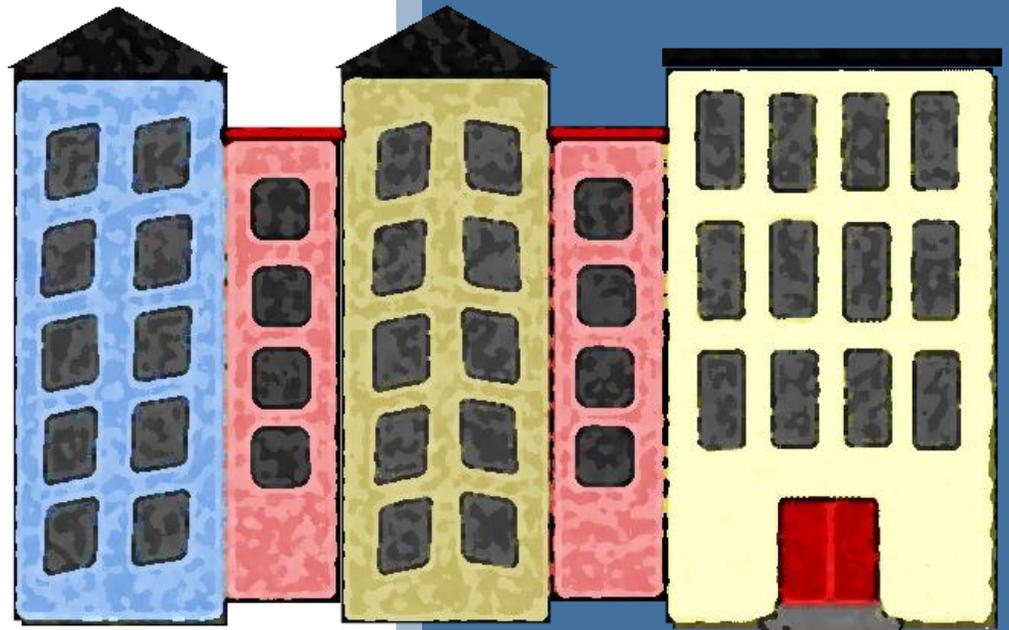


# 2016-2020 CONSOLIDATED PLAN

## 2016 ANNUAL ACTION PLAN



Lancaster County, Pennsylvania  
City of Lancaster, Pennsylvania

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

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# City of Lancaster 2016 Annual Action Plan

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## **Executive Summary**

### **ES-05 Executive Summary - 91.200(c), 91.220(b)**

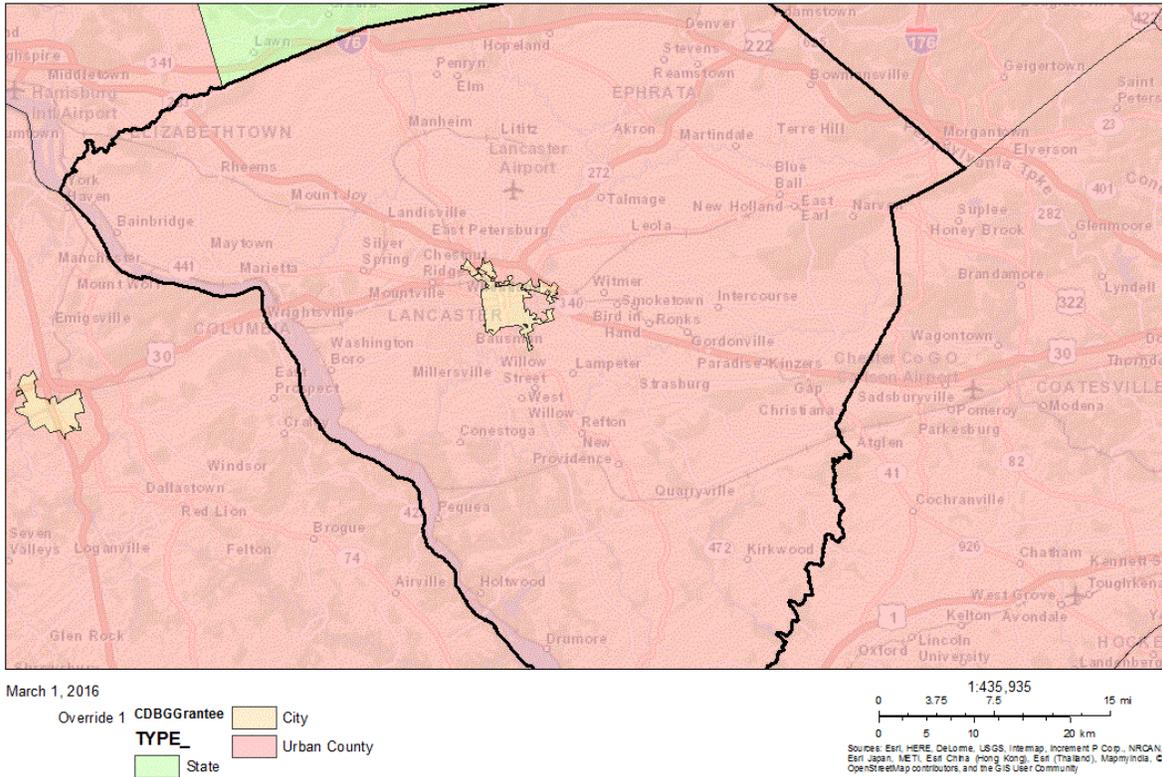
#### **1. Introduction**

The Consolidated Plan presents how the County of Lancaster (County) and City of Lancaster (City) will use funds provided by the U.S. Department of Housing and Urban Development (HUD) during fiscal years 2016-2020. The Consolidated Plan contains information about the County and City'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 Redevelopment Authority of the County of Lancaster (LCHRA) is the lead agency, on behalf of the County, and is responsible for coordinating the consolidated planning and submission process. In addition, 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 it has formed with the City of Lancaster and agrees to carry out such 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.

Jurisdiction Boundaries - 2016-2020 Consolidated Plan



**Jurisdiction Boundaries - 2016-2020 Consolidated Plan**

**2. Summary of the objectives and outcomes identified in the Plan**

Lancaster County will continue to follow previously implemented performance measurements prescribed by the U.S. Department of Housing and Urban Development. All activities funded will address one of these three primary objectives.

1. Create Suitable Living Environments
2. Provide Decent Affordable Housing
3. Create Economic Opportunities

Similarly, all funded activities will achieve one of the three following outcomes:

1. Improve Availability/Accessibility
2. Improve Affordability
3. Improve Sustainability

Between 2016 and 2020, CDBG, HOME, and ESG funds will be directed toward accomplishing the following:

- Create decent affordable housing, both rental and owner-occupied;
- Rehabilitate existing units to maintain affordability, both rental and owner-occupied;
- Reduce the number of blighted properties;
- Promote fair housing;
- Support public infrastructure and facility improvements;
- Support borough revitalization efforts and economic development;
- Assist in the provision of housing services; and
- Provide support to reorient the homeless service system to a "Housing First" course of action that ends homelessness through rapid re-housing and shelter assistance.

### **3. Evaluation of past performance**

The Redevelopment Authority has created these goals and projects based on the prior success of programs and activities that have produced decent affordable housing and created suitable living environments for the residents of Lancaster County. With positive results from the *2011-2015 Consolidated Plan*, the Redevelopment Authority 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**

Lancaster County has a Citizen Participation Plan that relies on citizen-based review panels to make funding recommendations to the Lancaster County Board of Commissioners. For physical improvement projects such as water, sewer, and street improvement projects, the citizen-based process uses a steering committee of municipal officials and interested citizens to prioritize the projects for funding. The steering committee reviews all applications and project presentations, and ranks the projects based on the priorities and objectives established in the 2016-2020 Consolidated Plan. For public service dollars of the CDBG program, committees of citizens with experience in human services and/or serving the homeless volunteer to provide the recommendations for which projects should be funded. More than 30 volunteers from all areas of Lancaster County make recommendations on applications for annual CDBG and ESG funds. The use of citizen panels is described at length in the County's Citizen Participation Plan. Because of the complexity of housing development finance, HOME funds are distributed based on recommendations made by a loan committee comprised of a representative from the Economic Development Company of Lancaster, two Redevelopment Authority Board Members, and Redevelopment Authority staff.

The notice announcing the 2016-2020 Consolidated Plan and 2016 Annual Action Plan was published on March 11, 2016 in the local newspaper and on the Redevelopment Authorities' website at [www.lchra.com](http://www.lchra.com). A copy of the plan was also made available to the Lancaster County Board of Commissioners, the Lancaster County Planning Commission, the City of Lancaster, the Lancaster County Library, the Community Action Program of Lancaster, and the Spanish American Civic Association. A public meeting will be held on April 4, 2016 for public review and comment. The Lancaster County Redevelopment Authority Board of Directors will discuss the Plans at their regularly scheduled meeting

on March 22, 2016. The Lancaster County Commissioners will be presented the Plans at their April 13, 2016 regularly scheduled meeting.

## **5. Summary of public comments**

The public comment period started on March 12, 2016 with the notice of the Plans' availability both in the newspaper and on the Redevelopment Authority's website, and ended prior to the County Commissioners Meeting on April 12, 2016. The public meeting to accept comments on the Plan was held April 4, 2016 at the Commission Room, in City Hall. No comments were received during the public comment period or during the public meeting.

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

All comments and views are welcomed as part of the citizen participation process for Lancaster County.

## **7. Summary**

Lancaster County's Annual Action Plan clearly presents projects, programs, and initiatives that are intended to be funded during 2016 with federal dollars to accomplish the goals stated in the Consolidated Plan. Lancaster County welcomes and encourages public comment on the Plan.

## 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 for the program years of 2015 through 2017. The City 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. 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

Matthew Sternberg, Executive Director, Lancaster County Redevelopment Authority, 202 North Prince Street, Suite 400, Lancaster, PA 17603,  
717-394-0793.

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**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(I)).**

The Lancaster County Redevelopment Authority is a member of the Lancaster County Coalition to End Homelessness (LCCEH). LCCEH is comprised of over 150 partners representing faith-based organizations and organizations that represent housing providers, private and governmental health providers, mental health providers, and social service agencies. Staff are active in the LCCEH's Priority Group Leadership Team, Systems Evaluation Priority Group, and the Provider's Advisory Group. A staff member from the Lancaster County Housing Authority also attends the Homeless Service Providers Network (HSPN) meetings. Other involvement includes participation in various adhoc groups such as the Rapid Rehousing Reorganization Effort and the Housing Resource Center Advisory Committee. A staff member also participates in the CaseWorthy (HMIS) Users Group. The groups and committees mentioned frequently discuss initiatives to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. These efforts enhance coordination to better serve residents in need in Lancaster 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**

Lancaster County Redevelopment Authority's coordination efforts include weekly meetings with other local funders of homeless services (informally called the Homeless Funders Group) such as the United Way of Lancaster County, the LCCEH, and the City of Lancaster. This ensures consistency and efforts to achieve maximum efficiency. As noted above, staff serve on several Continuum of Care committees which strengthens coordination efforts.

**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 Homeless Funders Group developed a consolidated application for homeless services for Fiscal Year 2016. This consolidated application will enable homeless service providers to apply for Lancaster County and City of Lancaster Emergency Solutions Grant (ESG) funds, Lancaster County Community Development Block Grant (CDBG) Program funds for public services, United Way funds, and state

Homeless Assistance Program funds, through LCCEH. The Homeless Funders Group developed the application and allocation procedures for these funds using a review panel that will make decisions based primarily on outcomes data and the need/demand for specific services in Lancaster County such as rapid rehousing, permanent supportive housing, etc.

In July, 2015, the LCCEH Leadership Council approved the Homeless Performance Standards for Lancaster County. A copy can be obtained at [www.lcceh.org](http://www.lcceh.org). All entities providing homeless services will follow the Performance Standards. Funded organizations will be required to follow the Performance Standards.

Representatives of LCCEH, the City of Lancaster, and the Lancaster County Redevelopment Authority will conduct coordinated monitoring of jointly funded homeless services based on HMIS data and other performance standards established in the approved Homeless Performance Standards.

The LCCEH is the system administrator of the HMIS in Lancaster County (CaseWorthy). A staff member of the Lancaster County Redevelopment Authority is a member of the User's Group. LCCEH has provided the Lancaster County Redevelopment Authority with documents related to funding, policies, and procedures for the administration of HMIS.

**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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Lancaster
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Lancaster is part of the HOME Consortium. They were consulted with regularly to complete the joint submission of the 2016-2020 Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Lancaster County Planning Commission
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lancaster County Planning Commission was consulted with on a number of occasions to closely align the strategic goals to those of the County's Comprehensive Plan Update.
3	<b>Agency/Group/Organization</b>	LANCASTER HOUSING OPPORTUNITY PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lancaster Housing Opportunity Partnership (LHOP) runs the county's fair housing center and has extensive research on housing needs. The Redevelopment Authority hopes to build upon the partnership with LHOP to address housing needs in Lancaster County.
4	<b>Agency/Group/Organization</b>	Lancaster County Workforce Investment Board
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Workforce Investment Board was consulted to learn more about the current state of employment opportunities in the County and other economic factors.
5	<b>Agency/Group/Organization</b>	Lancaster Coalition to End Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lancaster County Coalition to End Homelessness (LCCEH) is the lead agency for the Continuum of Care (CoC) for Lancaster County.
6	<b>Agency/Group/Organization</b>	SPANISH AMERICAN CIVIC ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SACA was consulted to explore opportunities to produce new affordable housing in the City of Lancaster. SACA is a Community Housing Development Organization (CHDO).
7	<b>Agency/Group/Organization</b>	COMMUNITY ACTION PROGRAM OF LANCASTER
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the primary provider of shelter and services to domestic violence victims, CAP provides important information for this target population. The CEO of CAP is also spearheading efforts for Lancaster's Anti-poverty Strategy.
8	<b>Agency/Group/Organization</b>	Lancaster Lead Coalition
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lead Coalition was consulted when reviewing the Lead-based Paint Strategy for Lancaster County relating to the Home Repair Program and other housing programs that utilize HUD funding.
9	<b>Agency/Group/Organization</b>	UNITED DISABILITIES SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Disabilities Services was consulted on the housing needs of persons with disabilities.
10	<b>Agency/Group/Organization</b>	COMMUNITY BASICS, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CBI was consulted on affordable housing issues, specifically concerning accessible affordable housing.

11	<b>Agency/Group/Organization</b>	Lancaster County Drug & Alcohol
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Drug and Alcohol Commission was consulted on the housing and service needs of persons with substance abuse issues.
12	<b>Agency/Group/Organization</b>	LANCASTER COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lancaster County Office of Aging was consulted on issues concerning non-homeless special needs.
13	<b>Agency/Group/Organization</b>	UNITED WAY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Funder
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff of the Redevelopment Authority and the City of Lancaster met weekly with staff of the United Way to discuss issues that affect homelessness and necessary ancillary social services.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**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 this Strategic Plan are very similar and in several cases, exactly the same as the Continuum of Care Plan. This is due to ongoing communication and consultation.
Lancaster County Housing Market Analysis	Lancaster Housing Opportunity Partnership	The document provides an analysis of housing preferences and needs across the County, down to the municipal level, and outlines housing needs that are covered as part of the Strategic Plan.
Solutions to Implementing Housing First in Lanc.	Lancaster County Coalition to End Homelessness	The planning effort focuses on the Housing First initiative and incorporates the Homeless Needs Strategic Plan goals.

**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(I))**

The Redevelopment Authority, on behalf of the County of Lancaster, coordinated the Consolidated Plan with the City of Lancaster, the Lancaster City Housing Authority, and the County Housing Authority. These public agencies represent the entire Lancaster Metropolitan Statistical Area (MSA).

**Narrative**

Local municipalities were engaged during the Request for Proposals (RFP) process during 2016 and provided feedback on the types of infrastructure projects that should be funded with CDBG.

## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

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

Lancaster County has a Citizen Participation Plan that relies on citizen-based review panels to make funding recommendations to the Lancaster County Board of Commissioners. For public improvement projects, the citizen-based process uses a steering committee of municipal officials and interested citizens to rank the projects for funding. For public service dollars of the CDBG program, committees of citizens with experience in human services volunteer to rank the projects for funding. More than 30 volunteers from all areas of Lancaster County make funding recommendations on applications for annual CDBG and ESG funds. The use of citizen panels is described at length in the County's Citizen Participation Plan. Because of the complexity of housing development finance, HOME funds are distributed based on recommendations made by a loan committee made up of a representative of the Economic Development Company of Lancaster, two Redevelopment Authority Board Members, and Redevelopment Authority staff.

