private investments demonstrate that firms are interested in coming to the county and expanding their existing operations. These large investments and the jobs they create have the potential to draw new job seekers to the region, and this is to be celebrated. However, the county's existing workforce has skill and education needs that must be addressed if a balanced local economy is to be maintained. On the other hand, other factors, such as a lack of available and affordable housing, stand to not only continue to plague existing residents, but stifle new workers from coming to the county. The efforts of local advocates, boards, and organizations have the potential to meet some local workforce needs, but it will require the coordination of representatives from government, non-profits, and businesses to address the county's housing and development needs.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

It was not possible to determine the distribution of multiple housing problems across the jurisdiction; therefore, no assessment could be made as to whether concentrations exist. Concentrations are defined as areas where the rate of multiple housing problems is at least ten (10) percentage points higher than the jurisdiction as a whole.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines areas of racial or ethnic concentration as geographic areas where the percentage of a specific minority or ethnic group is at least ten (10) percentage points higher than the jurisdiction's overall percentage.

Based on the Lancaster County Planning Data Dashboard:

Lancaster County Overall:
- White comprises approximately 80% of the population.
- African American represents about 3.41%.
- Asian is approximately 2.34%.
- Hispanic or Latino (of any race) comprises roughly 11.3%.

The City is substantially more diverse than the County as a whole. According to 2019-2023 Census data, the City's population was 38.2% non-Hispanic White, 14.7% non-Hispanic African American, 42.8% Hispanic/Latino (of any race), and 2.8% Asian.

Outside the boundaries of Lancaster City, concentrations of racial and ethnic minorities are generally much lower relative to the County as a whole. Data indicate limited minority percentages outside urban centers.

What are the characteristics of the market in these areas/neighborhoods?

LMI areas in Lancaster County are characterized by a higher concentration of renter-occupied housing. These neighborhoods usually include older housing stock. This renter market reflects both affordability constraints and limited access to homeownership opportunities for LMI households. As a result, there is an ongoing need to support rental housing through rehabilitation of existing units, development of new affordable rental housing, and programs that assist tenants in maintaining housing stability.

Are there any community assets in these areas/neighborhoods?

LMI areas outside of the City of Lancaster benefit from community resources that support neighborhood stability and access to essential services. Areas provide access to public schools, parks, libraries, and municipal facilities. In addition, nonprofit organizations, faith-based institutions, and community service providers operate within these areas to deliver housing assistance, food access, and supportive services to LMI residents. Continued support for housing rehabilitation, infrastructure improvements, and expanded services will help strengthen these communities and address the needs of LMI populations residing outside the City.

Are there other strategic opportunities in any of these areas?

Strategic opportunities in these areas include properties conducive to adaptive reuse and the presence of neighborhood organizations.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Lancaster County continues to have pockets of underserved areas adjected to incumbent internet service providers, but not large areas without any service. There aren't significant programs or efforts currently in Lancaster County to provide internet access. Rural areas with heavily Amish populations and areas to the west of the County along the Susquehanna River remain the most challenging from an infrastructure perspective. Based on census data, the largest undeserved group is the 11% of households who rely on cellular data for internet connection and lack any other type of service. 7% of households have no internet access whatsoever. Only a small fraction of a percent of households have non-broadband wired internet access. Households with annual income of less than 20,000 dollars are much more likely than others to lack internet access, although a substantial percentage (13%) of households with an annual household income between 20,000 dollars and 74,999 thousand dollars also lack an internet subscription.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While some regions of the county now have more than one internet service provider, including the City of Lancaster and some denser suburban areas, there is still a need for greater competition in much of the county. Overall, Lancaster County has a variety of internet service providers but patchwork coverage and insufficient competition among providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Lancaster County is experiencing increased natural hazard risks associated with climate change, particularly related to extreme precipitation and rising temperatures. More frequent and intense rainfall events have increased the risk of riverine and flash flooding, placing stress on aging stormwater infrastructure, transportation systems, and residential areas, especially those located in floodplains and low-lying areas. Flooding can damage housing and result in costly repairs and displacement. The County is also experiencing higher average temperatures. Increased heat can negatively impact public health, put strain on energy systems, and exacerbate housing vulnerabilities, particularly in older housing stock that lacks adequate cooling or energy efficiency improvements. These climate-related hazards disproportionately affect low- and moderate-income households, which often have limited resources to prepare for, respond to, or recover from natural disasters.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Analysis of ACS data, LMI areas, FEMA floodplain maps, and local housing and infrastructure data indicates that housing occupied by low- and moderate-income (LMI) households in Lancaster County is more vulnerable to climate-related hazards. LMI households are more likely to reside in older housing stock and in areas subject to flash flooding, increasing exposure to property damage and displacement during extreme rainfall events. These units often lack modern stormwater drainage, elevation, or energy-efficient cooling systems, increasing sensitivity to both flooding and extreme heat. Limited financial resources, higher housing cost burdens, and lower rates of insurance coverage reduce the ability of LMI households to prepare for, respond to, and recover from natural hazard events, resulting in disproportionate impacts to housing stability and public health.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

During the 2026-2030 period, the Redevelopment Authority of the County of Lancaster will administer approximately $23 million in federal funding through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs. These funds are designated to address critical community needs of developing and preserving affordable housing, developing and repairing public improvements and infrastructure, and supporting public and homelessness services.

Federal regulations require that these funds primarily benefit low- and moderate-income (LMI) individuals and families. The county has identified multiple census block groups with concentrated LMI populations that meet the exception criteria of 45.2% or higher to qualify for this funding. These qualifying block groups are distributed throughout the county.

The Strategic Plan's Goals during this 5-year period are as follows:

- Increase the number of units rehabilitated
- Creation of new units
- Improve public infrastructure and facilities
- Stabilization and long term support
- Response to urgent needs
- Planning and administration

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	**Area Name:**	City of Lancaster
	Area Type:	General
	Other Target Area Description:	General
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This is a general target area that covers the entire City of Lancaster in order to distinguish the County and City's Consortium allocation.
	Include specific housing and commercial characteristics of this target area.	The City of Lancaster represents largest concentration of low- to moderate-income households, aging housing stock, and the ongoing need for reinvestment in both residential neighborhoods and commercial areas. The City bears a disproportionate share of affordable housing needs and infrastructure demands.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Lancaster in collaboration with the lead entity of the County of Lancaster have formed a HOME consortia to address affordable housing needs in the community.
	Identify the needs in this target area.	The City's housing stock is predominantly older, urban housing, including rowhomes and small multifamily properties developed prior to modern building and energy codes. Many units require rehabilitation to address code deficiencies, lead-based paint hazards, accessibility barriers, and energy inefficiency. Due to rising housing costs there has been an increased demand of affordable units for renters and first-time homebuyers, particularly among households earning below 80 percent of Area Median Income (AMI). Targeted investment in rental rehabilitation and affordable housing development is necessary to preserve existing units and stabilize neighborhoods.

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	County of Lancaster
	Area Type:	General
	Other Target Area Description:	General
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area covers the entire county of Lancaster and includes all 59 municipalities that are part of the Urban County entitlement in order to distinguish the County and City's Consortium Allocation.
	Include specific housing and commercial characteristics of this target area.	Rising construction costs, limited land availability, and increased demand have contributed to housing affordability challenges in the County, particularly for low- and moderate-income households, elderly population, and first-time homebuyers. Rental housing options are limited with shortages of affordable, quality rental units in the municipalities and boroughs. These conditions place pressure on the existing housing supply and increase the risk of housing cost burden for LMI households. Small borough and municipal commercial areas provide services, neighborhood retail, and local employment but often encounter aging commercial buildings and competition from larger retail centers. In LMI communities, investment is needed to address vacancy, deferred maintenance, and infrastructure improvements such as water, sewer, and pedestrian upgrades.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A

	Identify the needs in this target area.	General need for affordable housing, public improvements and housing services.
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Areas with a concentration of low-income households are defined as those areas where more than 51 percent of the households having incomes less than 80 percent of the Median Family Income. According to this definition, there are only two qualified census tracts in Lancaster County. 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 percent (exception criteria) of the total population of the area, would generally meet the minimum requirement of principally benefitting low-and moderate-income persons. There are many census block groups of concentrated low-and moderate-income persons and families, distributed throughout the County, that currently meet the exception criteria.

