

CONSOLIDATED PLAN 2026-2030

2026 ANNUAL ACTION PLAN

WHAT IS THE CONSOLIDATED PLAN?



The plan helps the County assess the affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

ANNUAL ACTION PLAN

Connecting 5-Year Strategy to Annual Implementation

01 Presents how Lancaster County and the City will utilize U.S. Department of Housing and Urban Development (HUD) funds for a period of 5 years from FY 2026 through FY 2030.

02 Includes information about housing needs, homelessness, special needs, and community development.

03 Includes priority needs, anticipated resources, goals, and strategies that guide funding decisions for a period of five years.

LOCAL CONDITIONS

- Municipal infrastructure throughout the County, including local roads, water lines, and sewer systems are aging and subject to continued deterioration if repairs are deferred.

- Measured by the annual Point-in-Time count, the number of people experiencing homelessness in Lancaster County has **increased 107% since 2017**.
- On average, in the last year, the county has had 943 people engaged in homeless services per month – this is based on the number of active clients in homeless projects



LOCAL CONDITIONS

INCREASED CHALLENGES

- **Fourth-highest rate of rent-burdened** low-income households in the state, behind Delaware, Montgomery, and Philadelphia counties
- Monthly **rental costs are increasing** faster in the county than nationally
- **19%** of **County** and **52% of City homes** were built **before 1940** – both **greater than** the national average of 12%

DECREASED OPTIONS

- Our **2% rental unit vacancy rate** is among the **lowest in the state**, and **much lower** than the national average of 7%
- About **9% of County** and **11% of City homes** suffer from at least **one severe housing problem**

FISCAL YEAR 2026 PROJECTED BUDGET



PLANNING AND ADMINISTRATION

Supports program planning, compliance, monitoring, reporting, and administration of federal funds to ensure resources are managed in accordance with HUD requirements.

GRANT	
CDBG	$ 566,947
HOME	$ 174,402
ESG	$ 18,589
2026 Total	$ 759,938

FEDERAL FUNDING GRANT RESOURCES

CDBG	**$ 2,834,734**
Estimated CDBG Program Income	$ 620,000
HOME	**$ 1,599,023**
Estimated HOME Program Income	$ 145,000
ESG	**$ 247,856**

PRIORITY NEED: PRESERVATION OF EXISTING HOUSING

GOAL: INCREASE THE NUMBER OF UNITS REHABILITATED

Rehabilitation of existing owner-occupied and rental housing helps preserve affordable housing, prevent displacement, and improve safe and decent living conditions for low- and moderate-income households throughout the County. This strategy is a cost-effective way to maintain the current housing stock while supporting long-term neighborhood stability.

PROJECT : **Rehabilitate Existing Owner-Occupied Housing**

- Grant: CDBG
- 2026 Funding: $ 497,471
  *Homeowner Repair Program

PROJECT : **Rehabilitate Existing Rental Housing**

- Grant: CDBG
- 2026 Funding $ 400,000
  *Preservation Projects

FUNDING

2026 estimated total funding
$ 897,471

PRIOR PLAN SUCCESS

- 57 renter-occupied units including Park Place Apartments, Walnut St Apartments and Old Market Apartments
- 73 units rehabilitated through Homeowner Repair Program and Homeowner Assistance Program.

PRIORITY NEEDS: EXPAND HOUSING SUPPLY REDUCE BLIGHT

GOAL: CREATION OF NEW UNITS

Affordable housing units remains a critical priority as the County continues to experience a limited supply of housing that is affordable to LMI households. Increasing the availability of both LMI homebuyer housing and LMI rental units helps address rising housing costs, limited inventory, and the need for stable housing options.

FUNDING

2026 estimated total funding $ 2,069,622.

Prior Plan Success

- Conestoga Townhomes
- Habitat for Humanity
- Bausman Place Apt.
- Saxony Ridge Apt.
- Mt. Joy Senior Apt.

PROJECT: **New Construction of Owner-Occupied Housing**

- Grant: HOME
- 2026 Funding: $ 175,381

*$1,150,000 From Prior Year Unspent.

PROJECT: **New Construction of Renter Occupied Housing**

- Grant: HOME
- 2026 Funding: $ 1,394,242

* Prior Year Funds Obligated for College Avenue 2 and New Holland Preservation

PROJECT: **Acquisition & Rehab**

- Grant: CDBG
- 2026 Funding: $500,000

*Used for VPRB and Land Bank Projects, Majority Homeowner

PRIORITY NEED: IMPROVE PUBLIC INFRASTRUCTURES

GOAL: IMPROVE PUBLIC INFRASTRUCTURE & FACILITIES

Improvements to public infrastructure and facilities support safe and accessible communities for LMI residents. Infrastructure activities may include improvements to streets, sidewalks, stormwater systems, and other public systems, and public facility activities are limited to construction improvements that expand or improve spaces providing essential community services.

PROJECT : **PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS**

- Grant: CDBG
- 2026 Funding: $ 1,000,000

*Additional funding from prior program year also available

FUNDING

2026 estimated total funding
$ 1,000,000

PRIOR PLAN SUCCESS

Over 32,000 County residents benefited from improvements made under the previous Plan

PRIORITY NEED: ADDRESS HOUSING & HOMELESSNESS NEEDS WITH PUBLIC SERVICES

GOAL: STABILIZATION, LONG-TERM SUPPORT, AND URGENT NEEDS

This goal supports street outreach, emergency shelter, homelessness prevention, rapid rehousing, housing counseling, and related public services that help LMI and vulnerable populations address urgent needs, stabilize housing, and connect to critical supports throughout the County.

PROJECT: **SUPPORT HOUSING AND HOMELESSNESS SERVICES**

- Grant: CDBG
- 2026 Funding: $ 490,316
  * Maximum amount allowed per grant regulations

PROJECT: **LANCASTER COUNTY ESG-HOMELESSNESS SERVICES**

- Grant: ESG
- 2026 Funding: $ 229,267
  *Full ESG Award

FUNDING

2026 estimated total funding $719,583.

PRIOR PLAN SUCCESS

Services under the previous Con Plan served over 5,000 people experiencing or facing homelessness

Combined, Rapid Rehousing and Homelessness Prevention projects have exited almost 900 people to permanent housing destinations