The Redevelopment Authority provided an update to the County Commissioners at a Public Meeting in September 2015 and discussed the proposed goals for the 2016-2020 Consolidated Plan. This provided an opportunity in a public setting for feedback on the goals for the next 5-year period.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	Regularly scheduled Commissioners Work Session.	The County Commissioners were appreciative of the work the Redevelopment Authority does in regards to planning and implementing of projects throughout the County.	N/A	
2	Newspaper Ad	Persons with disabilities  Non-targeted/broad community	No Response.	None Received.	N/A	

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)
3	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	No citizens Present.	None Received.	N/A.	
4	Internet Outreach	Non-targeted/broad community	No Response.	None Received.	N/A.	<a href="http://www.lchra.com">www.lchra.com</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Despite its reputation of an agrarian area of Amish and Mennonite farmers, Lancaster County is comprised of a mix of urban, suburban, and rural areas. Of the 60 municipalities in Lancaster County there are:

- 1 City (City of Lancaster comprised of over 55,000 people);
- 18 Boroughs;
- 9 Suburban Townships;
- 17 Semi-Rural Townships; and
- 15 Rural Townships.

There is a significant disparity in the geographic distribution of minorities in Lancaster County. The City of Lancaster is home to 11% of the County's population, yet over half of all Blacks/African Americans reside in the city. Similarly, just under 60% of persons of multiple races live in the City and 52% of Hispanics, call the city home. Conversely, only 18% of Asians in Lancaster County live in the city.

With an estimated total population of over half a million people, Lancaster has several social challenges; one of the biggest being the need for affordable housing. According to the American Community Survey (ACS) 5-Year Estimate for 2010-2014, the median household income for Lancaster County is \$57,120. The median income for Black/African American households is \$36,830, and the median income for persons of two or more races is \$34,921. The median income for Hispanics is \$31,644. According to the Housing Market Analysis for Lancaster County, completed in September, 2013, by the Lancaster Housing Opportunity Partnership (LHOP), the following housing challenges exist:

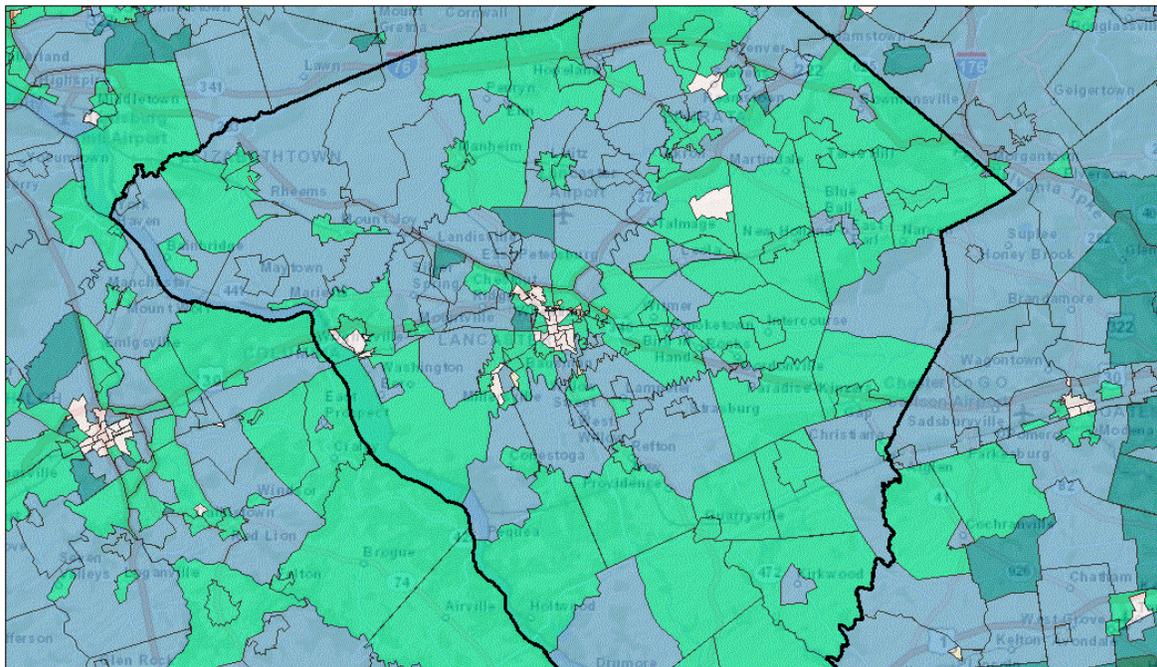
- The median household income in Lancaster County in 2011 was \$53,387; the median renter household income was \$30,697; the median rent was \$834.
- Almost half (47.8%) of the renter households in the county are cost burdened—paying more than 30% of their income for rent.
- Renter demand by income ranges and rental supply by affordability ranges are not well-matched. In particular, households with incomes at or below 30% of the HUD Area Median Family Income are either under-housed or cost-burdened.
- Occupancy rates at nearly all County rental properties exceeds 95%. These extremely high occupancy rates, combined with the cost-burden carried by a majority of renters at these properties, point to a severe shortage of rental housing, at all price points, throughout the County.

According to the 2014 ACS 1-year estimates, Lancaster County had the highest median gross rent per month at \$894, compared to surrounding counties.

According to the Regional Realtor Associations, Lancaster County was tied with Cumberland County for the highest median sale price in Q3 2015, at \$179,900, in surrounding counties. The lowest median sale price for homes in Q3 2015 was in Dauphin County with \$151,150.

LHOP’s Housing Market Analysis states Lancaster County’s estimated \$189,315 median housing value in 2013 was 16 percent higher than Pennsylvania’s \$163,603 and 10 percent higher than the nation’s \$171,345. The County’s estimated \$834 median rent in 2011 was 35 percent higher than Pennsylvania’s \$617, and 16 percent higher than the nation’s \$722 median rent. Also noted in the Housing Market Analysis, “The age distribution of Lancaster County’s housing stock follows the historic development pattern of most regions across the country, with the oldest housing stock concentrated in urban centers—the city and many of the boroughs—and newer housing stock in the suburbs and exurban fringe—the suburban and semi-rural townships.”

Median Household Income - 2016-2020 Consolidated Plan



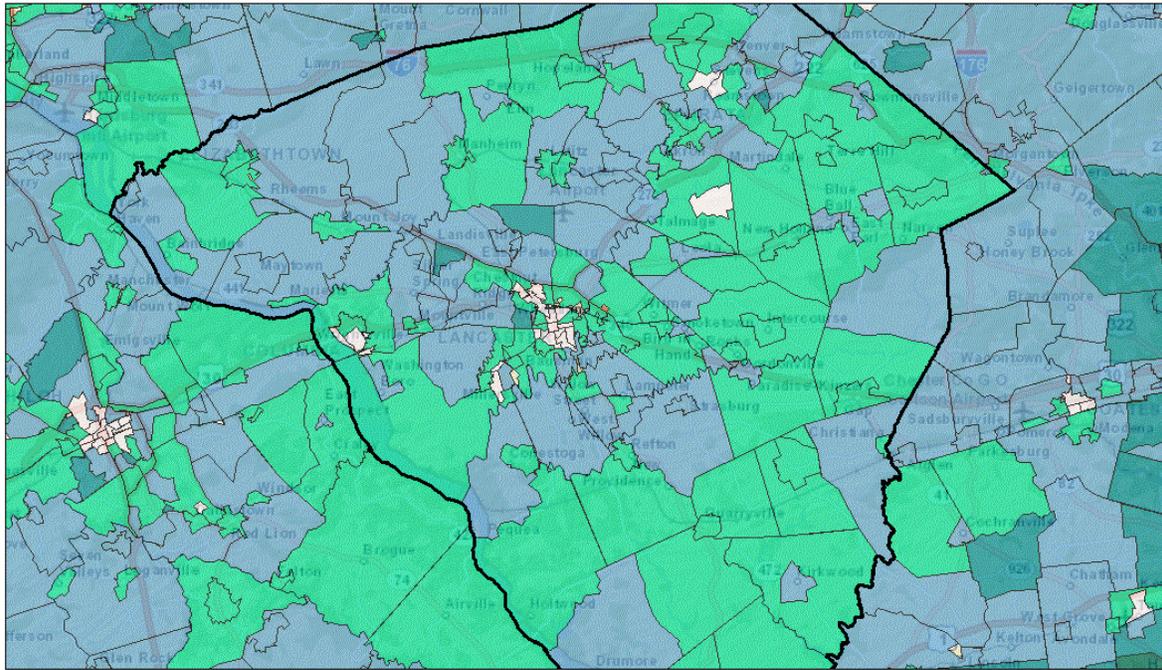
February 29, 2016

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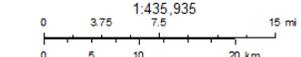
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**Black or African American Demographic - 2016-2020 Consolidated Plan**

Median Household Income - 2016-2020 Consolidated Plan



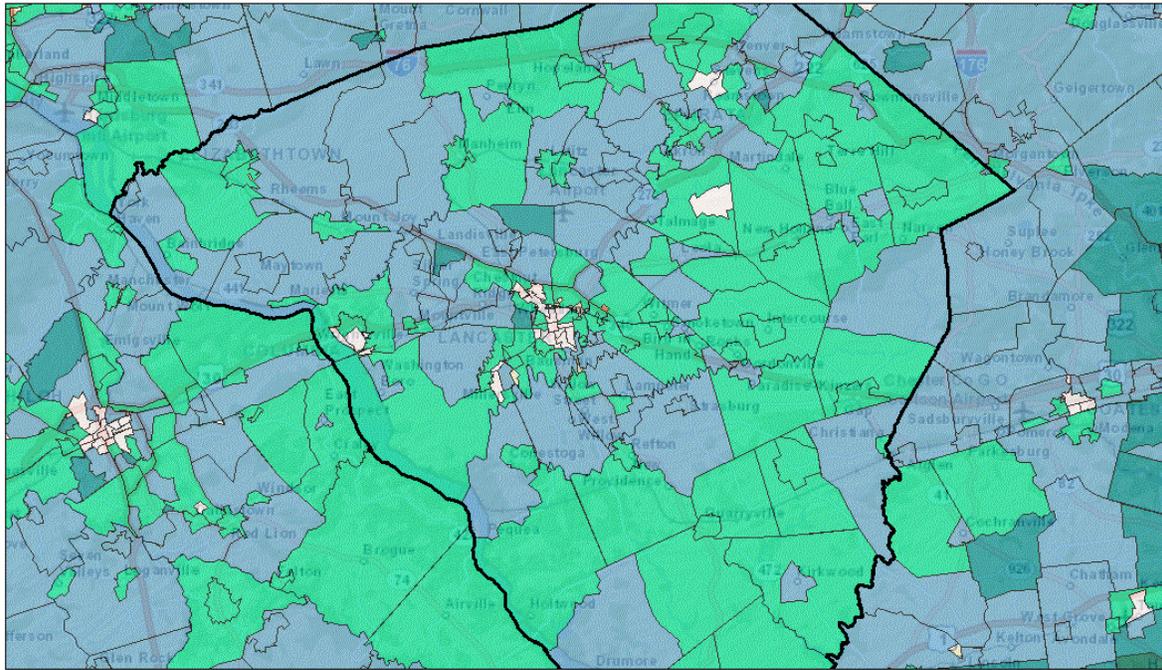
February 29, 2016



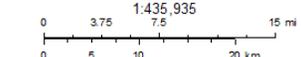
Source: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), Swire, Swire, © OpenStreetMap contributors, and the GIS User Community

Asian Demographic - 2016-2020 Consolidated Plan

### Median Household Income - 2016-2020 Consolidated Plan



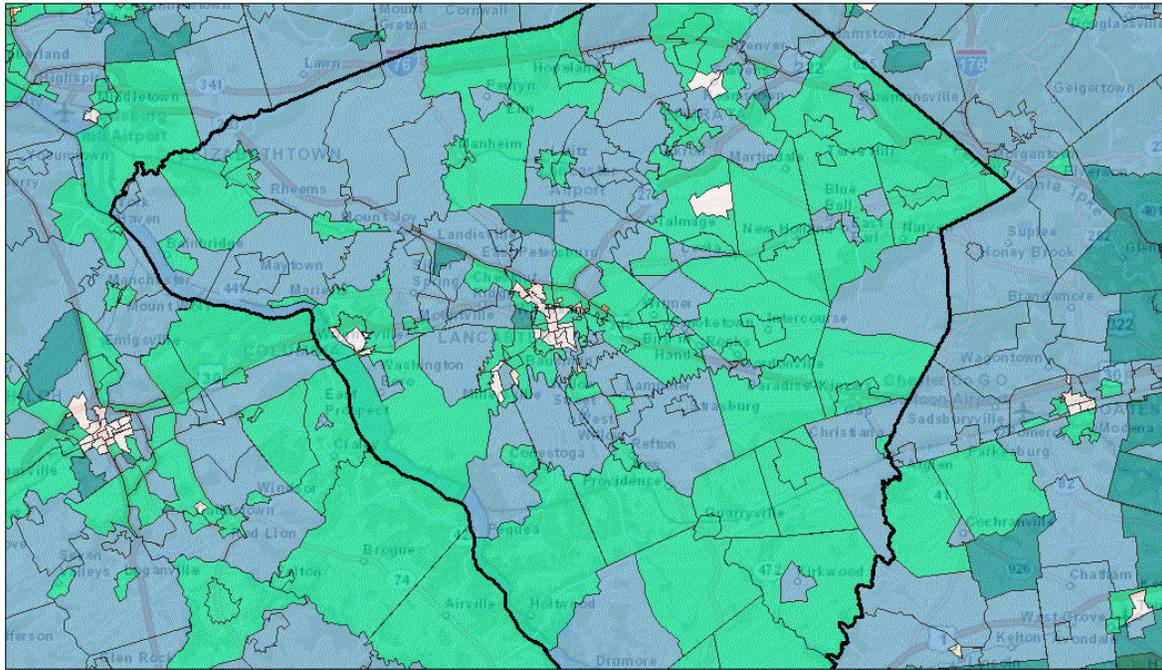
February 29, 2016



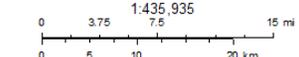
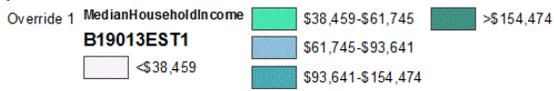
Source: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

### Hispanic Demographic - 2016-2020 Consolidated Plan

### Median Household Income - 2016-2020 Consolidated Plan



February 29, 2016



Source: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swire, Swire, © OpenStreetMap contributors, and the GIS User Community

### Median Household Income - 2016-2020 Consolidated Plan

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

### Summary of Housing Needs

For many decades, Lancaster County has continued to grow in population size and number of households, most notably 10% in the past decade. Eighteen percent (18%) of the population lived in households earning less than 30% of AMI. Twenty-two percent (22%) lived in households earning between 30-50% of AMI. Thirty-four percent (34%) of persons lived in households with incomes between 50-80% AMI.

Renters had a higher incidence of housing problems. 1,309 living in units lacking plumbing, 380 renters living in severely overcrowded housing, and 11,414 renters paying more than 50% of their income on rent. Homeowners in Lancaster County had a significantly lower incidence of substandard housing and overcrowding (593 and 106 respectively) but had a similar incidence of paying over 50% of their income on housing. A significant difference occurs in the distribution of housing problems, with lower income households (0-30% MFI and 30-50% MFI), showing a much higher percentage of renters with housing problems. Homeowners had a lower percentage of housing problems in the same income brackets.

LHOP's Housing Market Analysis states, "Lancaster County does not veer substantially from the national averages in the measures of overcrowding, substandard conditions, and cost-burdened households."

The Housing Market Analysis states, "There is an estimated need, based on 2010 data, for an additional 5,000 units of rental housing in Lancaster County affordable to households with incomes at or below 30 percent of HUD's Area Family Median Income (HAMFI)."