The City and County of Lancaster 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.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	**Priority Need Name**	Preservation of Existing Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	General General
	Associated Goals	Increase the number of housing units rehabilitated Planning and Administration
	Description	Lancaster County prioritizes the preservation of existing housing as a cost-effective strategy to maintain and extend the supply of affordable housing for low- and moderate-income (LMI) households. Rehabilitation of existing units is generally more efficient than new construction, allowing the County to prevent the loss of affordable units while maximizing the impact of limited federal resources. Preservation activities also contribute to neighborhood stability by addressing deferred maintenance, improving housing quality, and sustaining property values. Through continued reinvestment in the existing housing stock, the County supports long-term housing sustainability and ensures that safe, decent, and affordable housing remains accessible to residents most in need.
	Basis for Relative Priority	The priority of housing preservation is based on the significant number of low- and moderate-income (LMI) households residing in aging housing and the risk of losing affordable units due to deterioration. Preservation is cost-effective and maintains existing affordable housing compared to new construction. Data identifies quality of housing and affordability as critical needs within the community. Preservation protects existing supply and local housing needs.

2	**Priority Need Name**	Expand Housing Supply
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	General General
	Associated Goals	Creation of new housing units Planning and Administration
	Description	Lancaster County prioritizes the expansion of the housing supply to address the ongoing shortage of affordable housing available to low- and moderate-income (LMI) households. The County will support the development of new rental and homeownership units through strategic investment of federal resources in coordination with private and nonprofit partners. Expanding the housing inventory helps relieve market pressure, improve housing choice, and increase access to safe, decent, and affordable housing across a range of household types, including families, seniors, and vulnerable populations.
	Basis for Relative Priority	Lancaster County's priority to expand the housing supply is based on documented market conditions indicating a shortage of affordable units available to low- and moderate-income (LMI) households. Data from the housing market analysis, stakeholder consultation, and community engagement consistently identify limited inventory, rising housing costs, and increased competition for available units as significant barriers to housing access. These conditions disproportionately impact LMI households, seniors, and other vulnerable populations.
3	**Priority Need Name**	Reducing Blight
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	General
	Associated Goals	Increase the number of housing units rehabilitated Creation of new housing units Planning and Administration
	Description	Lancaster County prioritizes the reduction of blight through the acquisition of existing vacant, abandoned, and deteriorated properties throughout the County. Blighted structures negatively impact neighborhood stability, contribute to declining property values, and pose health and safety risks to residents. By acquiring these properties, the County can facilitate rehabilitation, redevelopment, or clearance activities that return underutilized structures to productive use.
	Basis for Relative Priority	By reducing blight in areas with the greatest concentration of need, the County can strategically support reinvestment, and create opportunities for future housing or community development activities that benefit LMI residents.
4	**Priority Need Name**	Improve Public Infrastructures
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	General

	Associated Goals	Improve public infrastructures and facilities Planning and Administration
	Description	Lancaster County identifies the improvement of public infrastructure and facilities as a priority need to support safe, functional, and sustainable communities. Many areas throughout the County, particularly those serving low- and moderate-income (LMI) populations, experience aging or inadequate infrastructure, including streets, sidewalks, water and sewer systems, stormwater management, and public facilities. The investment is necessary to address health and safety concerns, ensure accessibility, and support overall community stability.
	Basis for Relative Priority	Municipal improvement plans, stakeholder consultation, and community concerns highlight the need for upgrades and replacements to ensure infrastructure remains safe, reliable, and compliant with current standards. These needs are often located in LMI areas which have limited resources to address infrastructure challenges. The provision of safe drinking water, treatment of sanitary sewer needs and management of potentially dangerous storm water runoff can significantly improve the living environment of LMI neighborhoods.
5	**Priority Need Name**	Address housing & homelessness needs w/ public ser
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly
	Geographic Areas Affected	General General

	Associated Goals	Stabilization, long term support, & urgent needs Planning and Administration
	Description	Lancaster County identifies the need to address housing instability and homelessness through public services as a priority to support low- and moderate-income (LMI) residents and vulnerable populations. Public service activities, including housing counseling, shelter operations, street outreach, homelessness prevention and rapid rehousing, provide interventions that address immediate housing crisis while promoting long-term stability. These services assist households in maintaining or regaining housing, reducing the risk of homelessness, and facilitating transitions to permanent housing.
	Basis for Relative Priority	The need for public services that address housing instability and homelessness is based on increases in housing cost burden and demand for emergency and supportive housing services. Data and stakeholder consultations indicate that LMI households and vulnerable populations continue to face significant barriers to attaining stable housing, rising rents, and insufficient income.

Narrative (Optional)

Lancaster County has identified priority needs based on data analysis and consultations. The County's housing stock is aging and the real estate market continues to remain unaffordable for LMI households. Also, vulnerable populations face ongoing risks of housing instability and homelessness. In response, the County will prioritize preservation of existing housing to maintain affordability and expanding the housing supply through new construction to increase inventory. Efforts to reduce blight and improve public infrastructures will support safe communities. In addition, public services will address housing instability and homelessness by providing critical support such as shelter, rapid rehousing, street outreach and housing counseling. These priorities reflect an approach to addressing current needs and supporting community sustainability.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Lancaster County does not administer Tenant-Based Rental Assistance (TBRA) through the HOME or CDBG programs. Tenant-based rental assistance in Lancaster County is primarily provided through the Housing Choice Voucher program administered by the Lancaster County Housing Authority. Given the availability of this program, Lancaster County prioritizes the use of HOME and CDBG funds to increase the supply and quality of affordable housing through construction, rehabilitation, and preservation activities rather than tenant-based rental assistance.
TBRA for Non-Homeless Special Needs	Lancaster County does not utilize HOME or CDBG funds for TBRA for non-homeless special needs populations. Assistance for these households is generally provided through other federal or local housing programs, including Housing Choice Vouchers administered by the Lancaster County Housing Authority. Instead, Lancaster County focuses federal housing resources on expanding and preserving affordable housing units that can serve a range of income levels.
New Unit Production	Market conditions indicate an ongoing shortage of affordable housing units in Lancaster County, particularly rental units affordable to households earning less than 80 percent of Area Median Income (AMI), and a critical shortage for households earning below 50 percent AMI. Rising housing costs, population growth, and limited new affordable housing construction have contributed to increased demand for affordable rental housing. Additionally, rising home sale prices have made entry into homeownership increasingly difficult for first-time buyers and moderate-income households. Consultation with housing providers and social service agencies also identified increased demand for affordable housing options for Seniors (age 62+), as Lancaster County's population continues to age and many seniors live on fixed incomes. Stakeholders also noted the need for housing opportunities for young adults transitioning out of foster care, as well as homeless and at-risk youth, who often face barriers to securing stable housing due to limited income and lack of rental history. As a result, Lancaster County will prioritize the use of HOME funds to support the development of new affordable rental housing and homeownership opportunities during the 2026–2030 Consolidated Plan period.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	A significant portion of Lancaster County's housing stock was constructed prior to 1980, indicating the need for continued investment in housing rehabilitation and repair. Older housing units may require substantial improvements to address structural issues, accessibility needs, energy efficiency, and potential lead-based paint hazards. Rehabilitation programs supported through CDBG funds will continue to play an important role in preserving the existing housing stock, improving housing quality, and maintaining affordability for low- and moderate-income households. Rehabilitation activities are also an important strategy for assisting senior homeowners who may struggle to maintain aging homes while living on fixed incomes.
Acquisition, including preservation	Older affordable rental housing developments in Lancaster County require ongoing reinvestment to maintain safe and quality living conditions. Preservation of existing affordable housing is important for maintaining long-term affordability and preventing the loss of existing affordable units. Over the past several years, the Redevelopment Authority has supported the preservation of affordable housing through the use of HOME, CDBG, and other financing tools. Lancaster County will continue to support acquisition, rehabilitation, and preservation activities that extend the affordability and useful life of existing housing during the 2026–2030 Consolidated Plan period.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Primary funding sources include federal entitlement grants administered by HUD: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. These resources are supplemented by program income, prior year funds, and leveraged with public and private investments.

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	2,834,734	620,000	0	3,454,734	13,018,936	CDBG funds will be used for County Owner-Occupied Housing Activities, Renter-Occupied Housing Activities, Public Improvements and Infrastructure, Public Services, and Planning and Administration.

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	1,599,024	145,000	0	1,744,024	6,976,094	HOME funds will be used for County and City Rental and Homeownership Housing Activities and Planning and Administration.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	247,856	0	0	247,856	991,424	ESG funds will be used for Homelessness Activities that address Homeless Prevention, Rapid Re-Housing, Emergency Shelter, Street Outreach and Planning and Administration.

Table 51 - Anticipated Resources

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 all applicants provide matching federal, state, and local funds during the programs Request for Proposal (RFP) process. For public infrastructure improvement projects, a 10 percent match of other non-federal funding is required. Non-profit organizations requesting CDBG funding for public service activities are also required to provide matching funds. 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 allocation process. 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, private donations, and foundation awards.

The HOME program requires a 25 percent match which is generally obtained through partnerships with affordable housing developers; however, the County may access the local Affordable Housing Trust fund if additional matching funds are needed.

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

NA

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Redevelopment Authority of the County of Lancaster	Redevelopment authority	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Lancaster County Planning Commission	Departments and agencies	Non-homeless special needs Planning neighborhood improvements	Jurisdiction
Tenfold	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Spanish American Civic Association Development Corp (SACA)	CHDO	Ownership Rental	Jurisdiction
COMMUNITY BASICS, INC.	CHDO	Rental	Region
COMMUNITY ACTION PARTNERSHIP OF LANCASTER COUNTY	Non-profit organizations	Homelessness Non-homeless special needs public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
UNITED DISABILITIES SERVICES, INC.	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
YWCA Lancaster	Non-profit organizations	Homelessness Non-homeless special needs Rental public facilities public services	Jurisdiction
UNITED WAY	Philanthropic organization	Homelessness Non-homeless special needs	Jurisdiction
HDC Mid Atlantic	Developer	Ownership Rental	Region
Economic Development Company of Lancaster County	Private Industry	Economic Development	Jurisdiction
City of Lancaster	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	Other

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Lancaster's institutional delivery system maintains strong communication and collaboration across organizations. The Redevelopment Authority, which administers HUD funding on behalf of Lancaster County, has established partnerships with countywide planning, affordable housing, homelessness, and economic development agencies. Building on these existing relationships will support the implementation of new services and improvements to current programs. As community needs continue to grow, the system requires additional housing units, funding, and enhanced collaboration to close the gap.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The CoC homelessness response system includes multiple social service agencies offering street outreach, homelessness prevention, and housing programs. The CoC lead agency coordinates regular provider meetings to strengthen collaboration, share knowledge, and consult on cases to better serve clients. The CoC operates centralized intake and assessment through Coordinated Entry at United Way of Lancaster County, accessible to providers countywide. This intervention uses a standardized assessment tool that identifies household needs and determines appropriate next steps. The tool also evaluates chronic homelessness status, length of time being unsheltered, and flags households requiring higher levels of care.

Our local homelessness response system depends on strong coordination and a commitment to understanding the population being served. This means sharing data through systems like the Homeless Management Information System (HMIS), monitoring outcomes, and using performance measures to drive improvement. Cross-sector collaboration—among housing, health, behavioral health, education, and law enforcement partners—is essential. The CoC lead agency monitors monthly data on households entering the homelessness response system. Combined with the annual Point-in-Time Count each January and HMIS data from service providers, this information enables the CoC to refine and expand services to meet community needs. Additional funding is essential to address growing demand.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

At the front end of the system, prevention and diversion efforts aim to stop homelessness before it starts. This means identifying individuals and families at risk—such as those facing eviction, sudden loss of income, or unsafe living conditions—and intervening early. Eviction prevention (which may include legal assistance, mediation, or emergency rental assistance) help households stabilize and avoid entering the homeless system. Diversion initiatives work at the "front door" of the system, helping people find alternatives to shelter or other subsidized programs —such as staying with family or resolving disputes with landlords.

The CoC recognizes several gaps that function as barriers to the stability of households experiencing homelessness, including systemic factors of lack of living wage, lack of affordable housing options, and the need for additional social services. Local conditions underscore the urgency of these efforts. Lancaster County's population has grown to approximately 555,000, while rental vacancy rates remain among the lowest nationally at around 4.6%. Affordable housing is increasingly out of reach. For example, an individual must earn $26.79 per hour in a full-time 40-hour job in order to afford a two-bedroom apartment at the current rental market rate in Lancaster County. ("Out of Reach 2025 report" by the National Low Income Housing Coalition).

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Regarding housing, Lancaster County's Planning Commission is working with municipalities to speed the growth of affordable housing through reducing the administrative burden associated with zoning and facilitating access to planning data are notable positive steps. Further, targeted prevention measures—such as short-term rental assistance and legal mediation—remain critical to reducing inflow into homelessness. The CoC is actively seeking to expand the availability of prevention funding for homelessness providers working with the clientele.

Through a three-year strategic plan, launching in Spring 2026, the CoC adopts a strategy to build formal, ongoing partnerships across housing, health, behavioral health, and social service systems to deliver

integrated, person-centered care. This approach emphasizes shared planning, coordinated protocols, and cross-sector data sharing to break down silos and align resources. By institutionalizing collaboration among agencies and providers, communities can create a seamless network that addresses housing, health, and social needs together—improving outcomes, reducing duplication, and fostering long-term stability for individuals and families

Looking ahead, Lancaster County's housing and homelessness system's flexible and adaptive posture is critical to sustainability. Scenario planning for multiple funding outcomes, regular portfolio reviews to balance permanent housing with transitional and treatment-oriented models, and readiness for expanded LIHTC and other local opportunities will be essential. Homelessness service providers can likely expect heightened documentation requirements and potential changes in data-sharing standards, ensuring compliance while safeguarding client privacy.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the number of housing units rehabilitated	2026	2030	Affordable Housing	County of Lancaster	Preservation of Existing Housing Reducing Blight	CDBG: $3,877,886 HOME: $848,107 ESG: $0	Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 200 Household Housing Unit
2	Creation of new housing units	2026	2030	Affordable Housing	County of Lancaster City of Lancaster	Expand Housing Supply Reducing Blight	CDBG: $900,000 HOME: $7,000,000 ESG: $0	Rental units constructed: 40 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Buildings Demolished: 1 Buildings
3	Improve public infrastructures and facilities	2026	2030	Non-Housing Community Development	County of Lancaster	Improve Public Infrastructures	CDBG: $6,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Stabilization, long term support, & urgent needs	2026	2030	Homeless Non-Homeless Special Needs	County of Lancaster City of Lancaster	Address housing & homelessness needs w/ public ser	CDBG: $2,441,050 HOME: $0 ESG: $1,146,334	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 625 Households Assisted Homeless Person Overnight Shelter: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2026	2030	Administration and Planning	County of Lancaster City of Lancaster	Preservation of Existing Housing Expand Housing Supply Reducing Blight Improve Public Infrastructures Address housing & homelessness needs w/ public ser	CDBG: $3,254,734 HOME: $872,011 ESG: $92,946	Other: 0 Other

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase the number of housing units rehabilitated
	Goal Description	Increase the number of housing units rehabilitated by supporting programs that address health, safety, and code deficiencies in existing housing occupied by low- and moderate-income (LMI) households. This includes prioritizing repairs that preserve long-term affordability, prevent displacement, and extend the useful life of the County's aging housing stock and improving overall living conditions.