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	0	515,817	
Households	0	192,681	
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	25,605	31,390	51,230	34,570	146,600
Small Family Households *	6,852	8,781	17,358	14,520	81,030
Large Family Households *	2,043	2,399	6,397	4,370	15,700
Household contains at least one person 62-74 years of age	4,542	7,208	10,163	7,375	28,088

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Household contains at least one person age 75 or older	5,953	8,417	9,430	3,788	10,319
Households with one or more children 6 years old or younger *	4,210	4,925	10,081	7,365	17,057
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data** 2008-2012 CHAS  
**Source:**

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	778	457	481	85	1,801	302	173	190	93	758
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	145	115	68	4	332	34	54	23	20	131
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	232	210	305	119	866	155	140	416	459	1,170
Housing cost burden greater than 50% of income (and none of the above problems)	10,029	5,402	760	60	16,251	5,818	4,725	4,452	1,109	16,104

	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)	1,610	6,913	6,739	1,684	16,946	2,006	5,432	8,697	6,400	22,535
Zero/negative Income (and none of the above problems)	1,151	0	0	0	1,151	1,121	0	0	0	1,121

**Table 7 – Housing Problems Table**

Data 2008-2012 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	11,179	6,185	1,629	270	19,263	6,328	5,095	5,092	1,689	18,204
Having none of four housing problems	3,178	9,114	16,905	10,473	39,670	2,628	10,980	27,585	22,133	63,326

	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
Household has negative income, but none of the other housing problems	1,151	0	0	0	1,151	1,121	0	0	0	1,121

**Table 8 – Housing Problems 2**

Data 2008-2012 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	4,307	5,018	3,139	12,464	1,644	2,241	5,610	9,495
Large Related	1,255	831	572	2,658	500	980	2,910	4,390
Elderly	2,642	3,781	2,125	8,548	4,856	5,697	2,764	13,317
Other	4,345	3,291	2,043	9,679	1,182	1,486	1,979	4,647
Total need by income	12,549	12,921	7,879	33,349	8,182	10,404	13,263	31,849

**Table 9 – Cost Burden > 30%**

Data 2008-2012 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,677	1,531	24	5,232	1,316	1,388	2,207	4,911
Large Related	1,080	330	0	1,410	420	422	804	1,646

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	2,182	2,377	731	5,290	3,293	2,190	842	6,325
Other	3,890	1,623	189	5,702	983	801	629	2,413
Total need by income	10,829	5,861	944	17,634	6,012	4,801	4,482	15,295

**Table 10 – Cost Burden > 50%**

Data 2008-2012 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	359	380	338	93	1,170	160	204	403	424	1,191
Multiple, unrelated family households	40	25	10	30	105	24	0	30	60	114
Other, non-family households	8	0	30	0	38	0	0	0	0	0
Total need by income	407	405	378	123	1,313	184	204	433	484	1,305

**Table 11 – Crowding Information - 1/2**

Data 2008-2012 CHAS  
Source:

	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.**

According to the Housing Market Analysis by LHOP (Table 20) there were 48,253 single person households in Lancaster County, representing 24% of the households. This statistic is supported by the 2009-2013 ACS 5-Year Estimates (Table DP02), which shows 47,004 householders, 24% of all households, lived alone. Similarly, the 2009-2013 ACS 5-Year (Table B19215) indicates that male households living alone had a median household income of \$32,952 and female households living alone had a median household income of \$24,246.

### **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.**

For persons with physical disabilities, accessible housing is limited and scarce. (It should be noted that not all persons with physical disabilities are in need of housing assistance.) The accessible units in the larger assisted/affordable housing developments do not often turn over and there are waiting lists that span over a year or more. Additionally, while accessible units in assisted/affordable units may technically meet ADA requirements, they are not consistently functional for all types of physical disabilities. As noted elsewhere in this document, persons with disabilities often have higher unemployment rates and lower incomes. Finding affordable housing that also meets the physical requirements is a significant housing problem.

According to PCADV, statistically, 1 in 3 women and 1 in 4 men will experience rape, physical violence, and/or stalking by an intimate partner in their lifetime. Victims of domestic violence cross all societal boundaries (income, race, ethnicity, etc.) The Community Action Program operates Domestic Violence Services (DVS), the only domestic violence center in Lancaster County. During Fiscal Year 2014-2015, a total of 709 unduplicated hotline calls were received, and 173 women and children received emergency shelter. In addition to the 173 residents, 120 non-resident clients received individual counseling sessions. Of those victims, 50% had very low-incomes below \$10,000, and 13% had low-incomes earning between \$11,000 and \$25,000.

During calendar year 2015, there were 933 new applications for a Protection from Abuse Order in Lancaster County. Of that number, 302 were granted. The difference represents the large number of persons that resolve the situation through a continuance. Under this scenario, an agreement is reached between the domestic violence victim and the abuser outlining a certain time period (3 or 6 months, for example) during which the abuser will have no contact with the victim. If the abuser abides by that agreement, the victim agrees to drop the PFA Order application. Many PFA applications and PRA Orders granted involve housing issues, such as who retains the housing unit; however, many PFA applications and PRA Orders do not involve persons living together.

It is not uncommon for individuals leaving a domestic violence situation to have little or no control over finances and have no income. DVS operates a rapid re-housing program to assist domestic violence victims and their families residing in their emergency shelter to move to permanent housing. After the

initial provision of emergency shelter for safety issues, the need is for affordable housing, as it is for all persons that become homeless. For victims of domestic violence and their families, the issue is not the type of housing, but the availability and affordability of permanent housing.

### **What are the most common housing problems?**

Lancaster County has a rental housing vacancy rate of less than 5%. For those with low and very low incomes, affordable housing is scarce. Combined with the fact that there are insufficient affordable units available, finding affordable housing is very challenging for those with low and very low incomes. For example, the Lancaster County Housing Authority reports large households have considerable difficulty finding affordable housing, even with a Housing Choice Voucher. The challenge for large households is not primarily that a landlord will not accept a renter with a voucher, rather the available supply of affordable rental units with four or more bedrooms is limited.

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

According to the HUD-provided chart, there were 27,967 family households earning less than 80% HAMFI and 29,764 households headed by a person over the age of 62. While the Total Household Chart referenced shows both renters and owners, it can be assumed the type of assisted housing available is relatively proportional to the type of households with low and moderate incomes. In other words, 51% of households with low and moderate incomes are headed by an elderly or disabled person. Assuming this percentage is also representative of the renter households, and knowing that 41% of assisted housing available in Lancaster County is targeted to persons that are elderly and disabled, it can be said that **the type of assisted housing provided is proportional to the type of households in need.**

### **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**

The local HMIS data indicates less than 4% of persons living in poverty and families with children living in poverty become homeless each year, citing the total figure of this population of persons will not provide any information relative to the provision of homeless services. The National Alliance to End Homelessness (NAEH) has done extensive research on whether there are specific characteristics, or needs of persons in poverty that result in their becoming homeless. They have not found any specific predictable characteristics other than the lack of a support network. In other words, two low-income families with similar characteristics such as family composition or income, are not equally likely to become homeless. In fact, there are over 55,000 persons living in poverty in Lancaster County and less than 4% or approximately 2,000 become HUD-defined homeless each year. Local HMIS data has not

found any specific characteristics among those that have become homeless that can be used to predict the need for homeless services.

The number of households (whether single or families) receiving rapid rehousing assistance and nearing the termination of assistance is a fluid and time-sensitive piece of data. We can provide the number of clients that are receiving rapid rehousing rental assistance during a recent time period but that figure will not have any bearing on the need for future assistance. Their needs are generally based on a loss of income or a situation of unexpected insufficient income, but other complex factors may also be involved. In other words, rapid rehousing rental assistance is not ended based on a specific time period according to Lancaster Homeless Performance Standards. Housing assistance is provided until the client is able to take over the rental payments. If that client becomes homeless after the termination of assistance, it is most likely due to unexpected situations (medical issues, loss of a wage earner in the household, etc.)

**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:**

NA

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

NA

**Discussion**

**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	15,136	1,657	1,394
White	11,037	1,303	1,045
Black / African American	1,148	50	95
Asian	114	0	4
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	2,639	285	244

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2008-2012 CHAS  
Source:

\*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	16,697	5,229	0
White	13,302	4,390	0
Black / African American	867	190	0
Asian	203	54	0
American Indian, Alaska Native	40	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	2,075	555	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2008-2012 CHAS  
Source:

\*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	15,095	19,337	0
White	12,990	16,902	0
Black / African American	469	569	0
Asian	414	144	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	10	0
Hispanic	1,045	1,461	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2008-2012 CHAS  
Source:

\*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	6,751	16,627	0
White	6,021	14,782	0
Black / African American	260	300	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
Asian	95	195	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	374	1,238	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2008-2012 CHAS  
Source:

\*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

The racial and ethnic categories for **0-30% AMI** did not show a disproportionate need. All racial and ethnic categories in this income bracket had anywhere from 81-86% of persons with one or more of four housing problems.

With the exception of American Indian, Alaska Native category, the racial and ethnic categories for **30-50% AMI** did not show a disproportionate need. The American Indian, Alaska Native category only had 40 persons indicating one or more of four housing problems. This number is not statistically significant. All other racial and ethnic categories in this income bracket had anywhere from 73-79% of persons with one or more of four housing problems.

The racial and ethnic categories for **50-80% AMI** showed the greatest disparity ranging from 11% to 80% of persons having one or more of four housing problems. The smallest category, in terms of number, is the Pacific Islander category with 14 people and a 71% percent of persons having one or more of four housing problems. This figure is not statistically significant. Similarly, the 34 persons in the category of American Indian, Alaska Native showed an 11% of persons with one or more of four housing problem, which is also not a statistically significant sample.

There was a disproportionate number of Asians with one or more of four housing problems at 80%. This varies greatly in relation to the 44% of Whites and 40% of Hispanics having one or more of four housing problems. Blacks/African Americans in this income bracket were similar in proportion to the jurisdiction as a whole as having one or more of four housing problems with 51.5%.

In the **80-100% AMI** income chart, Hispanics showed 20% of persons with one or more of four housing problems, which is 10% greater than the jurisdiction as a whole. Again, the American Indian, Alaska Native and Pacific Islander categories has a statistically insignificant sample.

**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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	12,658	4,114	1,394
White	9,325	2,993	1,045
Black / African American	1,033	160	95
Asian	99	15	4
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	2,029	899	244

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2008-2012 CHAS  
Source:

\*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%

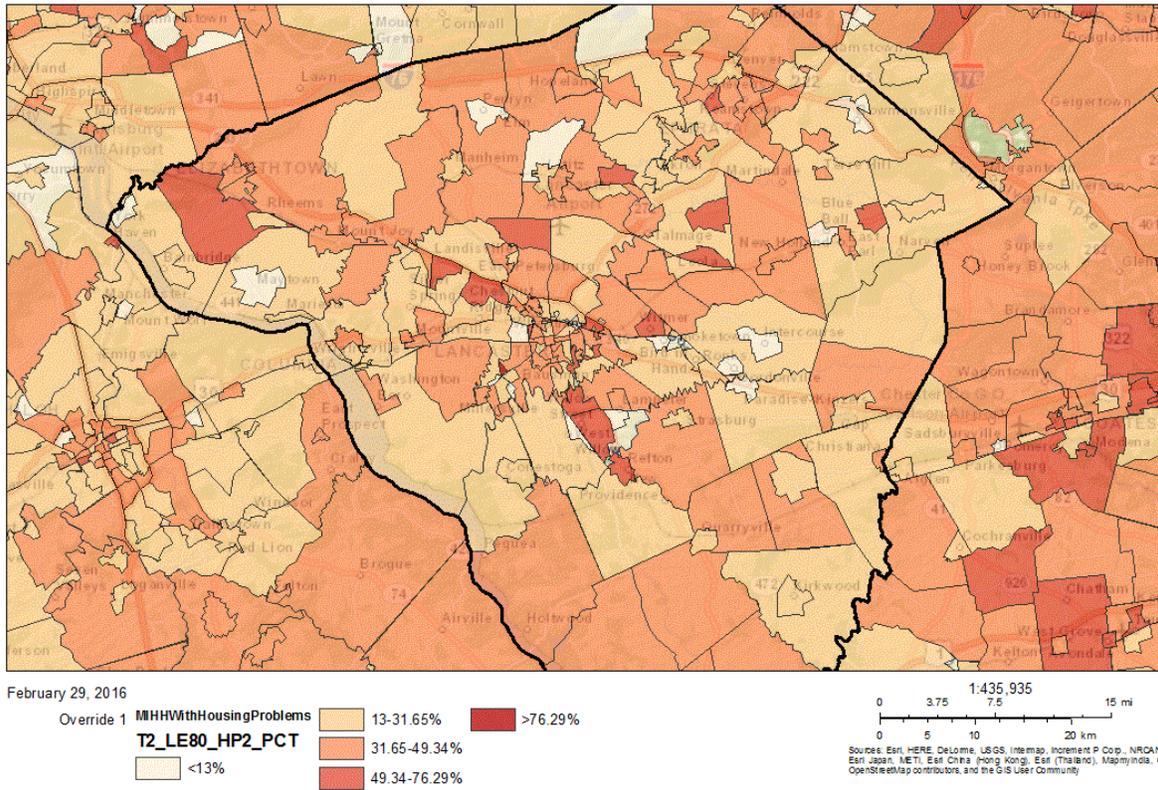




\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Moderate Income Severe Housing Problems - 2016-2020 Consolidated Plan



Moderate Income Severe Housing Problems - 2016-2020 Consolidated Plan

**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	1,490	21,891	0
White	1,360	19,451	0
Black / African American	15	545	0
Asian	15	270	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	100	1,517	0

Table 20 – Severe Housing Problems 80 - 100% AMI

\*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

With the exception of American Indian/Alaskan Native racial and ethnic category, the racial and ethnic categories for **0-30% AMI** did not show a disproportionate needs for severe housing problems. The number of the American Indian/Alaskan Native households (20) in this income grouping is not statistically significant. All racial and ethnic categories in this income bracket had anywhere from 66-77% of persons with one or more of four housing problems compared to the jurisdiction as a whole which showed 69%.

With the exception of American Indian, Alaska Native category, the racial and ethnic categories for **30-50% AMI** did not show a disproportionate need. The American Indian, Alaska Native category only had 40 persons with 75% indicating one or more of four housing problems. This number is not statistically significant. All other racial and ethnic categories in this income bracket had anywhere from 24-40% of persons with one or more of four housing problems compared to the jurisdiction as a whole which showed 34%.

The racial and ethnic categories for **50-80% AMI** showed the greatest disparity ranging from 9% to 31% of persons having one or more of four housing problems. The smallest category in terms of number is the Pacific Islander category with 14 households a 0% percent of persons having one or more of four housing problems. This figure is not statistically significant. The largest racial and ethnic group disparity occurs in the Asian households with 31% of households with one or more of four housing problem compared to the jurisdiction as a whole at 15%.

In the **80-100% AMI** income chart showing Severe Housing Problems, there were no significant disparities among racial and ethnic categories.

**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**

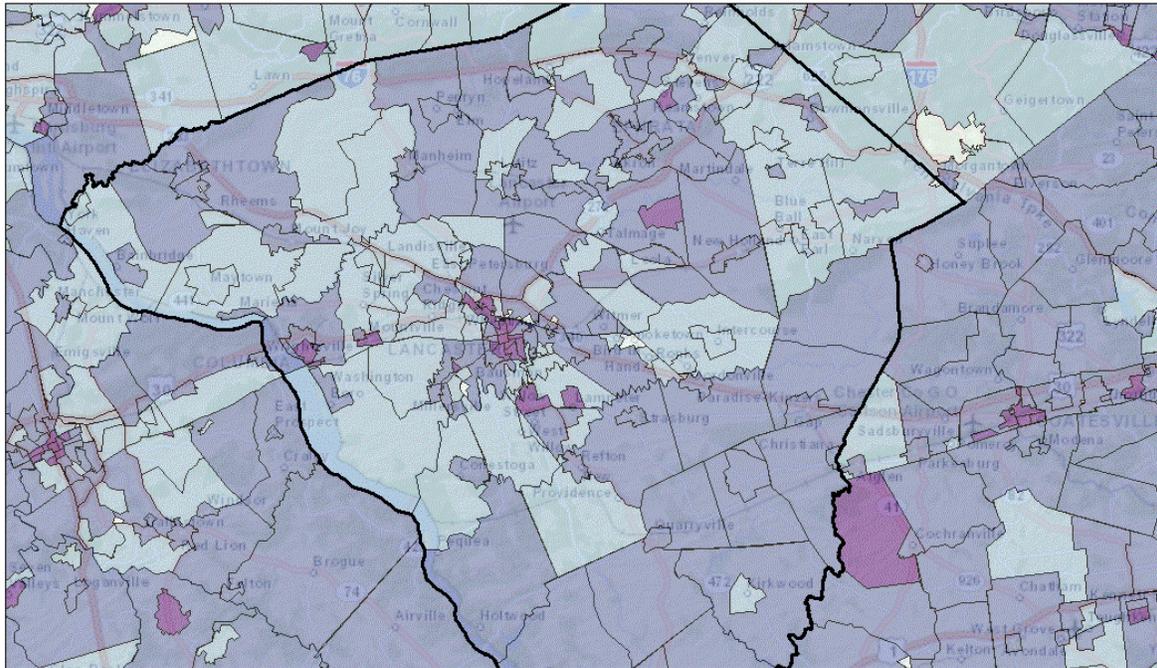
**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	131,318	35,624	24,952	1,444
White	119,627	30,018	19,975	1,096
Black / African American	2,487	1,471	1,409	95
Asian	1,659	619	308	4
American Indian, Alaska Native	65	10	55	0
Pacific Islander	25	0	0	0
Hispanic	6,507	3,179	2,889	244

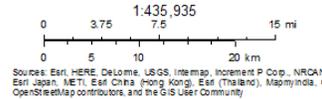
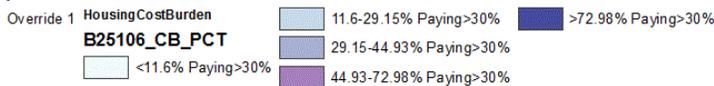
**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2008-2012 CHAS  
Source:

## Housing Cost Burden - 2016-2020 Consolidated Plan



February 29, 2016



## Housing Cost Burden - 2016-2020 Consolidated Plan

### Discussion

With the exception of American Indian/Alaskan Native racial and ethnic category, the racial and ethnic categories for **0-30% AMI** did not show a disproportionate needs for severe housing problems. The number of the American Indian/Alaskan Native households (20) in this income grouping is not statistically significant. All racial and ethnic categories in this income bracket had anywhere from 66-77% of persons with one or more of four housing problems compared to the jurisdiction as a whole which showed 69%.