2	**Goal Name**	Creation of new housing units
	Goal Description	Increase the number of new housing units created by supporting the development of affordable rental and homeownership opportunities for LMI households. This includes general occupancy housing, elderly housing (aged 62+) and vulnerable youth (aged 18-25), including those at risk of homelessness or transitioning from foster care. The County will utilize HOME funds to finance new construction that expands the housing supply, improves affordability to meet community needs.
3	**Goal Name**	Improve public infrastructures and facilities
	Goal Description	Fund public infrastructure and facilities that strengthen and improve safety, accessibility, and overall quality of life for low- and moderate-income (LMI) communities. This includes improvements to water and sewer systems, streets, sidewalks, stormwater management, and public facilities such as community centers and service hubs. These investments support reliable infrastructure and create safe, functional environments for residents.
4	**Goal Name**	Stabilization, long term support, & urgent needs
	Goal Description	Lancaster County prioritizes stabilization, long-term support, and urgent response through public services that address homelessness and housing instability. Using ESG and CDBG resources, the County supports emergency shelter operations, rapid rehousing, homelessness prevention, and outreach to quickly stabilize households in crisis. The County also invests in housing counseling, case management, and supportive services to promote long-term housing stability and self-sufficiency. Funding targets urgent needs to address health and safety, with services coordinated through the Continuum of Care and community partners to ensure effective use of resources and improved outcomes for LMI households and vulnerable populations.
5	**Goal Name**	Planning and Administration
	Goal Description	Planning and administrative funding to carry out the strategic plan goals.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Lancaster County estimates that during the 2026 -2030 Strategic Plan to provide affordable housing through the creation of rental housing, homeownership and other related housing programs as follows

- Extremely low-income: 40 households
- Low-income: 145 households
- Moderate-income: 15 households

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Lancaster County does not own public housing. However, all rental housing complies with the Section 504 requirements.

Activities to Increase Resident Involvements

Lancaster County does not own public housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Pennsylvania is a commonwealth in which primary authority for housing related public policies resides with local municipalities. Lancaster County includes 60 municipalities, each of which adopts its own zoning, subdivision, and development regulations. The County serves in an advisory role and does not have authority to alter municipal policies.

Local zoning and subdivision ordinances may limit housing density, restrict multifamily or smaller housing types, or impose minimum lot size and parking requirements that increase development costs. In addition, building codes and impact fees can raise construction and rehabilitation costs. Collectively, these policies discourage residential investment and constrain the development and preservation of affordable housing across the County.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Because housing related public policies are established at the municipal level, Lancaster County's strategy focuses on collaboration, education, and incentives rather than regulatory changes. The County will work with municipalities and agencies doing work in this space to promote awareness of how zoning, land use regulations, and development standards affect housing affordability and supply. Technical assistance and data sharing through the County's new housing data platform, will provide help to municipalities and balance local planning goals with affordable housing needs. In addition, the County will leverage federal and state housing resources, including CDBG, HOME, and other funding programs, to offset development costs, support rehabilitation of existing housing stock, and creation of new affordable housing development. These strategies aim to reduce financial barriers, encourage residential investment, and expand access to affordable housing across Lancaster County.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The CoC uses a multi-layered strategic approach to engage unsheltered individuals in decision-making and needs assessment. People with lived experience participate at multiple levels: serving on the CoC governance board, joining the Homeless Advocacy Board (which includes 8-12 individuals recently experiencing homelessness), and contributing through focus groups. This feedback directly strengthens services provided by the CoC homelessness response system.

The CoC also maintains an active By-Name List of unsheltered individuals known to homeless service providers. (The CoC recognizes that additional unsheltered individuals in the community may not yet be connected to services.) An interdisciplinary team meets bi-weekly to address the needs of nearly 500 individuals by name, focusing on placement in appropriate housing and care. The Coordinated Entry assessment tool and coordinated social services have increased accountability for serving these individuals. However, emergency shelters and housing programs currently operate at capacity, and limited affordable housing options remain a significant challenge.

Addressing the emergency and transitional housing needs of homeless persons

When prevention and early intervention efforts are not enough, individuals need timely access to information, resources, and services to address their urgent needs. The CoC focuses on supporting individuals facing urgent housing needs, including supporting individuals who may be unhoused or at imminent risk of losing their housing. The strategies better leveraging the 211 system as the front door for accessing and coordinating resources, as well as training first responders and community members on available services and referral pathways. The strategies also speak to the need to invest further in transitional housing and local resource hubs, which are designed to support individuals experiencing urgent housing and related needs. Lastly, strategies identify the need to expand the capacity to store and distribute the personal belongings of unhoused individuals. This ties directly to a need identified by unhoused individuals during the planning process.

The CoC lead agency actively pursues funding from federal, state, county, and local sources to expand programs and services. In December 2024, the system added an 85-bed low-barrier emergency shelter, which has operated at full capacity since opening. However, the long-term goal is not to expand emergency shelter capacity but to focus on housing solutions that make homelessness rare, brief, and non-recurring. Achieving this requires expanding wraparound social services and increasing employment opportunities for individuals in emergency and day shelters, enabling households to successfully exit homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Once a household's urgent needs have been addressed, the focus transitions to helping achieve stability. Strategies include promoting interdisciplinary teams and case management, which are designed to meet the holistic needs of the person. This includes medical and behavioral health services, as well as access to other support services such as housing, employment, food assistance, etc., which needs to continue for a period of time after housing placement. There CoC is keeping a keen eye on Medicaid housing benefits that would cover housing navigation, move-in costs, and tenancy sustaining services that could be leveraged. An additional strategy focuses on the need for expanded access to permanent housing solutions, including those with support services.

To reduce the length of homelessness and increase access to housing, the CoC will promote interdisciplinary teams and case management to help people retain housing after placement. These teams may include case managers, peers, housing specialists, behavioral health and medical providers, and counselors. The CoC lead agency will actively seek funding to support housing search and navigation services, as well as ongoing case management following housing placement.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The local intention to help low-income households includes expanding the CoC homelessness response system service provisions, interconnectedness with various community-based sectors and community support. Key strategies include early identification and intervention (financial assistance, eviction prevention programs, and utility assistance), income and employment supports (job training and placement and benefit enrollment), and supportive services (case management, treatment, and financial literacy). In addition, strategies to increase access to affordable housing include rental assistance programs, affordable housing development, and landlord initiative programs.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lancaster County will address and increase access to housing free of lead based paint hazards through coordination and referrals among existing programs. The Lancaster County Home Repair Program will work in conjunction with the City of Lancaster's Lead Hazard Control Program and Penn Medicine's Lead-Free Families Program initiatives to identify households at risk and refer eligible homeowners and landlords for lead testing, hazard reduction, and remediation services. Through these partnerships, households with children and other vulnerable populations will be prioritized for intervention, helping to reduce exposure to lead hazards and expand access to safe, healthy housing throughout the County.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions described above are directly related to the extent of lead poisoning and lead-based paint hazards in Lancaster County, where a significant portion of the housing stock was built prior to 1978 and remains at risk for lead-based paint deterioration. By coordinating the Lancaster County Home Repair Program with the City of Lancaster's Lead Hazard Control Program and Penn Medicine's Lead-Free Families Program, the County targets households and properties most likely to experience lead exposure, particularly those with young children and other vulnerable populations. These referral-based partnerships focus resources on homes with identified or suspected lead hazards, supporting testing, remediation, and hazard reduction efforts in areas where lead poisoning risks are most prevalent.

How are the actions listed above integrated into housing policies and procedures?

The actions are integrated into Lancaster County's housing policies and procedures through inspections, and compliance requirements. The Lancaster County Home Repair Program includes lead-based paint risk identification and referrals as part of standard procedures, with referrals made to the City of Lancaster's Lead Hazard Control Program and Penn Medicine's Lead-Free Families Program when risks are identified. All County-funded housing activities are required to comply with HUD lead-based paint regulations, ensuring that lead hazard evaluation and reduction are consistently addressed across housing programs.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Lancaster County expects that investments in affordable housing and homeless and special needs projects will help to reduce its number of poverty-level families. Specific goals to increase the amount of affordable rental housing and to help clients to increase income will help in this pursuit. Increasing the supply of affordable rental units will mean that fewer households in the county are rent-burdened. Outside of these specific units, a growth in the amount of rental housing is needed in order to stabilize prices for all county residents. Residents who are not rent-burdened are potentially able to pursue the education and training opportunities that can help them to grow their incomes and thrive. Projects funded with HOME and CBDG dollars also represent an investment in the local economy and mean more well-paid jobs for residents. Additionally, helping clients in homeless and special needs projects to increase income, whether through benefits or earned income, is an overriding goal for projects funded with ESG and CDBG funding. Local conditions require that clients develop a stable source of income in order to succeed even with program assistance. Every project considered for ESG and CDBG public service funds is compared against local standards that set expectations for the percent of clients served who increase monthly income between entry and exit.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Lancaster County intends to rehabilitate existing renter- and owner-occupied housing units through its Homeowner Repair Program, Homeowner Assistance Program, and Rental Rehab. HOME project funds will be used to create new affordable housing units through the Rental Housing Program and Homeownership Program in Lancaster City and Lancaster County. These efforts are coordinated by the Redevelopment Authority staff through the Department of Housing & Community Development.

SP-80 Monitoring - 91.230

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

Lancaster County will utilize comprehensive monitoring to ensure that all activities carried out in furtherance of the Consolidated Plan comply with applicable federal regulations and intended outcomes. The County will conduct risk-based monitoring of both internal programs and subrecipients, incorporating desk reviews, on-site monitoring, and ongoing performance. Monitoring will assess compliance with program requirements, including eligibility, national objectives, financial management (2 CFR Part 200), procurement, labor standards, environmental review (24 CFR Part 58), and reporting. Subrecipients will be evaluated using a risk assessment to determine monitoring frequency and scope. The County will also ensure compliance with fair housing and equal opportunity requirements, including efforts to promote minority- and women-owned business participation through outreach, contract language, and tracking of MBE/WBE utilization.

Program-specific monitoring procedures will be applied for CDBG, HOME, and ESG activities. For CDBG, the County will verify national objective compliance, timeliness, and proper use of funds for eligible activities. For HOME, monitoring will include underwriting and subsidy layering review, property standards inspections, rent and income compliance, and long-term affordability period monitoring. For ESG, the County will coordinate with the Continuum of Care and utilize HMIS data to monitor program, eligibility, and compliance with shelter and rapid rehousing requirements. Findings and concerns identified through monitoring will require corrective action plans with defined timelines, and follow-up reviews.

Expected Resources

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

Introduction

Primary funding sources include federal entitlement grants administered by HUD: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. These resources are supplemented by program income, prior year funds, and leveraged with public and private investments.

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	2,834,734.00	620,000.00	0.00	3,454,734.00	13,018,936.00	CDBG funds will be used for County Owner-Occupied Housing Activities, Renter-Occupied Housing Activities, Public Improvements and Infrastructure, Public Services, and Planning and Administration.

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	1,599,023.52	145,000.00	0.00	1,744,023.52	6,976,094.00	HOME funds will be used for County and City Rental and Homeownership Housing Activities and Planning and Administration.

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	247,856.00	0.00	0.00	247,856.00	991,424.00	ESG funds will be used for Homelessness Activities that address Homeless Prevention, Rapid Re-Housing, Emergency Shelter, Street Outreach and Planning and Administration.

Table 55 - 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 all applicants provide matching federal, state, and local funds during the programs Request for Proposal (RFP) process. For public infrastructure improvement projects, a 10 percent match of other non-federal funding is required. Non-profit organizations requesting CDBG funding for public service activities are also required to provide matching funds. 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 allocation process. 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, private donations, and foundation awards.

The HOME program requires a 25 percent match which is generally obtained through partnerships with affordable housing developers; however, the County may access the local Affordable Housing Trust fund if additional matching funds are needed.

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

NA

Discussion

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	Increase the number of housing units rehabilitated	2026	2030	Affordable Housing	County of Lancaster	Preservation of Existing Housing	CDBG: $897,470.60 HOME: $.00 ESG: $.00	Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Creation of new housing units	2026	2030	Affordable Housing	County of Lancaster City of Lancaster	Expand Housing Supply	CDBG: $500,000.00 HOME: $1,569,621.17	Rental units constructed: 7 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
3	Improve public infrastructures and facilities	2026	2030	Non-Housing Community Development	County of Lancaster	Improve Public Infrastructures	CDBG: $1,000,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
4	Stabilization, long term support, & urgent needs	2026	2030	Homeless Non-Homeless Special Needs	County of Lancaster City of Lancaster	Address housing & homelessness needs w/ public ser	CDBG: $490,316.60 ESG: $229,266.80	Public service activities other than Low/Moderate Income Housing Benefit: 2150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2026	2030	Administration and Planning	County of Lancaster City of Lancaster	Preservation of Existing Housing Expand Housing Supply Reducing Blight Improve Public Infrastructures Address housing & homelessness needs w/ public ser	CDBG: $566,946.80 HOME: $174,402.35 ESG: $18,589.20	Other: 0 Other

Table 56 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase the number of housing units rehabilitated
	Goal Description	
2	**Goal Name**	Creation of new housing units
	Goal Description	
3	**Goal Name**	Improve public infrastructures and facilities
	Goal Description	
4	**Goal Name**	Stabilization, long term support, & urgent needs
	Goal Description	

5	**Goal Name**	Planning and Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Lancaster County will allocate federal funding to projects that address the established priority needs in the 2026-2030 Consolidated Plan. These projects will be implemented to support the annual goals of increasing the number of rehabilitated units, creating new units, improving public infrastructure and facilities, promoting stabilization and long-term support, addressing urgent needs, and enhancing planning and administration.