With the exception of American Indian, Alaska Native category, the racial and ethnic categories for **30-50% AMI** did not show a disproportionate need. The American Indian, Alaska Native category only had 40 persons with 75% indicating one or more of four housing problems. This number is not statistically significant. All other racial and ethnic categories in this income bracket had anywhere from 24-40% of persons with one or more of four housing problems compared to the jurisdiction as a whole which showed 34%.

The racial and ethnic categories for **50-80% AMI** showed the greatest disparity ranging from 9% to 31% of persons having one or more of four housing problems. The smallest category in terms of number is the Pacific Islander category with 14 households a 0% percent of persons having one or more of four

housing problems. This figure is not statistically significant. The largest racial and ethnic group disparity occurs in the Asian households with 31% of households with one or more of four housing problem compared to the jurisdiction as a whole at 15%.

In the **80-100% AMI** income chart showing Severe Housing Problems, there were no significant disparities among racial and ethnic categories.

## **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?**

While Black and Hispanic households do not have a disproportionately greater housing burden than the jurisdiction as a whole, they do have a significantly greater cost burden than White households.

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

Not applicable.

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

With the exception of American Indian/Alaskan Native racial and ethnic category, the racial and ethnic categories for **0-30% AMI** did not show a disproportionate needs for severe housing problems. The number of the American Indian/Alaskan Native households (20) in this income grouping is not statistically significant. All racial and ethnic categories in this income bracket had anywhere from 66-77% of persons with one or more of four housing problems compared to the jurisdiction as a whole which showed 69%.

With the exception of American Indian, Alaska Native category, the racial and ethnic categories for **30-50% AMI** did not show a disproportionate need. The American Indian, Alaska Native category only had 40 persons with 75% indicating one or more of four housing problems. This number is not statistically significant. All other racial and ethnic categories in this income bracket had anywhere from 24-40% of persons with one or more of four housing problems compared to the jurisdiction as a whole which showed 34%.

The racial and ethnic categories for **50-80% AMI** showed the greatest disparity ranging from 9% to 31% of persons having one or more of four housing problems. The smallest category in terms of number is the Pacific Islander category with 14 households a 0% percent of persons having one or more of four housing problems. This figure is not statistically significant. The largest racial and ethnic group disparity occurs in the Asian households with 31% of households with one or more of four housing problem compared to the jurisdiction as a whole at 15%.

In the **80-100% AMI** income chart showing Severe Housing Problems, there were no significant disparities among racial and ethnic categories.

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

**Introduction**

The Lancaster County Housing Authority administers Housing Choice Vouchers, but does not have public housing as the Lancaster City Housing Authority does.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

**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)

## Public Housing Developments - 2016-2020 Consolidated Plan



February 29, 2016

-  Public Housing Development
- Override 1

1:435,935  
 0 3.75 7.5 15 mi  
 0 5 10 20 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, iPCorp, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

## Public Housing Developments - 2016-2020 Consolidated Plan



## Characteristics of Residents

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

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

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 *
Asian	0	1	6	9	0	8	0	0	0
American Indian/Alaska Native	0	0	4	30	0	30	0	0	0
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)

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

Overall, the accessibility needs of public housing tenants and applicants are being met. Currently, no person or family is waiting to be transferred to an accessible unit. Most accessible units are being utilized by persons with disabilities.

**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 Lancaster City Housing Authority currently has 206 Public Housing applicants and 143 Section 8 applicants on their two waiting lists. The Lancaster City Housing Authority also has *pre*-application “pools”. People can submit a *pre*-application at the Lancaster City Housing Authority website. When the Housing Authority needs people for the actual waiting lists, the computer randomly chooses people from the “pools”. There are 2,313 individuals and families on the Public Housing *pre*-application list and 3,588 individuals and families on the Section 8 *pre*-application list.

In the city of Lancaster, there is a great need for one-bedroom, first floor apartments for Voucher holders that is not being met due to a shortage of available units participating in the program.

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

There is no discernable difference between the people on the waiting lists, other than the fact that the waiting list participants are much more likely to be low income as a function of the application process. The City Housing Authority has identified a need for one-bedroom, first floor apartments. The County Housing Authority is seeing a recent increase in demand for 4-bedroom units in the Voucher Program.

**Discussion**

Lancaster County (outside the City of Lancaster) does not have public housing and therefore is unable to describe the needs of public housing residents or applicants for accessible units. Applicants for Housing Choice Vouchers through the Lancaster County Housing Authority are classified by income eligibility and no other information on housing needs is collected.

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

### Introduction:

The County and City work closely with the LCCEH (Continuum of Care PA-510). Lancaster reached functional zero for veteran homelessness in 2015 and is nearing the same for chronic homelessness. Lancaster continues to analyze its needs and gaps based on data to serve those experiencing homelessness.

### 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	184	964	1,177	0	102
Persons in Households with Only Children	0	0	11	12	0	102
Persons in Households with Only Adults	10	184	1,195	772	0	102
Chronically Homeless Individuals	3	4	28	0	0	102
Chronically Homeless Families	0	0	0	0	0	102
Veterans	1	28	61	18	0	102
Unaccompanied Child	2	47	147	91	0	102
Persons with HIV	0	1	4	5	0	102

Table 26 - Homeless Needs Assessment

Data Source Comments: From 2015 APR for the coordinated entry program. There were 125 clients who identified as "Multiple Races."

Indicate if the homeless population Has No Rural Homeless  
is:

**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):**

*APR data from Coordinated Assessment (for the # becoming homeless each year); APR data for all ES and TH (for #experiencing homelessness each year). PIT data (for # experiencing on a given night). The Estimated # of nights is calculated based off of APR for ES and TH. A calculation of exits broken down by population types was not possible to estimate.*

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1,221	0
Black or African American	535	0
Asian	13	0
American Indian or Alaska Native	21	0
Pacific Islander	5	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	619	0
Not Hispanic	1,310	0

**Data Source** From 2015 APR for Coordinated Entry program. Also note, there were 125 clients who identified as "multiple  
**Comments:** races".

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

Each month, there are approximately 30 families with children waiting to access rapid re-housing programs. Expanding rapid rehousing and creating a system where program funding is not tied to household types or subpopulations has been an important initiative for 2016-2020.

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

The racial and ethnic populations among the homeless are not representative of the County as a whole. Blacks and Hispanics comprise a much higher percentage of the homeless population than the overall demographics of the County.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The significant majority of persons experiencing homelessness in Lancaster are sheltered. During the 2016 Winter Point in Time count, 10 individuals were identified as being unsheltered. Outreach workers continue to engage unsheltered individuals and families and encourage them to access shelters and other services. During severe weather, emergency shelters open their "overflow" areas to ensure that all unsheltered persons can stay safe.

**Discussion:**

The County and City will continue to work with LCCEH (CoC) to become a Housing First community.

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

### **Introduction**

#### **Describe the characteristics of special needs populations in your community:**

**Elderly** - According to the Lancaster County Office of Aging (LCOA) Fiscal Year 2012-2016 Four-Year Area Plan, there were an estimated 77,780 persons over the age of 65 in Lancaster County in 2013, representing 15% of the total estimated County population. There were an estimated 18,309 households comprised of a person aged 65 or greater living alone. The LCOA reports that there are 15 continuing care retirement communities, 54 personal care homes, 32 nursing homes, and 8 licensed adult day care sites. The LCOA reports a high demand for home and community based care with an existing waiting list of over 300 eligible people needing services. LCOA also reports a dire shortage of Personal Care and Nursing home beds for those seeking placement requiring state supplement or Medical Assistance. The LCOA reports a more ethnically and culturally diverse population including a large influx of refugees; the fourth largest in the state.

**Persons with Disabilities** - The 2009-2013 American Community Survey 5-Year Estimates report 55,267, or 10.7%, have a disability. Less than 10% were children under the age of 18. Of those over 18 years of age, 25,978 were between the ages of 18-64 and 23,850 were over 65 years of age. For the population of persons with disabilities between the ages of 18-64, the two highest types of disabilities were those with an ambulatory difficulty (11,620) and those with a cognitive difficulty (11, 816). For the population of persons with disabilities aged 65 and older, the two highest types of disabilities were those with an ambulatory difficulty (13,914) and those with a hearing difficulty (10,570), followed closely by those with an independent living difficulty (10,043).

The 2011-2013 ACS 3-Year Estimates of Age by Disability Status by Poverty Level for Lancaster County shows 20% of persons with a disability had an income below poverty level.

**Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking** - According to the Community Action Program (CAP)'s Domestic Violence Services, in Lancaster County, there is an estimated 10,000 victims of domestic violence each year. On average, three victims a year die from their injuries. Slightly more than half of female victims live in households with children under age 12. Their children suffer as well. Without intervention and help, many may become abusers or victims themselves. CAP also states that one in four women (25%) and one in seven men (14%) have experienced domestic violence in their lifetime.

The Lancaster County Drug and Alcohol Commission provides all citizens access to high quality community-based alcohol and other drug prevention/education services, gambling prevention,

education, referrals, and treatment services to uninsured and under-insured low income citizens. Services are provided in an efficient and cost effective manner. In its *Annual Report for 2014-2015*, the Lancaster County Drug and Alcohol Commission reports that they admitted a total of 2,628 clients between July 1, 2014 and June 30, 2015, 2,190 being discharged by the period end.

The Lancaster County Drug and Alcohol Commission noted that “There has been an increase in the use of non-professional recovery support, such as recovery houses. Thanks to a HealthChoices initiative, there are now eleven CABHC-approved recovery house facilities in Lancaster County.”

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

**Elderly** - The housing needs for low and very low income elderly households are primarily affordability with a secondary concern for accessibility that enables an elderly person to age in place.

**Persons Addicted to Drugs and Alcohol** - In terms of housing needs for this population, clients often need safe affordable housing in a location different from the people places and things that they previously experienced in order to facilitate their recovery. However, their housing needs do not differ significantly than that of other special needs populations. Again, housing affordability is the primary housing need.

**Persons with Disabilities** - Providers of affordable housing developments created using Low Income Housing Tax Credits and local HOME funds report that there are waiting lists for accessible units, especially those that serve households with very low incomes. In some cases, the average wait for these units is measured in years. They also report that persons with disabilities that reside in affordable accessible apartments stay longer and move out less than most tenants. For persons with disabilities, affordable and accessible housing is in great demand.

Victims of domestic violence need safe, affordable housing with access to support services to live free of violence.

### **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 Summary from the PA Dept. of Health December 31, 2014, there were 1,375 cases of HIV Disease in Lancaster County (856 or 62% are currently alive). The 2013 Annual Diagnoses of HIV disease rate per 100,000 was 6.61 which compares favorably to the state total of 10.90. Thirteen counties had a higher rate and 53 counties had a lower rate. As the sixth most

populated county in the State, this shows a relatively lower rate of HIV than most counties in PA. While persons living with HIV could certainly benefit from stable, safe, and affordable housing, it is most likely the case for other all special needs populations with chronic medical needs.

**Discussion:**

Affordable housing and affordable housing that is also accessible is in great demand.

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

### **Describe the jurisdiction's need for Public Facilities:**

Low- and moderate-income persons should have the same basic access to the delivery of public services, community facilities, recreational opportunities, and educational activities as those persons with higher incomes. Funding will be made available for projects that improve basic neighborhood or community facilities serving low- and moderate-income neighborhoods, where the lack of suitable facilities has hindered the effective delivery of public services and recreational opportunities.

### **How were these needs determined?**

Public facilities often serve large numbers of elderly persons, children, and persons with disabilities requiring them to have the most up-to-date building and fire safety systems. Many community centers are owned and operated by non-profit organizations and not by local municipalities. These organizations have even fewer financial resources than local municipalities to make building improvements. This is also the case for community services buildings which offer a wide variety of essential public services and for local public and private museums offering community meeting rooms or education resources and programming.

### **Describe the jurisdiction's need for Public Improvements:**

**First Priority: Public water and sanitary sewer projects to sustain existing affordable housing** - Many sanitary sewer facilities experience environmental problems due to the lack of proper facilities or the existence of no facilities other than failing on-lot systems. Eligible projects may include expansion of existing or construction of new sewage treatment plants, and/or the extension of collection lines, interceptors, and transmission mains, and/or the installation of small package treatment plants. Many sewer facilities are 50+ years old, especially in the boroughs where pockets of low- and moderate-income persons exist, and will continually need to be replaced to eliminate inflow and infiltration.

**Second Priority: Neighborhood infrastructure projects** - Lancaster County will address the need of upgrading and improving public infrastructure in low- and moderate-income neighborhood areas and communities in Lancaster County where the municipality has limited revenues to undertake needed improvements. This includes road construction or reconstruction, major structural upgrades or replacement of deteriorating bridges, replacement of deteriorating (or installation of new) curbs and sidewalks, and (for pedestrian and vehicular safety reasons) road or intersection realignment.

**Third Priority: Installation of new or replacement of inadequate or deteriorating storm sewers** - There is a need to finance solutions to storm water management problems. A lack of effective storm water management can cause significant property damage. While not a high priority in itself, storm water projects are frequently combined with street, water and sewer projects.

### **How were these needs determined?**

To align with the County's Comprehensive Plan Update (Places 2040), there is a need to focus on the existing housing stock, especially in urban areas such as borough downtowns. This is also where a lot of the pockets of low-and moderate-income persons are. All new development of affordable housing will have infrastructure costs(road improvements, utility connections) as part of the overall project cost. Therefore funds will be used to address projects that sustain existing affordable housing in areas where new financing is not an available option.

A need that has been more prominent in the past few years is storm water management. With an increase in weather related events in Central Pennsylvania, there have been many flooding issues in some of the older neighborhoods in the County. This is either due to run-off from new development or deteriorated storm sewers because of the age of the infrastructure.

### **Describe the jurisdiction's need for Public Services:**

Like the majority of communities across the country, the demand for public services vastly exceeds the financial capabilities of the Community Development Block Grant and Emergency Solutions Grant Program. This forces each jurisdiction to prioritize public services to either areas or types of services. The County Redevelopment Authority relies on the information generated out of the United Way of Lancaster County's new "Four Bold Goals" to assist in guiding the need for public services.

### **How were these needs determined?**

Relying on plans such as the 10-Year Plan to End Homelessness and information in the United Way's new Community Impact process, Lancaster County has chosen to target its public service efforts to support affordable housing efforts which will support Lancaster's efforts to end homelessness as promoted by HUD. By 2019, all CDBG funds for public services will be dedicated to housing and homeless services.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

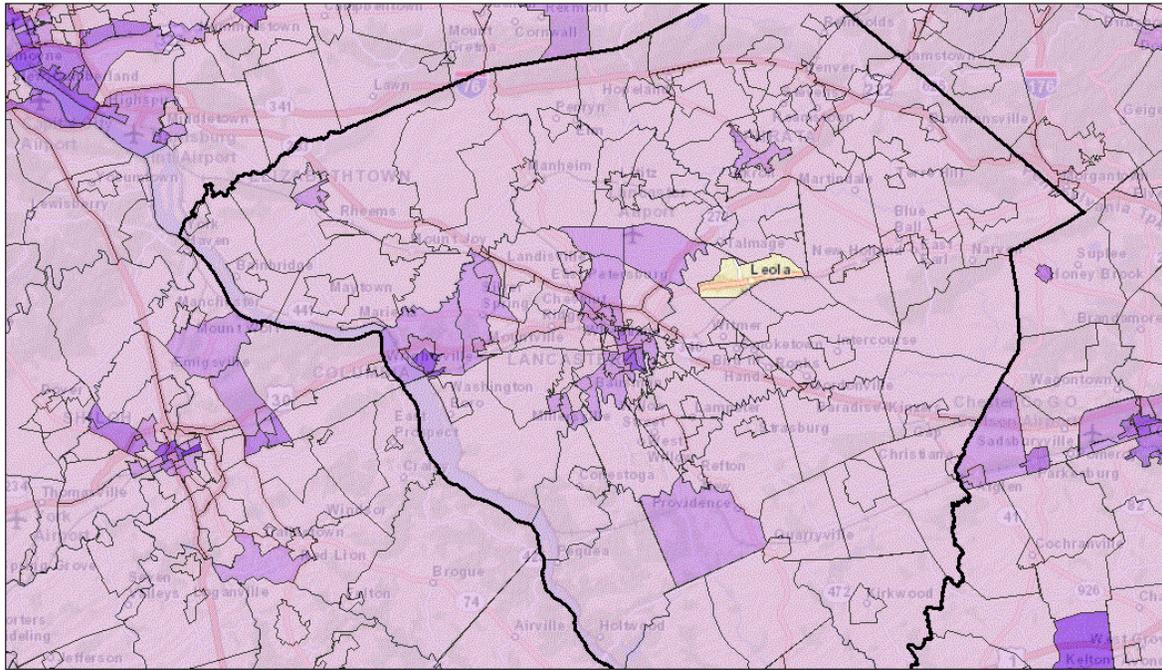
The Lancaster Housing Opportunity Partnership (LHOP) completed a thorough Housing Market Analysis for Lancaster County, Pennsylvania in September, 2013. Excerpts from this document have been cited throughout this plan. The full document can be accessed at LHOP's website at [www.lhop.org](http://www.lhop.org).