#	Project Name
1	Rehab Owner Occupied Housing
2	New Construction Owner Occupied Housing
3	Rehab Renter Occupied Housing
4	New Construction Renter Occupied Housing
5	Acquisition & Rehab
6	Public Facilities and Infrastructure Improvements
7	Support Housing and Homelessness Services
8	ESG26 Lancaster County
9	Planning and Administration

Table 57 – Project Information

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

The allocation of CDBG, HOME, and ESG funds reflects Lancaster County's strategic focus on addressing housing and community development needs while ensuring compliance with HUD priorities and maximizing benefit to LMI residents. Funding decisions are guided by the identified Priority Needs in the 2026–2030 Consolidated Plan, including preservation of existing housing, expansion of housing supply, reduction of blight, improvement of public infrastructure, and addressing homelessness and housing instability.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Rehab Owner Occupied Housing
	Target Area	County of Lancaster
	Goals Supported	Increase the number of housing units rehabilitated
	Needs Addressed	Preservation of Existing Housing
	Funding	CDBG: $497,470.60
	Description	This project supports the rehabilitation of owner-occupied housing units to preserve the existing affordable housing and improve living conditions for LMI households. Activities include repairs to address health and safety hazards, correction of code violations, and improvements to systems such as roofing, electrical, plumbing, and heating.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated household to benefit from activity in the 2026 program year is 20.
	Location Description	Throughout Lancaster County
	Planned Activities	Planned activities include funding the Homeowner Repair Program, Homeowner Assistance Program
2	**Project Name**	New Construction Owner Occupied Housing
	Target Area	County of Lancaster
	Goals Supported	Creation of new housing units
	Needs Addressed	Expand Housing Supply
	Funding	HOME: $175,380.58
	Description	This project supports the development of new owner-occupied housing units to increase the supply of affordable housing for LMI households.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of units to fund during program year is two.
	Location Description	Throughout Lancaster County
	Planned Activities	New construction of new single-family homes or townhomes for homeownership.

3	**Project Name**	Rehab Renter Occupied Housing
	Target Area	County of Lancaster
	Goals Supported	Increase the number of housing units rehabilitated
	Needs Addressed	Preservation of Existing Housing
	Funding	CDBG: $400,000.00
	Description	This project supports the rehabilitation of renter-occupied housing units to preserve and improve the quality of affordable rental housing available to LMI households. Eligible activities include repairs to eliminate health and safety hazards and upgrades to building systems such as roofing, plumbing, electrical, and HVAC. P
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of households that will benefit from this project is 15.
	Location Description	Throughout Lancaster County
	Planned Activities	Planned activities include rehabilitating current affordable housing communities and small rental rehab projects.
4	**Project Name**	New Construction Renter Occupied Housing
	Target Area	County of Lancaster City of Lancaster
	Goals Supported	Creation of new housing units
	Needs Addressed	Expand Housing Supply
	Funding	HOME: $1,394,240.58
	Description	This project supports the development of new renter-occupied housing units to increase the supply of affordable housing for LMI households.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of households that will benefit from this project is 7.
	Location Description	Throughout Lancaster County and Lancaster City.

	Planned Activities	Planned activities include supporting the construction of new affordable rental housing communities for the general occupancy, elderly, and vulnerable populations.
5	**Project Name**	Acquisition & Rehab
	Target Area	County of Lancaster
	Goals Supported	Creation of new housing units
	Needs Addressed	Expand Housing Supply
	Funding	CDBG: $500,000.00
	Description	This project supports the acquisition and rehabilitation of blighted properties to eliminate conditions of blight and return underutilized structures to productive use.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of households that will benefit from this project is 2.
	Location Description	Throughout Lancaster County
	Planned Activities	Planned activities include the acquisition of blighted properties to be rehabbed into owner occupied housing.
6	**Project Name**	Public Facilities and Infrastructure Improvements
	Target Area	County of Lancaster
	Goals Supported	Improve public infrastructures and facilities
	Needs Addressed	Improve Public Infrastructures
	Funding	CDBG: $1,000,000.00
	Description	This project supports the development, rehabilitation, and improvement of public facilities and infrastructure that primarily benefit LMI residents. Eligible activities include the construction or rehabilitation of community centers, parks, and public service buildings, as well as infrastructure improvements such as streets, sidewalks, water and sewer systems, stormwater management, and accessibility upgrades.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of persons to benefit from the project is 7,500.
	Location Description	Throughout Lancaster County
	Planned Activities	Planned activities include improvements to community centers, parks, and public service buildings, as well as infrastructure improvements such as streets, sidewalks, water and sewer systems, stormwater management, and accessibility upgrades.
7	**Project Name**	Support Housing and Homelessness Services
	Target Area	County of Lancaster
	Goals Supported	Stabilization, long term support, & urgent needs
	Needs Addressed	Address housing & homelessness needs w/ public ser
	Funding	CDBG: $490,316.60
	Description	This project provides funding for supportive housing and homelessness-related services designed to assist individuals and families including those experiencing or at risk of homelessness.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of people that will benefit from the project is 1500 persons.
	Location Description	Throughout Lancaster County.
	Planned Activities	Planned activities include housing counseling, Landlord/Tenant counseling, coordinated entry, emergency shelters, rapid rehousing, and street outreach.
8	**Project Name**	ESG26 Lancaster County
	Target Area	County of Lancaster City of Lancaster
	Goals Supported	Stabilization, long term support, & urgent needs Planning and Administration
	Needs Addressed	Address housing & homelessness needs w/ public ser
	Funding	ESG: $247,856.00

	Description	This project provides funding to support homelessness assistance and housing stabilization activities for individuals and families experiencing or at risk of homelessness.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of persons that will benefit from the proposed activity is 650.
	Location Description	Throughout Lancaster County and Lancaster City.
	Planned Activities	Planned activities include street outreach, emergency shelter operations, rapid rehousing, homelessness prevention.
9	**Project Name**	Planning and Administration
	Target Area	County of Lancaster City of Lancaster
	Goals Supported	Planning and Administration
	Needs Addressed	Preservation of Existing Housing Expand Housing Supply Reducing Blight Improve Public Infrastructures Address housing & homelessness needs w/ public ser
	Funding	CDBG: $566,946.80 HOME: $174,402.35
	Description	Project supports the overall planning, administration, and compliance of federal housing and community development programs funded by CDBG, HOME, and ESG.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning and administration

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 322 total Census Block Groups in Lancaster County. Of these, 81 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

Target Area	Percentage of Funds
County of Lancaster	88
City of Lancaster	12

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Areas with a concentration of low-income households are defined as those areas where more than 51 percent of the households have incomes less than 80 percent of the Median Family Income. Because the County has so few areas where 51 percent or more of the population is of low or moderate income, it determines the fundability of its activities using the "exception criteria", established by HUD. Under this rule, activities located in areas of the County with low-and moderate-income populations, which exceed 45.2% of the total population of the area, would generally meet the minimum requirement of principally benefitting low-and moderate-income persons. There are 81 census block groups distributed throughout the County that meet the exception criteria. These qualified block groups are generally

located in and around the county's boroughs.

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.

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 units throughout the County and City of Lancaster in Fiscal Year 2026. Using CDBG funding, the County intends to fund the Homeowner Repair Program and Homeowner Assistance Program, and Rental Rehab Program to rehabilitate renter-occupied housing units. HOME will be used to create new affordable housing units through Multi-Family Rental Housing Program and Homeownership Program in Lancaster City and Lancaster County.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 59 - 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	11
Rehab of Existing Units	20
Acquisition of Existing Units	2
Total	33

Table 60 - 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 in a timely manner, including information necessary for performance reports.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

There are no public housing units in Lancaster County, outside the City of Lancaster. The Lancaster City Housing Authority (LCHA) owns and operates 564 public housing units which consist of 259 family units and 305 elderly units set in six public housing developments.

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

Lancaster County (outside the City of Lancaster) does not have public housing.

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

N/A

Discussion

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. Housed within and supported by the Lancaster County Redevelopment Authority since 2022, the Office for the Homelessness Coalition (O4C) has broadened the CoC's base of partners to address the needs of individuals and families experiencing homelessness. LCHC is a collaboration of direct service providers, stakeholders, community members that together form a comprehensive homeless response system, designed to improve the housing stability of individuals and families along the entire Continuum of Care. Services include Street Outreach, Emergency Shelter, Transitional, Rapid Rehousing, and Permanent Supportive housing programs. O4C manages the Empower Lancaster HMIS, convenes providers, and facilitates collaboration across organizations and system levels.

Homelessness and affordable housing remain significant challenges in Lancaster County. The goals of the Lancaster County Homelessness Coalition include effectively stewarding public resources, elevating the lives of our most vulnerable neighbors, and reversing trends in homelessness and displacement. Within the past 18 months a new low-barrier shelter was developed within the city of Lancaster, serving county residents. In the coming year the development of a city-based homeless hub with integrated housing units, case conference rooms, and engagement center will commence.

The Lancaster County Homelessness Coalition continues to improve service delivery across the county by leveraging the Empower Lancaster HMIS, as well as the expertise of Coalition staff, board members, and provider partners, to implement data-informed practices.

The system is supported by strong collaboration across both funded and non-funded partners, including twice-yearly Whole CoC meetings, regular system-wide service meetings, and ongoing affordable housing advocacy efforts.

An actively engaged Steering Committee guides this work, with action teams that include community members and focus on identifying barriers, problem solving, and advancing system-level change.

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 a county-wide team of trained outreach staff who engage individuals experiencing homelessness and connect them to services such as employment, food, housing, benefits, and, as needed, substance use and physical health care. This includes coordination with ambulatory care management and referrals to inpatient treatment and recovery centers. Outreach staff also complete Coordinated Entry assessments, helping ensure individuals are

assessed, prioritized, and connected to appropriate housing and services through the system.

The Coalition is strengthening coordination between unsheltered and sheltered systems to move more individuals and families into permanent housing.

To improve system performance, this work is aligned with System Performance Measures (SPMs), with a focus on reducing length of time homeless, increasing exits to permanent housing, and reducing returns to homelessness. Efforts include improving HMIS data quality, tracking referrals and outcomes, and strengthening data on exit destinations to better understand system gaps and housing outcomes.

This work is supported by:

1. Strengthening HMIS data quality and consistency to better define and track Street Outreach services and understand the needs of the unsheltered population
2. Tracking referrals and outcomes in HMIS to identify gaps and bottlenecks in service connections across the continuum
3. Improving data collection on exit destinations and housing outcomes to better measure progress toward permanent housing and long-term stability

Through these efforts, the Coalition is building a more coordinated, data-informed Street Outreach system that improves access to care, strengthens system flow, and advances measurable reductions in homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Data from the 2025 Point-in-Time and Housing Inventory Counts show an increase in unsheltered homelessness in Lancaster County.

In response, the Coalition is focused on both preserving existing shelter and transitional housing resources and strategically expanding capacity where gaps exist. Maintaining the current network of emergency shelters and housing programs remains a priority, with services provided across Lancaster City, Columbia, Gap, and Ephrata, along with seasonal overflow capacity in Elizabethtown and Lancaster City.

To address unmet need, the Coalition is advancing the development of a new low-barrier shelter and service hub in the City of Lancaster, which will include additional crisis response capacity and permanent housing units. This project is intended to increase access to shelter while strengthening connections to housing and services.

At the same time, the system is working to improve flow through emergency shelter and transitional housing by reducing length of stay and increasing exits to permanent housing. This includes strengthening case management, improving coordination through Coordinated Entry, and ensuring

individuals are quickly connected to appropriate housing interventions.

Under the Coalition's guidance, emergency shelters will work to reduce both average and median length of stay while maintaining a focus on stabilization and connection to permanent housing. Programs will support clients in accessing benefits, including health insurance, and track progress through HMIS.

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 of 4% in Lancaster County show that the area's rental market is extremely competitive.

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. With the goal of reducing the time individuals and families 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. As with other goals, it will be necessary for partner organizations to maintain a high level of data quality regarding households they are working with to make those prioritization decisions accurate, and to demonstrate their success.

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. In addition, working with the federally qualified health practices is key in attending to their patient's housing insecurity.

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 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 2026-2030 Consolidated Plan identifies and supports measures by both the Redevelopment Authority and the Lancaster County Planning Department to meet Lancaster County community 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

Key barriers to affordable housing in Lancaster County include municipal regulatory constraints, rising development costs, limited land availability, and market conditions that impact project feasibility. Because land use authority in Pennsylvania is largely controlled at the municipal level, the County's role is to influence local policy through coordination, education, and technical assistance rather than direct regulation.

To address these barriers, Lancaster County will continue to work with municipal officials and planning commissions to promote land use practices that support affordable housing, including higher-density development, mixed-use zoning, infill development, and adaptive reuse. The County will encourage strategies that reduce regulatory burdens, streamline permitting, and support a goal of increasing new housing affordable to low- and moderate-income (LMI) households, where feasible. The County will provide training to local officials to improve understanding of how zoning, fees, and development standards impact housing affordability. The County will identify and address practical barriers such as cost escalation and financing gaps. Through these actions, Lancaster County will work to reduce the impact of public policy barriers and support the development and preservation of affordable housing for LMI households and vulnerable populations.

Discussion

Lancaster County will work with municipalities to promote housing such as higher-density development, mixed-use zoning, and adaptive reuse. However, barriers will continue due to rising costs, limited inventory, and local regulations, to impact the availability of affordable housing for LMI households.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Lancaster County is committed to addressing obstacles and meeting underserved needs by investing CDBG, ESG, and HOME funds to support LMI households and vulnerable populations throughout Lancaster County. The County prioritizes investments that expand and preserve affordable housing, improve community infrastructure, support housing stability, and provide essential homeless services. Available resources are limited compared to the scale of need, and funding is targeted to activities with the highest-impact that benefit LMI households and low-mod areas. The County continues to collaborate with community partners, local housing and service agencies, to align resources, reduce duplication of services, and address emerging needs. These partnerships are informed by local data and ongoing community assessments to ensure that funding is allocated to identified gaps and consistent with HUD national objectives and federal funding requirements. Through strategic targeting of resources, partnerships, and evaluation of outcomes, the County aims to increase access to safe, affordable housing and services that promote long-term stability and community health.

Actions planned to foster and maintain affordable housing

Lancaster County will foster and maintain affordable housing by continuing to invest CDBG and HOME resources in programs that preserve and expand affordable housing opportunities. Through the County's Homeowner Repair Program, CDBG funds support LMI homeowners by financing repairs to major systems, safety, accessibility, and security improvements that allow households to remain safely in their homes. The Rental Housing Rehabilitation Program supports the rehabilitation of existing rental units to preserve long-term affordability and expand the availability of safe, quality rental housing for LMI households. In addition to preservation, Lancaster County supports the creation of new affordable housing opportunities through HOME-funded development of both rental and homeownership units targeted to LMI households, including seniors (age 62+), families, and other vulnerable populations. Collaboration with municipal partners, nonprofit developers, and housing agencies ensures that new and rehabilitated units meet identified local housing needs and remain affordable over time. Together, these activities support housing stability, improve housing quality, and contribute to the County's goal of maintaining and expanding the affordable housing stock.

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

Lancaster County will reduce the number of poverty-level families through CDBG Public Services and ESG-funded activities that promote housing stability, address homelessness, and connect individuals and families to supportive services. These programs include housing counseling, rapid rehousing, emergency shelter operations, and supportive services that help households achieve stability. By coordinating these services with broader housing and community development investments, the County seeks to improve long-term housing stability and reduce the prevalence of poverty among vulnerable residents.

Actions planned to develop institutional structure

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;

• Economic Development Company of Lancaster's Loan Review Committee;

• Tenfold'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 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(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

Lancaster County will use HOME funds in 2026 primarily for the new construction of rental housing units. HOME funding is usually combined with funding from the Pennsylvania Housing Financing

Agency (PHFA) through the federal Low-Income Housing Tax Credit Program. Matching funds are provided with money the County receives through the Affordable Housing Trust Fund (PA Act 137).