The following represents a quick overview of the assessment of housing in Lancaster County:

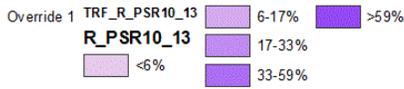
- The majority of residential units are single family detached. The largest number of housing units have more than 3 bedrooms.
- The inventory of affordable housing, especially affordable accessible units, is insufficient to meet the need.
- As of January 31, 2016 the median sale price for home was \$175,000. The median income for Lancaster County as published by HUD in 2015 was \$70,000.
- The 2010-2014 ACS 5-year Estimates for Lancaster County shows that of the 194,503 estimated occupied housing units only 8,749 or 4.4% of all units had any of the three indicators of a substandard unit.
- According to realtor.com, the average rent price was \$968 on February 24, 2016. The latest statistics available indicate that Lancaster County has a rental housing vacancy rate of 5%, which makes it extremely difficult to find rental housing especially for affordable rental housing units.
- The homeownership rate in Lancaster County is 70%; however, more than half of all housing units in Lancaster City are rental units.
- More than one third of households in Lancaster County had a household income below 80% of the area median income. Of the approximately 115,778 housing units built prior to 1979, it can be estimated that 43,416 of them are occupied by a low or moderate income household.
- 60% of housing was built prior to 1979, which means that there is a significant likelihood of lead based paint present in these homes.



Percentage of Subsidized Rental Housing - 2016-2020 Consolidated Plan



March 11, 2016



1:435,935  
0 3.75 7.5 15 mi  
0 5 10 20 km  
Source: Esri, HERE, DeLorme, USGS, Intermap, iPlanet, INRA, NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Taiwan), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Percentage of Owner Occupied - 2016-2020 Consolidated Plan



## 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	113,031	56%
1-unit, attached structure	40,715	20%
2-4 units	17,591	9%
5-19 units	13,337	7%
20 or more units	8,458	4%
Mobile Home, boat, RV, van, etc	8,598	4%
<b>Total</b>	<b>201,730</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2008-2012 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	61	0%	2,018	4%
1 bedroom	2,077	2%	15,731	27%
2 bedrooms	19,889	15%	20,940	36%
3 or more bedrooms	113,039	84%	18,926	33%
<b>Total</b>	<b>135,066</b>	<b>101%</b>	<b>57,615</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2008-2012 ACS

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

According to LHOP's Housing Market Study, there were 4,363 units in 71 affordable housing properties which represented two (2) percent of the total housing stock in Lancaster County. The highest concentration of units, by number (1,929), and percentage of total housing stock (8.1 percent), is represented by the City of Lancaster's 26 affordable properties.

Forty-one percent (41%) of rental housing units in the City of Lancaster and the surrounding County are designated for tenants that are elderly and/or disabled. The majority of units (55%) for the elderly and/or disabled are located in the County, outside the City of Lancaster.

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

There are no known losses of affordable housing units now or proposed for the next 5 years.

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

As noted previously, there are insufficient rental housing units which are affordable to persons earning less than 80 ASMFI. Affordable and accessible units are particularly needed.

**Describe the need for specific types of housing:**

Other than the overwhelming need for affordable rental housing, the inclusion of accessible housing for persons with physical disabilities in the design and construction of affordable housing developments is a critical need. In accordance with 504 regulations, a percentage of all affordable housing development are constructed as part of the entire project; however, this does not address the need for affordable and accessible housing.

**Discussion**

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

## Introduction

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	13,733	23.8%
\$500-999	35,938	62.4%
\$1,000-1,499	5,573	9.7%
\$1,500-1,999	1,236	2.2%
\$2,000 or more	1,135	2.0%
<b>Total</b>	<b>57,615</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,457	No Data
50% HAMFI	10,128	4,575
80% HAMFI	31,473	12,021
100% HAMFI	No Data	18,049
<b>Total</b>	<b>44,058</b>	<b>34,645</b>

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	580	661	845	1,089	0
High HOME Rent	580	661	845	1,089	1,129

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	580	656	787	910	1,015

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

There is a great disparity in the number of housing units affordable to households earning less than 50% AMI available, and even fewer housing units available to households earning less than 30% of AMI.

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

As the rental housing vacancy rate declines to less than 5%, landlords are able to charge higher rents which impacts affordability, especially for low and moderate income households.

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

High HOME rents are somewhat similar to Fair Market Rents.

**Discussion**

Affordable housing is certainly a strong concern for Lancaster County and City, the rental housing vacancy rate is having a much stronger impact on the ability of low and moderate income households to find affordable housing. There simply isn't a sufficient inventory of affordable units to meet the demand.

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

### Introduction

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

The definitions of living units that are of “Standard Condition” or “Substandard Condition but suitable for Rehabilitation” are:

- 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.

According to LHOP’s Housing Market Study, the relatively small numbers of units that are overcrowded and have substandard housing conditions indicate a relatively isolated instances rather than a broader pattern. Similarly, the 2010-2014 ACS 5-year Estimates for Lancaster County shows that of the 194,503 estimated occupied housing units only 8,749 or 4.4% of all units had any one of the following three indicators of a substandard unit:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- No telephone service available

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	34,525	26%	24,693	43%
With two selected Conditions	1,040	1%	1,538	3%
With three selected Conditions	132	0%	180	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	99,369	74%	31,204	54%
<b>Total</b>	<b>135,066</b>	<b>101%</b>	<b>57,615</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,030	0%	4,872	8%
1980-1999	43,078	32%	12,923	22%
1950-1979	44,200	33%	17,887	31%
Before 1950	31,758	24%	21,933	38%
<b>Total</b>	<b>135,066</b>	<b>89%</b>	<b>57,615</b>	<b>99%</b>

**Table 34 – Year Unit Built**

Data Source: 2008-2012 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	75,958	56%	39,820	69%
Housing Units build before 1980 with children present	17,236	13%	5,504	10%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS



lead based paint hazard is significantly higher if the painted surfaces are not properly maintained and have chipping, peeling, or flaking paint.

## **Discussion**

The County's Home Repair Program expects to perform interim controls for lead-based paint on approximately 50 owner-occupied homes during the course of the Consolidated Plan.

The Redevelopment Authority also plans on addressing vacant and blighted properties through the Vacant Property Reinvestment Board (VPRB) and with the creation of a county-wide Land Bank. These tools allow for rehabilitation of vacant housing.

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

### Introduction

The Lancaster City Housing Authority has 270 apartments for single persons or couples that are elderly and/or persons with disabilities. The Lancaster City Housing Authority has 294 family units ranging from two-bedrooms to five-bedrooms. Most of them are located within the southeast section of the City. However, the City Housing Authority also has 95 scattered site homes located throughout the City.

### 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									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – 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:

AMP012 – Susquehanna Court and Franklin Terrace, these family developments consist of 36 one-bedroom units, 49 two-bedroom units, 85 three-bedroom units, 16 four-bedroom units, and 13 five-bedroom units. Overall, the condition is good.

AMP034 – Church Street Towers and Farnum Street East, these 9-story high rises consist of 154 efficiency apartments, 107 one-bedroom apartments, and 9 two-bedroom apartments. Overall, the physical condition is good.

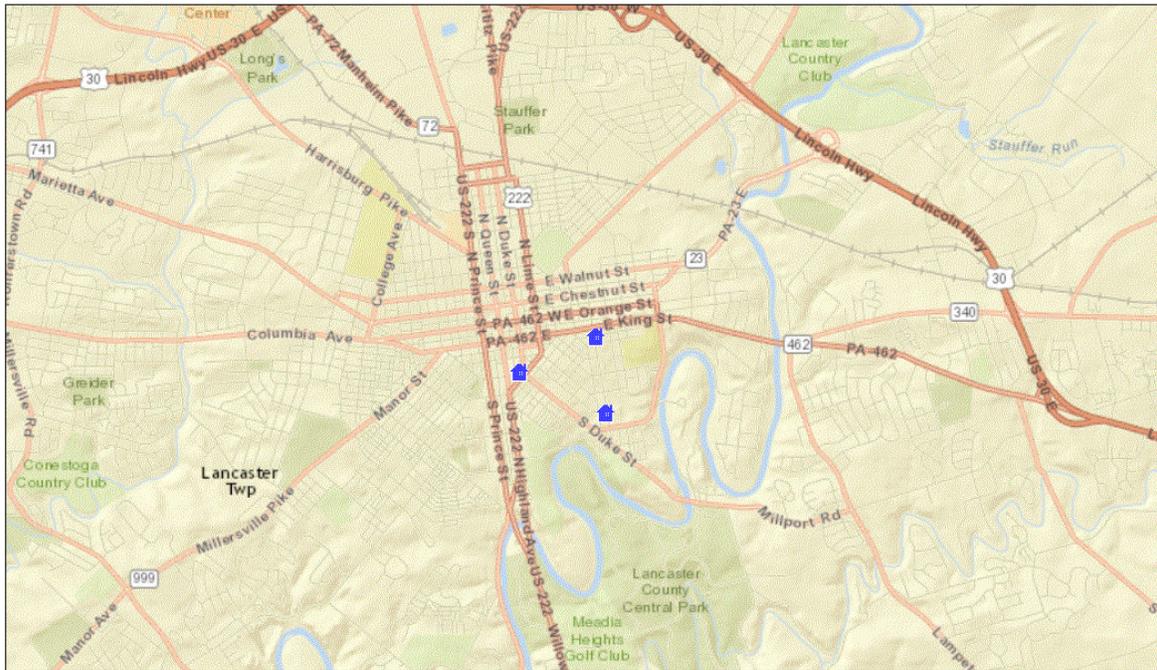
AMP711 – This AMP consists of our 95 older inner-City homes located throughout the City, made up of 21 two-bedroom units, 52 three-bedroom units, 15 four-bedroom units, and 7 five-bedroom units. Overall, the physical condition is good.

## Public Housing Condition

Public Housing Development	Average Inspection Score
AMP012	81
AMP034	78
AMP711	78

Table 38 - Public Housing Condition

### Public Housing Developments - 2016-2020 Consolidated Plan



March 2, 2016

Public Housing Development  
Override 1

1:54,492  
0 0.45 0.9 1.8 mi  
0 0.75 1.5 3 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, Increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

### Public Housing Developments - 2016-2020 Consolidated Plan

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

A 20-year physical needs assessment was undertaken and the work prioritized. The identified physical improvements far exceed the available funding. Each of the units were built or acquired in the 1960's and 1970's. Major comprehensive renovations were last completed over 20 years ago. There is a growing need to update major items such as boilers, elevators, and fire systems. Also, plumbing fixtures, kitchen cabinets, and floors (to name a few) are showing their age and must be updated as well.

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

The Lancaster City Housing Authority will continue to utilize the annual funding it receives from HUD via the Capital Fund Program (CFP) for capital improvements. The City Housing Authority carefully prioritizes the list of needs each year and undertakes the most pressing work with the available CFP funding. The City Housing Authority will seek out other grants if they become available and they are eligible.

**Discussion:**

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

### Introduction

The Lancaster County Coalition to End Homelessness is the lead agency (CoC for PA-510) which covers Lancaster City and County.

### 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)	288	50	168	52	0
Households with Only Adults	183	0	107	126	0
Chronically Homeless Households	0	0	0	30	0
Veterans	0	0	22	13	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: 2015 HIC

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

The LCCEH is working with the Department of Public Assistance to supply homeless services staff with training, on how to best complete TANF, GA, Medicaid, Medicare, WIC, and SNAPs applications. The County Office of Veterans Affairs provides case management to assist veterans, their families and survivors to access benefits they have earned. The County Veterans Affairs Office also provides regular transportation to the Lebanon VA for medical treatment. Representatives of the VA attend regular LCCEH meetings, visit the Community Homeless Outreach Center, and provide free meal sites to reach out to veterans. Lancaster has a robust SSVF Program for veterans. In fact, all veterans calling 2-1-1 for housing assistance are immediately referred to the SSVF Program.

There are several health care facilities that are available to the uninsured as well as persons experiencing homelessness (including but not limited to SouthEast Health Services and Welsh Mountain Medical and Dental Center). Mental health services are limited for all Lancaster County residents given funding constraints, but persons that are homeless are able to access them at the same rate as the general public if they meet the strict criteria for service. All persons in Lancaster County, including persons experiencing homelessness, may access CareerLink for employment services. 75% of homeless assistance providers supply transportation assistance to clients to attend mainstream benefit appointments, employment training, or jobs. All homeless providers use a single application form for mainstream programs. 75% of homeless assistance providers have staff systematically follow-up to ensure mainstream benefits are received.

**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 has an adequate inventory for facilities and services to meet the needs of chronically homeless individuals and families. The LCCEH is working diligently with its partners to ensure that facilities and services are available to homeless families with children and unaccompanied youth.

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

### **Introduction**

**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**

Supportive housing needs vary drastically by population and individual need. For example, persons with physical disabilities have a need for affordable and accessible housing and persons struggling with substance abuse may benefit from longer treatment and sober-living facilities post treatment. As noted in previous sections, there is a high demand for home and community based care for the elderly with an existing waiting list of over 300 eligible people needing services. The Local Office of Aging also reports a dire shortage of Personal Care and Nursing home beds for those needing the state supplement or Medical Assistance.

The common thread to all supportive housing needs is affordability and availability.

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

**Mental Health Institutions:** PA has a formal policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehab services are in place at the County level (the Office of Mental Health and Substance Abuse Services' Continuity of Care Bulletin, under Sec c.1(g) Living Arrangements). The goal for individuals is to move into the most integrated housing of their choice in the community. Every individual in a state hospital, for over two years, must have a pre-discharge Community Support Plan that includes a living arrangement. Individuals are never discharged from a state hospital to the street or shelter. Each individual is discharged to his/her own housing, housing with a friend or relative, limited size personal care home, or mental health residential program. State hospital discharge planning is the responsibility of state hospital staff to work closely with the County Office of Mental Health, which has a County Mental Health Housing Specialist. The role of the specialists is to both locate suitable existing housing for individuals leaving the hospital, as well as increase new affordable housing options. Each county is also required to submit a Housing Plan to OMHSAS as part of their Mental Health Plan. Many counties have Local Housing Option Teams (LHOTs), consortiums of local housing and human service agencies that collaborate to increase housing for persons with disabilities. Key stakeholders on the LHOTs include representatives of local public housing authorities, affordable housing developers, service providers, advocates, consumers, and family members. In addition, some counties have prioritized the use of managed care reinvestment funds for housing.

**Hospitals:** Hospital Discharge Planning is mandated by the Federal Conditions for Participation in Medicare & Medicaid Services & the PA Code 28 Section 105.22. Hospitals must have written discharge policies for "appropriate referral & transfer plans", including evaluation of a patient's capacity for self-care & possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary & behavioral health needs and resources & supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, PCH, rehab hospital, or as last resort, a non-HUD funded shelter. Some shelters have protocols against accepting certain individuals directly from a hospital. In 2016, the Lancaster County Coalition to End Homelessness (LCCEH) will work with the PA Health Care Cost Containment Council (PHC4) to analyze their existing data & develop better information on hospital discharges among the homeless population. The LCCEH will use this information to work with the Hospital and Health System Association of Pennsylvania (HAP) to improve discharge outcomes for homeless persons.

**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 Lancaster County Redevelopment Authority will consider efforts underway by the United Disabilities Services to create accessible housing units.

**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))**

The one year goal of rehabilitating existing renter units, will encompass working with groups, such as the United Disability Services, to rehabilitate rental units to make accessible to persons with special needs.

## **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 which means the majority of governmental power resides at the municipal level. The local municipalities (60 in Lancaster County) establish the majority of the public policies related to housing. In Pennsylvania, County government serves in an advisory capacity and cannot change public policies.

In an effort to educate and inform municipal governments on the effect of public policies on affordable housing and residential investment, the Lancaster County Planning Commission and the Lancaster Housing Opportunity Partnership (LHOP) have published several documents on this issue. The latest document on barriers to affordable housing is the *Strategies for Increasing Housing Affordability in Lancaster County, Pennsylvania* published in 2012. This document provides detailed guidance on the impact of public policies on housing.