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:

   Lancaster County utilizes both resale and recapture provisions in compliance with 24 CFR 92.254 to ensure long-term affordability of HOME-assisted homeownership units. For homebuyer assistance programs (e.g., down payment and closing cost assistance), HOME funds are provided as deferred loans secured by a lien on the property. These funds are subject to recapture upon sale, transfer, or non-compliance with affordability requirements. For HOME-assisted homeownership development projects, the County applies resale provisions to ensure that properties remain affordable to subsequent income-eligible buyers throughout the affordability period.

   The County's Resale/Recapture Policy outlines the applicable requirements and can be accessed at: https://lchra.com/wp-content/uploads/2023/03/HOME-Resale.Recapture-Policy-2021.pdf

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's Resale/Recapture Policy outlines the guideline and applicable requirements and can be accessed at:

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

   All HOME-assisted homeownership units must comply with HUD-established HOME homeownership value limits for Lancaster County. While developers may propose final sales prices, the County ensures compliance with these limits prior to sale.

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:

Lancaster County does not currently plan to use HOME funds to refinance existing debt secured by multi-family housing as part of rehabilitation activities under 24 CFR 92.206(b).

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)).

   Lancaster County does not currently administer a HOME TBRA program.

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)).

   Lancaster County does not currently administer a HOME TBRA program.

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).

   The County does not impose preferences that would violate fair housing requirements under 24 CFR 5.105(a). However, project selection criteria prioritize developments that: benefit low- and very low-income households, address identified priority needs, including affordable housing for seniors aged 62 and older and vulnerable youth aged 18–25, including those aging out of foster care or experiencing housing instability, provide a mix of unit types and affordability levels, including age-restricted housing for seniors and supportive or transitional housing models for youth Demonstrate readiness to proceed and overall financial feasibility Contribute to the geographic distribution of affordable housing throughout the County All preferences are administered in a manner consistent with federal fair housing, accessibility, and nondiscrimination requirements. The County will ensure that any housing developed for seniors or youth populations complies with applicable federal regulations, including allowable occupancy restrictions and supportive housing program requirements, while maintaining equal access to housing opportunities.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

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

Attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC operates a coordinated entry system that meets HUD requirements and is designed to ensure fair access to housing and services for individuals and families experiencing or at risk of homelessness. All individuals and families are encouraged to contact United Way of Lancaster County 211 as an initial access point for a housing assessment and referrals to available resources. To ensure broad and equitable access, coordinated entry assessments can also be completed by trained staff at partner agencies across the county, including shelters and other community-based providers. This multiple access point approach ensures that individuals and families can enter the system through pathways that are responsive to their circumstances. Following assessment, households are added, as appropriate, to the CoC's By Name List, which is used to coordinate prioritization, track ongoing engagement, and facilitate referral to available housing interventions based on level of need and program eligibility. The CoC also incorporates outreach into the coordinated entry system by training street outreach staff to complete assessments in the field and connect individuals experiencing unsheltered homelessness directly to services and housing opportunities. Through this structure, the coordinated entry system standardizes access, supports system-wide prioritization, and strengthens coordination among providers to ensure that available housing resources are targeted to households with the greatest need.

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 Office for the Homelessness Coalition (O4C), supported by the Lancaster County Housing and Redevelopment Authorities, administers ESG funding through a coordinated local "Joint Funding" opportunity for homelessness services. This process combines ESG with other federal, state, and private resources into a single competitive process, ensuring funds are aligned with community priorities, system performance, and identified gaps. Funding opportunities are announced to the entire CoC through the Office's listserv and posted on the O4C website and social media to ensure broad public awareness. A public Request for Applications (RFA) is issued and open to eligible nonprofit organizations, including community-based and faith-based providers. The RFA outlines funding priorities, eligible programs and activities, and application requirements. Applications are reviewed and scored by a multidisciplinary Grants Review Team that includes representatives from partner agencies and individuals with lived experience. Reviewers are trained on scoring criteria and evaluate applications based on standardized factors such as program design, system performance, organizational capacity, and alignment with community needs. Conflicts of interest are managed to ensure a fair and impartial review process. Final funding recommendations are presented to the

CoC's governing body for approval. Once approved, LCHRA executes contracts with selected subrecipients and oversees ongoing compliance, invoicing, and monitoring to ensure funds are used in accordance with ESG requirements. This coordinated sub-award process ensures that ESG funds are distributed competitively, transparently, and in alignment with both federal requirements and the community's strategic approach to preventing and ending homelessness.

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 meets the homeless participation requirement outlined in 24 CFR 576.405(a) by ensuring that individuals with lived experience are directly included in policy and system-level decision-making. The CoC's governing body includes individuals with lived experience of homelessness who participate in decisions related to ESG-funded facilities and services. In addition, the CoC engages an active Homeless Advocacy Board and Youth Action Board, both of which provide input on program design, system priorities, and funding decisions. Across the county, service providers employ individuals with lived experience in volunteer, staff, and leadership roles, strengthening continuous feedback loops between participants, providers, and system leadership. Through these combined efforts, consultation with individuals with lived experience is embedded as an ongoing, system-wide practice supported by the jurisdiction, rather than a one-time or periodic requirement.

5. Describe performance standards for evaluating ESG.

ESG programs are evaluated using outcome and operational performance standards aligned with HUD System Performance Measures (SPMs). Standards are tailored by program type to drive measurable progress in reducing homelessness, improving long-term stability, and ensuring high-quality data.

Rapid Re-Housing (RRH)
Performance focuses on connecting households to permanent housing and supporting long-term stability.
a) Programs support participants in achieving stable housing outcomes through housing-focused services, coordinated referrals, and ongoing support. Performance is measured by at least 80% of program exits resulting in permanent housing destinations.
b) Programs support participants in increasing income through structured case management that connects them with job skill building and employment opportunities. Performance is measured by at least 25% of participants exiting the program demonstrating an increase in earned income.

c) Programs minimize returns to homelessness by providing appropriate service intensity and =structured follow-up after exit. Performance is measured by maintaining a return to homelessness rate of 7% or less within 12 months and 8% or less within 24 months.

Emergency Shelter (ES)
Performance focuses on reducing the length of time individuals remain homeless, facilitating timely connections to housing resources, and supporting positive exits.
a) Programs reduce the length of time participants experience homelessness through efficient service delivery, active case management, and rapid connection to housing services. Performance is measured by a year-over-year reduction of at least 5% in both average and median length of stay.
b) Programs support timely connections to housing resources through coordinated entry, active referrals, and ongoing case management engagement. Performance is measured by at least 70% of participants in Emergency Shelter demonstrating documented movement toward housing, including referral to a housing resource, housing plan development, or enrollment in a housing-focused service, within 30 days of program entry.
c) Programs support positive exits through housing-focused services, coordinated referrals, and active case management. Performance is measured year-over-year, with at least 5% more households exiting to permanent housing.

HMIS Data Quality and Timeliness

All ESG-funded programs must meet data quality and timeliness standards to ensure system performance is accurately captured and evaluated.

a) Programs ensure complete and reliable exit data through consistent HMIS data quality practices and staff accountability. Performance is measured by at least 80% of exit destination data being complete and not recorded as “data not collected,” “client doesn’t know,” “refused,” or “other.”

b) Programs ensure complete and accurate collection of personally identifiable information (PII) for all household members through consistent HMIS data entry practices and internal quality monitoring. Performance is measured by at least 90% completeness for all required PII fields.
c) Programs ensure timely and accurate data entry for both client records and services provided through consistent HMIS practices and internal data quality monitoring. Performance is measured by at least 80% of client data and associated services being entered into HMIS within three days of program start or service delivery.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** N/A
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
2	**Data Source Name** NA
	List the name of the organization or individual who originated the data set. None
	Provide a brief summary of the data set. None
	What was the purpose for developing this data set? None
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? NA

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? NA
	What is the status of the data set (complete, in progress, or planned)? NA