The document provides recommendations for specific incentives or general improvement of regulations governing residential development. Specific zoning incentives include revisions to standards such as lot size, housing type, or setbacks are proposed in the document. Another recommendation is for municipalities to offer regulatory relief in exchange for the inclusion of affordable housing in residential developments. Flexibility in zoning and the zoning approval process allows creativity which is hoped to lead to better design and the achievement of broad community goals. Specific suggestions include fee waivers, reductions and deferments; reduced parking requirements; increased density, reduced lot size and setback requirements; commercial incentives for the provision of affordable housing; greater provisions for a variety of housing types; revisions to requirements for parks, open space, roads, sidewalks and parking standards; as well as improvements in plan processing.

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

### Introduction

Compared to many other communities across the country, Lancaster County has a relatively diverse economic base which historically has protected it from cyclical economic downturns. In order to maintain its solid economic base, Lancaster County will need to ensure that workforce training needs are coordinated with business demands.

### 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	2,345	2,625	1	2	1
Arts, Entertainment, Accommodations	19,131	18,217	11	11	0
Construction	12,419	12,658	7	8	1
Education and Health Care Services	36,107	26,476	20	16	-4
Finance, Insurance, and Real Estate	7,839	5,895	4	4	0
Information	3,276	2,653	2	2	0
Manufacturing	33,296	33,980	18	21	3
Other Services	6,375	5,487	4	3	-1
Professional, Scientific, Management Services	13,482	8,850	7	5	-2
Public Administration	567	0	0	0	0
Retail Trade	26,955	25,881	15	16	1
Transportation and Warehousing	8,032	8,019	4	5	1
Wholesale Trade	11,406	12,549	6	8	2
Total	181,230	163,290	--	--	--

**Table 40 - Business Activity**

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	241,106
Civilian Employed Population 16 years and over	227,919
Unemployment Rate	5.47
Unemployment Rate for Ages 16-24	15.32
Unemployment Rate for Ages 25-65	3.72

**Table 41 - Labor Force**

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	47,389
Farming, fisheries and forestry occupations	9,360
Service	21,927
Sales and office	55,682
Construction, extraction, maintenance and repair	25,117
Production, transportation and material moving	18,598

**Table 42 – Occupations by Sector**

Data Source: 2008-2012 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	154,198	73%
30-59 Minutes	46,015	22%
60 or More Minutes	11,528	5%
<b>Total</b>	<b>211,741</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2008-2012 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	18,427	1,131	9,919

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	69,012	3,524	16,158
Some college or Associate's degree	42,527	2,391	7,192
Bachelor's degree or higher	51,466	1,533	7,150

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2008-2012 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,595	3,419	2,948	5,798	8,777
9th to 12th grade, no diploma	4,939	4,642	3,751	8,919	9,677
High school graduate, GED, or alternative	14,664	15,752	20,561	52,390	29,820
Some college, no degree	13,174	8,932	9,256	18,362	8,862
Associate's degree	2,142	4,377	3,936	7,311	2,031
Bachelor's degree	3,468	10,768	11,669	18,868	7,027
Graduate or professional degree	195	3,113	5,233	10,551	5,279

**Table 45 - Educational Attainment by Age**

Data Source: 2008-2012 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2008-2012 ACS

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

The largest employment sector in Lancaster County is Education and Health Care Services with 36,107 workers (20% share of workers) and 26,476 jobs. The second largest sector is Manufacturing with 33,296

workers (18% share of workers) and 33,980 jobs. The thirds largest sector is retail trade with 26,955 workers (15% share of workers) and 25,881 jobs.

According the Pennsylvania Department of Labor & Industry, the top 10 employers in Lancaster County in 2015 were:

1. Lancaster General Hospital
2. Mutual Assistance Group
3. County of Lancaster
4. RR Donnelley & Sons Company
5. THLP Co., Inc.
6. Dart Container Corporation
7. Masonic Villages of the Grand Lodge
8. Armstrong World Industries, Inc.
9. Lancaster School District
10. Manheim Remarketing, Inc.

**Describe the workforce and infrastructure needs of the business community:**

According to the Lancaster Workforce Investment Board, "25% of incumbent workers are expected to retire in the next 5 years, but the number of people entering the workforce is estimated at only half the need."

The PA Department of Labor and Industry shows the top 10 industries with the highest annual percent change in Lancaster County for the 2012-2022 time period as:

- Home Health Care Services (4.7%)
- Software Publishers (4.1%)
- Other Information Services (4.0%)
- Support Activities for Road Transportation (3.9%)
- Social Advocacy Organizations (3.9%)
- Special Food Service (3.3%)

Lancaster County Workforce Investment Board strives to ensure that workers have sufficient skills to meet the demand for these jobs.

**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.**

Workforce development issues include an aging workforce, especially in the Utilities and Manufacturing industries, although it is better positioned than comparable areas that have a sizable volume of young people (16-24) to replace those 65+.

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

The percentage of adults with a high school diploma or GED is 36.5%, which is better than the nearby counties of Cumberland and Dauphin, but less than the nearby counties of Lebanon and York (39.6 and 39.3 respectively). Unfortunately, at least one source (U.S. Census, American Community Survey, 1-year estimate) indicates that of the surrounding counties, Lancaster has the highest percentage of adults with less than a high school education at 13%.

**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.**

Significant efforts are being made by the Workforce Investment Board to educate young workers to pursue alternatives to a four year college degree. Training providers are focusing on training and technical needs in the fields of Health, Manufacturing and Construction.

**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.**

There currently no Comprehensive Economic Development Strategies in the jurisdiction.

**Discussion**

## **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 to see if any concentrations exist. Concentrations are defined as 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 geographics areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than the jurisdiction's overall percentage.

Lancaster County is predominantly White (87.9%). African Americans represent less than 4% of the population. However, the percentages are much different in the City of Lancaster where 53.7% of the population is White and 16.4% of the population is African-American. 48.7% of all African-Americans in Lancaster County live within the City of Lancaster. Persons of All Other Races represent 6.1% of Lancaster County's population; however, 48.8% of all persons of All Other Races live in the City of Lancaster. Asians represent 2% of the population in Lancaster County; but fewer than 17.6% of all Asians live in the City of Lancaster.

Hispanics/Latinos represent 9.3% of the population; however, 50.2% of all Hispanics in Lancaster County live in the City of Lancaster.

Outside of the City of Lancaster, concentrations of racial and ethnic minorities are rare. For example, the highest concentration of African Americans is 10.6% in Lancaster Township, 5.3% in East Lampeter Township, 5.2% in Millersville Borough, and 5.1% in Columbia Borough. The highest concentration of persons of All Other races is somewhat higher with 13.3% in Lancaster Township, 7.9% in Columbia Borough, and 6.1% in East Lampeter Township.

The highest concentration of Hispanics is 21.8% in Lancaster Township, followed by East Lampeter Township with 10.4%, and 10% in Columbia Borough.

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

The municipalities which have a higher percentage of racial and ethnic minorities than the population as a whole, have areas of lower cost housing. Namely the "suburban ring" (municipalities adjacent to the City of Lancaster) and several of the boroughs, have higher density housing.

### **Are there any community assets in these areas/neighborhoods?**

The outer ring municipalities and the boroughs tend to have more public infrastructure (water and sewer service, local police service, etc.). They are generally situated along major transportation routes.

**Are there other strategic opportunities in any of these areas?**

With an older housing stock and many older commercial buildings, the ability to rehabilitate properties using adaptive reuse is a strategic opportunity.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

During 2016-2020, the Redevelopment Authority, on behalf of the County of Lancaster, will direct approximately 23 million in CDBG, HOME, and ESG funding to address the needs of affordable housing, public improvements and infrastructure, housing and homelessness services, and economic development through borough revitalization.

There are many census block groups or "pockets" of concentrated low-and moderate-income persons and families, distributed throughout the County, that meet the exception criteria (39.39%) to qualify for this funding. These qualified block groups are generally located in and around the county's boroughs. One of the largest concentration of low-and moderate-income block groups is located in the Western part of Lancaster County, along the river, in the Boroughs of Columbia and Marietta. CDBG, HOME, and ESG funding will be targeted to these areas in the County.

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

- Create Affordable Rental and Owner Units
- Rehabilitate Existing Renter and Owner Units
- Reduce the Number of Blighted Properties
- Support Water, Sewer, and Neighborhood Street Improvements, and Public Facilities
- Support Borough Revitalization Efforts and Economic Development Projects;
- Support Housing Services; and
- Support Rapid Re-housing Services and Emergency Shelter Activities.

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Lancaster
	<b>Area Type:</b>	General
	<b>Other Target Area Description:</b>	General
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This is a general target area that covers the entire City in order to distinguish the County and City's Consortium Allocation.
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	County of Lancaster
	<b>Area Type:</b>	General
	<b>Other Target Area Description:</b>	General
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	

	<b>Identify the neighborhood boundaries for this target area.</b>	This is a general target area that covers the entire county and includes all 59 municipalities that are part of the Urban County entitlement in order to distinguish the County and City's Consortium Allocation.
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	N/A
	<b>Identify the needs in this target area.</b>	General need for affordable housing, public improvements and housing services.
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Rivertowns
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Commercial
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This includes the Boroughs of Columbia and Marietta in the Western part of the County, along the Susquehanna River.
	<b>Include specific housing and commercial characteristics of this target area.</b>	These Boroughs contain some of the oldest housing stock in the County, as well as the need for public improvements.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The Redevelopment Authority's Borough Revitalization Program, as well as statistical information on low- and moderate-income block groups, helped us identify a need to target funds to this area.
	<b>Identify the needs in this target area.</b>	

	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**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 is only one qualified census tract, located in Columbia Borough. 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 **39.79 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 or "pockets" of concentrated low-and moderate-income persons and families, distributed throughout the County, that meet the exception criteria. These qualified block groups are generally located in and around the County's Boroughs. One of the largest concentration of low-and moderate-income block groups is located in the Western part of Lancaster County, along the river, in the Boroughs of Columbia and Marietta. Because of this, a greater focus will be on the "Rivertowns", and activities will be funded to help with infrastructure and economic development opportunities.

The City of Lancaster and County have determined that joining together, as a consortium, to obtain funding under the HOME program will increase their ability to provide affordable housing for the very low-, low-and moderate-income residents of the City and County. The targeted percentage of funds to the City represents the HOME funding that will be distributed for programs benefiting city residents.



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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing - Production of New Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly
	<b>Geographic Areas Affected</b>	General General
	<b>Associated Goals</b>	Create Affordable Rental Units Create Affordable Owner Units Administrative Costs
	<b>Description</b>	Lancaster County has a need for the production of new affordable units, due to the documented need for affordable housing for households earning less than 80% AMI, especially affordable rental units.
	<b>Basis for Relative Priority</b>	As noted elsewhere in this plan, there is a documented lack of affordable housing units, especially rental housing units that are affordable to households earning less than 80% of AMI.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities

	<b>Geographic Areas Affected</b>	General General
	<b>Associated Goals</b>	Rehabilitate Existing Renter Units Rehabilitate Existing Owner Units Administrative Costs
	<b>Description</b>	There is a high need to rehabilitate units due to aging housing stock in many of the boroughs in Lancaster County.
	<b>Basis for Relative Priority</b>	Lancaster County and Lancaster City have a large percentage of older housing units that are in need of rehabilitation, especially those units affordable to households earning less than 80% AMI. Housing units owned by households earning low- and moderate-incomes are more likely to defer needed maintenance and affordable rental units are not often rehabilitated as needed, especially to address lead based paint issues.
3	<b>Priority Need Name</b>	Affordable Housing - Acquisition of Existing Units
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	General
	<b>Associated Goals</b>	Reduce the Number of Blighted Properties Administrative Costs
	<b>Description</b>	Acquisition will be used to tackle spot/blight throughout the County.
	<b>Basis for Relative Priority</b>	While not pervasive, blight is present in Lancaster County and City. Unaddressed, blight often leads to neighborhood disinvestment. However, if addressed, it can significantly improve the cohesiveness, dynamics, and even property values of a neighborhood.
4	<b>Priority Need Name</b>	Public Improvements and Infrastructure
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Moderate Non-housing Community Development

	<b>Geographic Areas Affected</b>	General
	<b>Associated Goals</b>	Water, Sewer, and Neighborhood Street Improvements Public Facilities Administrative Costs
	<b>Description</b>	Improvements such as sewer, water, storm water, and street reconstruction are a high priority in the County.
	<b>Basis for Relative Priority</b>	Infrastructure is critical to low- and moderate- income neighborhoods. 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 low- and moderate- income neighborhoods.
5	<b>Priority Need Name</b>	Public Services - Housing and Homelessness
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Families with Children
	<b>Geographic Areas Affected</b>	General General
	<b>Associated Goals</b>	Support Housing Services Assist Emergency Shelter Activities Administrative Costs
	<b>Description</b>	Public services that address housing and homelessness.
	<b>Basis for Relative Priority</b>	The County and City is working diligently to acheive functional zero for the population of persons experiencing homelessness. By focusing public services to housing-related activities, this accomplishment can be achieved well within HUD-defined goals.
6	<b>Priority Need Name</b>	Economic Development and Borough Revitalization
	<b>Priority Level</b>	Low

	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	General Rivertowns
	<b>Associated Goals</b>	Reduce the Number of Blighted Properties Public Facilities Borough Revitalization Efforts Support Economic Development Projects Administrative Costs
	<b>Description</b>	Increased need to assist in borough revitalization efforts in the borough downtowns in Lancaster County. There is also a need to help finance economic development projects. The County may use Section 108 Loans to assist in funding economic development and affordable housing projects.
	<b>Basis for Relative Priority</b>	While Lancaster County has an overall solid economic base, there are many areas that have not benefitted to the same extent. Boroughs in Lancaster County, for example, are in significant need of revitalization to improve economic opportunity, and provide adaptive reuse of obsolete buildings.
<b>7</b>	<b>Priority Need Name</b>	Support Homeless Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	General

<b>Associated Goals</b>	Support Housing Services Support Rapid Re-housing Services Assist Emergency Shelter Activities Administrative Costs
<b>Description</b>	There is a continued need to address homelessness in Lancaster County. Lancaster County and City will address this need through rapid rehousing programs and the provision of emergency shelter.
<b>Basis for Relative Priority</b>	Homelessness is the extreme example of a lack of housing opportunities. While homelessness is certainly a challenging situation for all subpopulations, it can become life threatening for those living in places not meant for human habitation, especially in severe weather.

**Narrative (Optional)**

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

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period (next 5 years).
TBRA for Non-Homeless Special Needs	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period (next 5 years).
New Unit Production	There area insufficient rental housing units which are affordable to persons earning less than 80 ASMFI. According to the most recent housing market analysis, it is estimated that occupancy rates at county rental properties exceed 95 percent. It has also been estimated that 85 to 145 new units will be added each year to keep up with the demand. This includes 52-78 apartment units.
Rehabilitation	According to the most recent American Community Survey, 60% of housing in Lancaster County was built prior to 1979. This indicates not only the need for possibly major repairs, but the significant likelihood that there are lead based paint abatement needed.
Acquisition, including preservation	A majority of the affordable rental units available were developed between 15 - 30 years ago. These units are in need of repairs and upgrades, including energy efficiency, in order to maintain the quality of the living conditions, as well as extend the period of affordability. The Redevelopment Authority has preserved approximately 450 units in the past 5 years through the use of HOME, CDBG, and Tax-Exempt Multi-family Housing Bonds, and will continue to address these issues over the next 5-years.

**Table 49 – Influence of Market Conditions**

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

**Introduction**

In 2016, Lancaster County and the City of Lancaster, through the HOME Consortium, will have a total of \$6,426,081 in new funds, prior year and program income resources to address the priority needs and goals established in the Strategic Plan. Projected to include all 5 years of the Plan, there will be approximately \$23,926,081 in CDBG, HOME, and ESG available to Lancaster.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,628,045	260,000	640,000	3,528,045	11,500,000	CDBG funds will be used for County Owner-Occupied Housing Activities, Renter-Occupied Housing Activities, Public Improvements and Infrastructure, Borough Revitalization, Public Services, and Planning and Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,321,482	75,000	1,264,938	2,661,420	5,000,000	HOME funds will be used for City Owner-Occupied Housing Activities, County and City Renter-Occupied Housing Activities, and Planning and Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	236,616	0	0	236,616	1,000,000	ESG funds will be used for Homeless Activities that address Homeless Prevention and Rapid Re-Housing and Planning and Administration.

Table 50 - 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 mandates that all applicants provide matching federal, state, and local funds during the programs Request for Proposal (RFP) process. For public infrastructure improvement projects, a 20% match of other funding is required. Non-profit organizations requesting CDBG funding for public service activities are required to provide matching funds. 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, FEMA Emergency Food and Shelter Program funds, private donations, and foundations.

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

N/A

**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 Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Lancaster County Planning Commission	Departments and agencies	Non-homeless special needs neighborhood improvements	Jurisdiction
LANCASTER HOUSING OPPORTUNITY PARTNERSHIP	Regional organization	Ownership Rental	Region
SPANISH AMERICAN CIVIC ASSOCIATION	CHDO	Ownership	Jurisdiction
COMMUNITY BASICS, INC.	CHDO	Rental	Region
Lancaster Coalition to End Homelessness	Continuum of care	Homelessness	Jurisdiction
Community Action Program	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Tabor Community Services	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
UNITED DISABILITIES SERVICES, INC.	Non-profit organizations	Non-homeless special needs Ownership Rental public services	Region
YWCA Lancaster	Non-profit organizations	Homelessness public services	Jurisdiction
UNITED WAY	Philanthropic organization	Homelessness Non-homeless special needs public services	Jurisdiction
The Lodge Life Services	Non-profit organizations	Homelessness	Jurisdiction
Ingerman Group	Developer	Rental	Region
MIDPENN LEGAL SERVICES	Non-profit organizations	Homelessness Non-homeless special needs public services	Region

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system in Lancaster communicates well and collaborates often among its various organizations. The Redevelopment Authority which administers the HUD funding on behalf of the County of Lancaster, has established partnerships with county-wide planning, affordable housing, homelessness, and economic development agencies. While there is always room for improvement, building on this strength will help to implement new services and improve existing services.

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		

<b>Street Outreach Services</b>			
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
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	
<b>Other</b>			

Table 52 - 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)**

Persons experiencing homelessness are informed about the various services when they encounter Outreach Workers at the Community Homeless Outreach Center ,as well as contacting 2-1-1. Persons experiencing homelessness are able to access available services generally at the same rate as persons that are housed. More often the obstacle is when persons (housed and not housed) are unable to access services due to waiting lists or insufficient capacity to meet the demand for services.

**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**

Lancaster's greatest strength is its willingness to work collaboratively to address the client's needs. The LCCEH Gaps Analysis Committee identifies gaps in homeless services and works with other funders to address these issues. Gaps in service delivery are often due to insufficient capacity, often as a result of a lack of funding.

**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**

Lancaster's primary strategy will be to continue to build on the collaborative efforts underway to overcome gaps and improve the service delivery system. The Joint City/County Analysis of Impediments to Fair Housing Choice identified impediments and continues to work with various organizations to address these impediments.

## 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	Create Affordable Rental Units	2016	2020	Affordable Housing	County of Lancaster	Affordable Housing - Production of New Units	HOME: \$4,750,000	Rental units constructed: 100 Household Housing Unit
2	Create Affordable Owner Units	2016	2020	Affordable Housing	County of Lancaster City of Lancaster	Affordable Housing - Production of New Units	HOME: \$700,000	Homeowner Housing Added: 20 Household Housing Unit
3	Rehabilitate Existing Renter Units	2016	2020	Affordable Housing	County of Lancaster	Affordable Housing - Rehabilitation of Units	CDBG: \$883,045	Rental units rehabilitated: 50 Household Housing Unit
4	Rehabilitate Existing Owner Units	2016	2020	Affordable Housing	County of Lancaster City of Lancaster	Affordable Housing - Rehabilitation of Units	CDBG: \$4,800,000 HOME: \$1,513,420	Homeowner Housing Rehabilitated: 200 Household Housing Unit
5	Reduce the Number of Blighted Properties	2016	2020	Affordable Housing Non-Housing Community Development	County of Lancaster Rivertowns	Affordable Housing - Acquisition of Existing Units Economic Development and Borough Revitalization	CDBG: \$450,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Water, Sewer, and Neighborhood Street Improvements	2016	2020	Non-Housing Community Development	County of Lancaster	Public Improvements and Infrastructure	CDBG: \$3,700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
7	Public Facilities	2016	2020	Non-Homeless Special Needs Non-Housing Community Development	County of Lancaster Rivertowns	Public Improvements and Infrastructure Economic Development and Borough Revitalization	CDBG: \$220,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
8	Borough Revitalization Efforts	2016	2020	Non-Housing Community Development	County of Lancaster Rivertowns	Economic Development and Borough Revitalization	CDBG: \$425,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted  Facade treatment/business building rehabilitation: 1 Business  Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Support Economic Development Projects	2016	2020	Affordable Housing Non-Housing Community Development	County of Lancaster Rivertowns	Economic Development and Borough Revitalization	CDBG: \$250,000	Businesses assisted: 2 Businesses Assisted
10	Support Housing Services	2016	2020	Affordable Housing Homeless	County of Lancaster City of Lancaster	Public Services - Housing and Homelessness Support Homeless Services	CDBG: \$1,075,000	Public service activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted
11	Support Rapid Re-housing Services	2016	2020	Homeless	County of Lancaster	Support Homeless Services	CDBG: \$412,500 ESG: \$571,935	Homelessness Prevention: 500 Persons Assisted
12	Assist Emergency Shelter Activities	2016	2020	Homeless	County of Lancaster	Public Services - Housing and Homelessness Support Homeless Services	CDBG: \$412,500 ESG: \$571,935	Homelessness Prevention: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Administrative Costs	2016	2020	Affordable Housing Homeless Non-Housing Community Development	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units Public Improvements and Infrastructure Public Services - Housing and Homelessness Economic Development and Borough Revitalization Support Homeless Services	CDBG: \$2,400,000 HOME: \$698,000 ESG: \$92,746	Other: 0 Other

Table 53 – Goals Summary

Goal Descriptions

1	<b>Goal Name</b>	Create Affordable Rental Units
	<b>Goal Description</b>	Create affordable rental units.
2	<b>Goal Name</b>	Create Affordable Owner Units
	<b>Goal Description</b>	Support the construction of new affordable owner units.
3	<b>Goal Name</b>	Rehabilitate Existing Renter Units
	<b>Goal Description</b>	Rehabilitate existing renter units to maintain affordability.
4	<b>Goal Name</b>	Rehabilitate Existing Owner Units
	<b>Goal Description</b>	Rehabilitate existing owner occupied housing units to maintain affordability and make necessary major improvements to keep individuals in affordable housing.
5	<b>Goal Name</b>	Reduce the Number of Blighted Properties
	<b>Goal Description</b>	Assist Townships and Boroughs in remediation of blighted properties.
6	<b>Goal Name</b>	Water, Sewer, and Neighborhood Street Improvements
	<b>Goal Description</b>	Support water, sewer, and neighborhood street improvement projects throughout the low- and moderate- income areas of Lancaster County.
7	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Support rehabilitation and construction of community facilities in low- and moderate- income areas and for low- and moderate- income clientele.
8	<b>Goal Name</b>	Borough Revitalization Efforts
	<b>Goal Description</b>	Provide support for acquisition, rehabilitation and other community and economic development for revitalization in downtown Boroughs in Lancaster County.

9	<b>Goal Name</b>	Support Economic Development Projects
	<b>Goal Description</b>	Provide financing to projects in the County including in the form of Section 108 Loans through the borrowing of up to 5 times the annual allocation of CDBG funds for projects in Lancaster County that meet CDBG national objectives .
10	<b>Goal Name</b>	Support Housing Services
	<b>Goal Description</b>	Utilize public services allocation (up to %15 of annual CDBG allocation) towards housing services. The first three years will include non-housing public services as the community transitions CDBG away from general public services. This includes the annual allocation to support fair housing.
11	<b>Goal Name</b>	Support Rapid Re-housing Services
	<b>Goal Description</b>	A major focus for the use of ESG funds will be to support Rapid Re-housing programs in Lancaster County.
12	<b>Goal Name</b>	Assist Emergency Shelter Activities
	<b>Goal Description</b>	Support programs in Lancaster County that provide the services to individuals in emergency shelters.
13	<b>Goal Name</b>	Administrative Costs
	<b>Goal Description</b>	Funding needed to carryout 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)**

Using HOME funds, Lancaster County expects to provide affordable housing to 250 extremely low-income, low-income, and moderate-income families through the County's Rental Housing Program, the City's Homeowner Repair Program, and related Housing Programs.

## **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)**

The Lancaster City Housing Authority does not feel there is a large enough of a demand that it cannot accommodate for its current residents and applicants. A significant number of accessibility improvements have been completed, agency-wide, in recent years. Add to that numerous improvements completed by United Disability Services directly for individual residents. Increasing the number of fully-accessible units remains a capital improvement priority.

The Lancaster City Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

The Lancaster City Housing Authority has a resident on the Housing Authority's Board of Directors. The formation of resident organizations is encouraged. The City Housing Authority invites feedback once a year when it is completing its Annual and Five-Year Plans. They also have an "open door" policy at the on-site management office in each development. All offices are fully accessible to persons with disabilities.

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

N/A

### **Plan to remove the 'troubled' designation**

NA

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

### **Barriers to Affordable Housing**

Pennsylvania is a commonwealth which means that the majority of governmental power resides at the municipal level. The local municipalities (there are 60 in Lancaster County) establish the majority of the public policies related to housing. In Pennsylvania, County government serves in an advisory capacity and cannot change public policies.

In an effort to educate and inform municipal governments on the effect of public policies on affordable housing and residential investment, the Lancaster County Planning Commission and the Lancaster Housing Opportunity Partnership (LHOP) have published several documents on this issue. The latest document on barriers to affordable housing is the *Strategies for Increasing Housing Affordability in Lancaster County, Pennsylvania* published in 2012. This document provides detailed guidance on the impact of public policies on housing.

The document provides recommendations for specific incentives or general improvement of regulations governing residential development. Specific zoning incentives including revisions to standards such as lot size, housing type or setbacks are proposed in the document. Another recommendation is for municipalities to offer regulatory relief in exchange for the inclusion of affordable housing in residential developments. Flexibility in zoning and the zoning approval process allows creativity which is hoped to lead to better design and the achievement of broad community goals. Specific suggestions include fee waivers, reductions and deferments; reduced parking requirements; increased density, reduced lot size and setback requirements; commercial incentives for the provision of affordable housing; greater provisions for a variety of housing types; revisions to requirements for parks, open space, roads, sidewalks and parking standards; as well as improvements in plan processing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Lancaster County Redevelopment Authority will work support the efforts of the Lancaster County Planning Commission and the Lancaster Housing Opportunity Partnership to remove or ameliorate barriers to affordable housing. Many of the efforts outlined in the County and City Analysis of Impediment to Fair Housing Choice will also remove or ameliorate barriers to affordable housing.

## **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**

Lancaster County has a coordinated entry system for persons that are experiencing homelessness. The first point of contact is a phone call to 2-1-1, where basic eligibility is determined. If the client meets basic criteria for homeless services, they are referred to a program called Community Homeless Assessment and Referral Team, or CHART. This program makes an evaluation and assessment of appropriate and available services, and makes referrals to those services.

Additionally, the LCCEH supports several Homeless Outreach Workers to reach out and assess the needs of persons that are homeless.

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

The LCCEH is focusing its efforts on the optimal provision of rapid rehousing services so that the current number of emergency shelter beds do not need to be increased. In other words, if people are moved out of emergency shelter beds and into permanent housing quickly as a result of rapid rehousing services, then the availability of those beds will increase and there will be little to no demand for additional emergency shelter beds. The LCCEH does not support the creation or expansion of existing transitional housing options.

### **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.**

Similarly, LCCEH is concentrating its efforts on maximizing rapid re-housing services to shorten the length of time persons experiencing homeless stay in emergency shelters. The rapid rehousing programs in Lancaster County provide connections to any necessary services and work quickly to move households (whether individuals or families) into permanent housing with temporary rental assistance until the household is able to pay full rent. The rapid rehousing programs provide case management to give households the opportunity to access any services needed in order to retain permanent housing. LCCEH also provides financial support for the maintenance of the housing search database for renters. The LCCEH is working with appropriate agencies to expand the usage of this tool by both landlords and clients. LCCEH is also partnering with the local Department of Public Assistance to train homeless service

provider staff on how to best complete TANF, GA, Medicaid, Medicare, WIC and SNAP applications. MidPenn Legal services provides legal assistance in obtaining eligible benefits such as SSDI.

**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**

There are several efforts underway to assist low income individuals and families to access stable streams of income which is significant in means of avoiding homelessness, although not the only means. Other strategies include continuing to work collaboratively among social service agencies to provide needed services which will reduce the likelihood low income families and individuals from becoming homeless. LCCEH is also strengthening their diversion efforts, using more flexible sources of funds for this effort.

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

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

The County's Home Repair Program expects to provide financing to perform lead based paint interim controls on approximately 50 owner-occupied units during 2016-2020. The City of Lancaster's homeowner rehabilitation program expects to provide financing to perform lead based paint interim controls on approximately 50 owner-occupied units during 2016-2020.

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

The ability to significantly reduce all possible sources of lead based paint hazards in housing is well beyond the financial means of the County of Lancaster and the City of Lancaster with federal funds through HUD. The County and City will focus on ensuring that all federally assisted housing administered by the jurisdictions fully complies with the requirements to address lead based paint hazards.

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

Federally funded County and City housing programs follow the federal regulations approved in 2000 regarding lead based paint. Policies and procedures integrate these lead based paint requirements.

Number of occupied housing units by tenure and year structure built	Owner	Pct	Renter	Pct	Total	Pct
Built 2000 or later	16,574	12.25	5,035	8.68	21,609	11.18
Built 1980-1999	42,783	31.62	13,143	22.66	55,926	28.93
Built 1950-1979	44,295	32.74	18,292	31.54	62,587	32.38
Built 1949 or earlier	31,658	23.40	21,526	37.12	53,184	27.51
Total	135,310	70	57,996	30	193,306	
2008-12 ACS						

Table 54 - For Lancaster County - Number of occupied housing units by tenure and year structure built



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

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

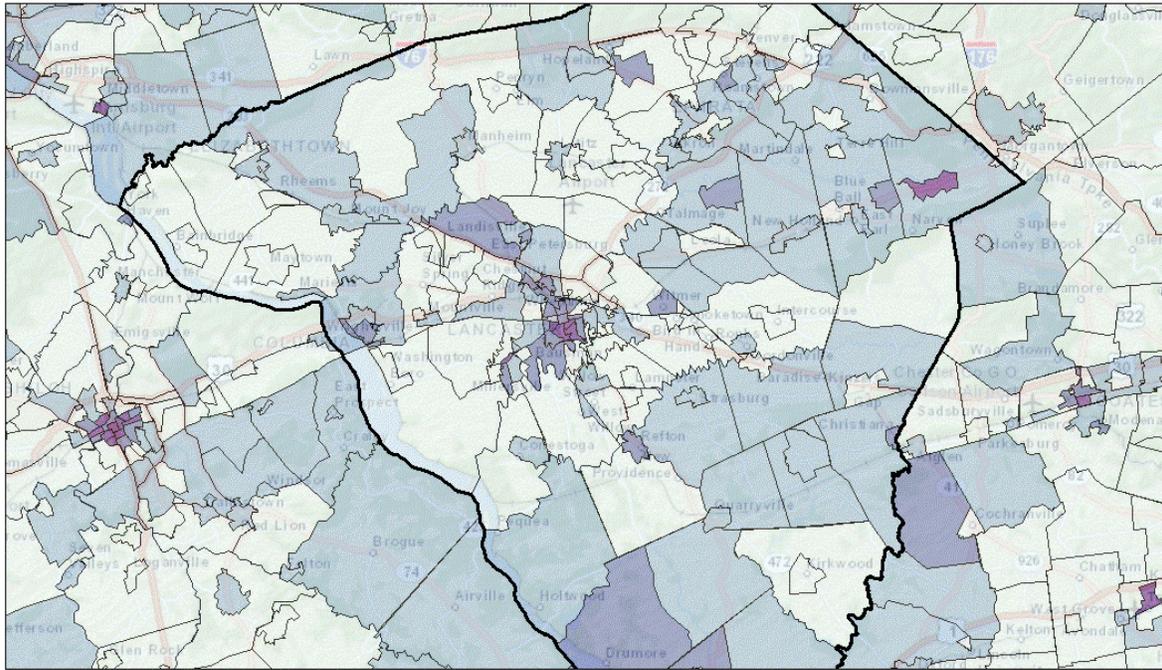
The United Way of Lancaster County has established multi-year grants to collaborative initiatives to remedy the root causes of the County's most serious problems, referred to as the "Four Bold Goals", to be achieved by 2025. One of these bold goals is to decrease the percentage of individuals and families living in poverty by 50%. Collaborative Impact Partners include the "Pathways Out of Poverty" program led by the Community Action Program of Lancaster County.

Currently, the Lancaster County Redevelopment Authority funds the Atlas Program operated by the Community Action Program, which seeks to move families out of poverty, thus ending generational poverty.

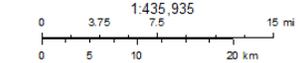
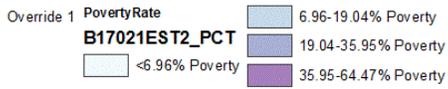
### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

There are several initiatives underway in the City of Lancaster and in Lancaster County related to poverty reduction. The City is initiating a commission on reducing poverty and the Community Action Program is drafting an anti-poverty plan, both working together to advance common goals. Both efforts acknowledged that poverty reduction requires complex and intertwined efforts which will necessitate multiple partners working together and destroying organizational silos. Lancaster County will work with those efforts that have measurable results and match the mission of the CDBG, HOME, and ESG program.

### Lancaster County Poverty Rate - 2011-2016 Consolidated Plan



March 11, 2016



Source: Esri, HERE, DeLorme, USGS, Intermap, iPoint, NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), Swire, IGN, OpenStreetMap contributors, and the GIS User Community

### Lancaster County Poverty Rate - 2011-2016 Consolidated Plan

## **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**

The Lancaster County Redevelopment Authority will monitor CDBG-funded public service contracts in accordance with the Lancaster County Monitoring Plan and guided by the annual Monitoring Strategy which outlines the schedule, timeline, and content of the monitoring visits and reports.

The Lancaster County Redevelopment Authority will collaborate on monitoring jointly funded homeless services funded through ESG funds and County CDBG funds for public services with the LCCEH and the City of Lancaster. These monitorings will follow the HUD-developed checklist for ESG-funded programs.

All public infrastructure improvement projects and CDBG and HOME housing projects will be monitored regularly during and after construction. Each activity file will contain a copy of their respective monitoring reports.

All HOME funded rental housing projects will be scheduled for monitoring and reports will be issued as to the projects' adherence to the HOME requirements found in the loan closing documents.

## Expected Resources

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

#### Introduction

In 2016, Lancaster County and the City of Lancaster, through the HOME Consortium, will have a total of \$6,426,081 in new funds, prior year and program income resources to address the priority needs and goals established in the Strategic Plan. Projected to include all 5 years of the Plan, there will be approximately \$23,926,081 in CDBG, HOME, and ESG available to Lancaster.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,628,045	260,000	640,000	3,528,045	11,500,000	CDBG funds will be used for County Owner-Occupied Housing Activities, Renter-Occupied Housing Activities, Public Improvements and Infrastructure, Borough Revitalization, Public Services, and Planning and Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,321,482	75,000	1,264,938	2,661,420	5,000,000	HOME funds will be used for City Owner-Occupied Housing Activities, County and City Renter-Occupied Housing Activities, and Planning and Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	236,616	0	0	236,616	1,000,000	ESG funds will be used for Homeless Activities that address Homeless Prevention and Rapid Re-Housing 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 mandates that all applicants provide matching federal, state, and local funds during the programs Request for Proposal (RFP) process. For public infrastructure improvement projects, a 20% match of other funding is required. Non-profit organizations requesting CDBG funding for public service activities are required to provide matching funds. 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, FEMA Emergency Food and Shelter Program funds,

private donations, and foundations.

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

N/A

**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	Create Affordable Rental Units	2016	2020	Affordable Housing	County of Lancaster	Affordable Housing - Production of New Units	HOME: \$1,810,505	Rental units constructed: 21 Household Housing Unit
2	Create Affordable Owner Units	2016	2020	Affordable Housing	City of Lancaster	Affordable Housing - Production of New Units	HOME: \$164,200	Homeowner Housing Added: 6 Household Housing Unit
3	Rehabilitate Existing Owner Units	2016	2020	Affordable Housing	County of Lancaster City of Lancaster	Affordable Housing - Rehabilitation of Units	CDBG: \$975,000 HOME: \$547,067	Rental units rehabilitated: 20 Household Housing Unit
4	Rehabilitate Existing Renter Units	2016	2020	Affordable Housing	County of Lancaster	Affordable Housing - Rehabilitation of Units	CDBG: \$383,045	Rental units rehabilitated: 4 Household Housing Unit
5	Reduce the Number of Blighted Properties	2016	2020	Affordable Housing Non-Housing Community Development	County of Lancaster Rivertowns	Affordable Housing - Acquisition of Existing Units Economic Development and Borough Revitalization	CDBG: \$150,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Water, Sewer, and Neighborhood Street Improvements	2016	2020	Non-Housing Community Development	County of Lancaster	Public Improvements and Infrastructure	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
7	Public Facilities	2016	2020	Non-Homeless Special Needs Non-Housing Community Development	County of Lancaster City of Lancaster	Public Improvements and Infrastructure	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
8	Borough Revitalization Efforts	2016	2020	Non-Housing Community Development	County of Lancaster Rivertowns	Economic Development and Borough Revitalization	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
9	Support Housing Services	2016	2020	Affordable Housing Homeless	County of Lancaster	Public Services - Housing and Homelessness	CDBG: \$225,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
10	Support Rapid Re-housing Services	2016	2020	Homeless	County of Lancaster City of Lancaster	Support Homeless Services	CDBG: \$87,500 ESG: \$109,435	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
11	Assist Emergency Shelter Activities	2016	2020	Homeless	County of Lancaster City of Lancaster	Support Homeless Services	CDBG: \$87,500 ESG: \$109,435	Homeless Person Overnight Shelter: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Administrative Costs	2016	2020	Affordable Housing Homeless Non-Housing Community Development	County of Lancaster City of Lancaster Rivertowns	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units Public Improvements and Infrastructure Public Services - Housing and Homelessness Economic Development and Borough Revitalization Support Homeless Services	CDBG: \$520,000 HOME: \$139,648 ESG: \$17,746	Other: 0 Other

Table 56 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Create Affordable Rental Units
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Create Affordable Owner Units
	<b>Goal Description</b>	Make HOME funds available for construction of new affordable to first-time homebuyers in the City of Lancaster.
3	<b>Goal Name</b>	Rehabilitate Existing Owner Units
	<b>Goal Description</b>	Address major repairs to owner-occupied units to sustain affordability.
4	<b>Goal Name</b>	Rehabilitate Existing Renter Units
	<b>Goal Description</b>	Rehabilitate units to create or sustain affordable housing.
5	<b>Goal Name</b>	Reduce the Number of Blighted Properties
	<b>Goal Description</b>	Address blighted properties that pose safety and health issues to communities.
6	<b>Goal Name</b>	Water, Sewer, and Neighborhood Street Improvements
	<b>Goal Description</b>	Support the need to replace the basic necessities of water and sewer services to low- and moderate-income neighborhoods, and improve neighborhood infrastructure including storm water improvements.
7	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Provide funding to community facilities that serve low- and moderate-income persons.
8	<b>Goal Name</b>	Borough Revitalization Efforts
	<b>Goal Description</b>	Provide funding to Boroughs in Lancaster County to help promote revitalization efforts.

<b>9</b>	<b>Goal Name</b>	Support Housing Services
	<b>Goal Description</b>	Provide public service funding to programs that support housing services and address homelessness.
<b>10</b>	<b>Goal Name</b>	Support Rapid Re-housing Services
	<b>Goal Description</b>	Continuing with the housing first initiative, provide financial support to rapid re-housing activities.
<b>11</b>	<b>Goal Name</b>	Assist Emergency Shelter Activities
	<b>Goal Description</b>	Support emergency shelter activities.
<b>12</b>	<b>Goal Name</b>	Administrative Costs
	<b>Goal Description</b>	Costs associated with carrying out the 2016 activities to meet the proposed goals.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

CDBG, HOME, and ESG funds will be directed to the following projects in Fiscal Year 2016.

#	Project Name
1	Owner Occupied Housing Activities - County
2	Owner Occupied Housing Activities - City
3	Renter Occupied Housing Activities
4	Public Facilities and Infrastructure Improvements
5	Borough Revitalization Activities
6	Public Services
7	ESG 16 - Homeless Activities
8	Administration

**Table 57 – Project Information**

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

The greatest obstacle to meeting underserved needs for low- and moderate-income residents is the diminishing resources at the federal, state and local levels. The Lancaster County Redevelopment Authority strives to balance the need for affordable housing, infrastructure and human services with the funds that are available. When allocating CDBG, ESG and HOME funds, careful attention is given to targeting low-and moderate-income persons in Lancaster County. By reaching out to low- and moderate-income populations through networking, public meetings, public notices and speaking opportunities, Lancaster County makes sure information about its programs reaches the target customers.

Other obstacles include Pennsylvania’s system of decentralized, fragmented, and uncoordinated land use controls under the Pennsylvania Municipalities Planning Code (MPC) significantly limits the ability of Pennsylvania County governments to positively influence land use decisions. As primary powers to plan for and regulate use of land are granted to local governments, Lancaster County cannot mandate change in land use regulatory practices. Also the increasing cost of land and the rising cost to install the necessary infrastructure to develop the land (streets, sewers, street widths, etc.) creates an obstacle to addressing underserved needs.

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

1	<b>Project Name</b>	Owner Occupied Housing Activities - County
	<b>Target Area</b>	County of Lancaster
	<b>Goals Supported</b>	Create Affordable Owner Units Rehabilitate Existing Owner Units
	<b>Needs Addressed</b>	Affordable Housing - Rehabilitation of Units
	<b>Funding</b>	CDBG: \$1,125,000
	<b>Description</b>	Owner Occupied Affordable Housing Activities in Lancaster County.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is expected that twenty (20) families will directly benefit from the proposed County owner-occupied activities.
	<b>Location Description</b>	Homeowner rehabilitation activities will be located county-wide.
	<b>Planned Activities</b>	<p><b>Home Repair Program:</b> Provide financial and technical assistance to rehabilitate owner-occupied homes to current building codes. Assistance for eligible homeowners is provided as a deferred payment loan and will not exceed \$24,999.</p> <p><b>Vacant Property Reinvestment Board:</b> The Board will carry out the process to determine and, if applicable, designate properties as blighted and acquire them for resale to the referring municipality for rehabilitation.</p> <p><b>Housing Programs Administration:</b> Activity Delivery Costs associated with housing rehabilitation activities.</p>
2	<b>Project Name</b>	Owner Occupied Housing Activities - City
	<b>Target Area</b>	City of Lancaster
	<b>Goals Supported</b>	Create Affordable Owner Units Rehabilitate Existing Owner Units
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units
	<b>Funding</b>	HOME: \$711,267

	<b>Description</b>	Owner Occupied Affordable Housing Activities in Lancaster City through the HOME Consortium.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty (20) affordable households will be rehabilitated or created and made available for homeownership to families in the City of Lancaster.
	<b>Location Description</b>	Owner-occupied activities will be city-wide.
	<b>Planned Activities</b>	<b>City Home Repair Program:</b> Provide financial and technical assistance to rehabilitate owner-occupied homes in the City of Lancaster.
<b>3</b>	<b>Project Name</b>	Renter Occupied Housing Activities
	<b>Target Area</b>	County of Lancaster
	<b>Goals Supported</b>	Create Affordable Rental Units Rehabilitate Existing Renter Units
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units
	<b>Funding</b>	CDBG: \$383,045 HOME: \$1,810,505
	<b>Description</b>	Renter Occupied Affordable Housing Activities in Lancaster County.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If the large rental housing projects that have been approved by the Loan Committee receive tax credits from Pennsylvania Housing Finance Agency (PHFA) in 2016, a total of 130 new rental units will be created for Lancaster County families. Twenty-one (21) units would be HOME assigned units.  At least six (6) other rental units may be created or rehabed through the rental rehab program. This would benefit both low-and moderate-income individuals and persons with disabilities.
	<b>Location Description</b>	Funding has been reserved for one (1) rental housing complex to be constructed in Salisbury Township and one (1) rental housing complex to be constructed in East Hempfield Township.

	<b>Planned Activities</b>	<p><b>Rental Housing Program:</b> This program is designed to provide HOME funding for new construction of affordable rental housing. Activities funded usually also apply to PHFA for 9 percent tax credits.</p> <p><b>Rental Rehab Program:</b> This program is designed to provide loans to individuals and organizations to rehabilitate rental units or create new affordable rental units through CDBG funding.</p>
4	<b>Project Name</b>	Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	County of Lancaster
	<b>Goals Supported</b>	Water, Sewer, and Neighborhood Street Improvements Public Facilities
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$900,000
	<b>Description</b>	Water, Sewer and Street Improvement Projects and Public Facility Projects in Lancaster County.
	<b>Target Date</b>	6/1/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Over 5,000 persons will be provided new or improved access through public infrastructure activities.
<b>Location Description</b>	Projects will take place in Columbia Borough, East Lampeter Township, Eden Township, Marietta Borough, Millersville Borough, Warwick Township, and the City of Lancaster.	

	<b>Planned Activities</b>	<p><b>Poplar Street Improvement Project-</b> Located in Columbia Borough, the project includes the reconstruction of the 200 Block of Poplar Street to correct safety issues and improved accessibility.</p> <p><b>Eastbrook Road Public Water Installation-</b> Located in East Lampeter Township, the project includes the installation of a sixteen inch water main, fire hydrants, and property service laterals to all residential properties along Eastbrook Road between Old Philadelphia Pike and Seigris Road.</p> <p><b>Furnace Road Reconstruction Project-</b> Located in Eden Township, the project includes the reconstruction of a 1.29-mile stretch of Furnace Road. The reconstruction would widen the road to improve shoulder drainage and improve the safety for the residents.</p> <p><b>Basin “D” Sanitary Sewer Rehabilitation-</b> Located in Marietta Borough, this project is part of the Borough’s systematic approach to rehabilitating the sanitary sewer conveyance system within the developed, downtown area of the Borough. Basin “D” is part 4 of a 6 phase project, the service area is entirely residential with paved streets, curb, sidewalk, and street trees.</p> <p><b>West Frederick Street Infrastructure Improvements Phase 4-</b> Located in Millersville Borough, is the last of a four phase project to replace aged sanitary sewer pipes, ineffective stormwater and water lines, and replace sidewalk and curbs along West Frederick Street.</p> <p><b>Newport Road Curb and Sidewalk Project-</b> Located in Warwick Township, the project includes the installation of 1,140 linear feet of new curb and sidewalk to integrate existing sidewalk, improving public safety along a heavily traveled road.</p> <p><b>Energy Savings and Pool Infill Project-</b> Located in Lancaster City, the Lancaster YWCA’s project will fill in an existing pool. The new space will be used for increasing organizational operational space. Additionally, the project will replace aged, energy inefficient windows on the first floor administrative offices.</p>										
5	<table border="1"> <tr> <td data-bbox="235 1549 540 1608"><b>Project Name</b></td> <td data-bbox="540 1549 1432 1608">Borough Revitalization Activities</td> </tr> <tr> <td data-bbox="235 1608 540 1667"><b>Target Area</b></td> <td data-bbox="540 1608 1432 1667">Rivertowns</td> </tr> <tr> <td data-bbox="235 1667 540 1761"><b>Goals Supported</b></td> <td data-bbox="540 1667 1432 1761">Reduce the Number of Blighted Properties Borough Revitalization Efforts</td> </tr> <tr> <td data-bbox="235 1761 540 1820"><b>Needs Addressed</b></td> <td data-bbox="540 1761 1432 1820">Economic Development and Borough Revitalization</td> </tr> <tr> <td data-bbox="235 1820 540 1871"><b>Funding</b></td> <td data-bbox="540 1820 1432 1871">CDBG: \$200,000</td> </tr> </table>	<b>Project Name</b>	Borough Revitalization Activities	<b>Target Area</b>	Rivertowns	<b>Goals Supported</b>	Reduce the Number of Blighted Properties Borough Revitalization Efforts	<b>Needs Addressed</b>	Economic Development and Borough Revitalization	<b>Funding</b>	CDBG: \$200,000	
<b>Project Name</b>	Borough Revitalization Activities											
<b>Target Area</b>	Rivertowns											
<b>Goals Supported</b>	Reduce the Number of Blighted Properties Borough Revitalization Efforts											
<b>Needs Addressed</b>	Economic Development and Borough Revitalization											
<b>Funding</b>	CDBG: \$200,000											

	<b>Description</b>	Acquisition, Rehabilitation and Construction Activities to support revitalization in Boroughs in Lancaster County.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons living in borough downtowns, especially in Marietta and Columbia will benefit from the activities.
	<b>Location Description</b>	Activities will be located in the County's Boroughs and their downtowns. Funds will also be target to the "Rivertowns" which represent a large population of low- and moderate-income persons.
	<b>Planned Activities</b>	<b>Borough Revitalization Program:</b> This program assists boroughs by funding activities, including public facilities and building rehabilitation projects.
6	<b>Project Name</b>	Public Services
	<b>Target Area</b>	County of Lancaster
	<b>Goals Supported</b>	Support Housing Services
	<b>Needs Addressed</b>	Public Services - Housing and Homelessness
	<b>Funding</b>	CDBG: \$225,000
	<b>Description</b>	Focus on Housing and Homeless related services in Lancaster County. Up to 15% of the total CDBG grant will be reserved these services throughout the County of Lancaster.
	<b>Target Date</b>	2/26/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About two thousand six hundreded forty-two (2642) families, adults and children will benefit from public service activities.
	<b>Location Description</b>	Activities will be county-wide and city-wide.
	<b>Planned Activities</b>	<b>Public/Human Services Program:</b> Activities may include but are not limited to Youth and Adult Services, Legal Aid, Case Management and Counseling Services, Victims of Domestic Violence and Child Care Services. Funds (\$45,000) will also be allocated to the Lancaster Housing Opportunity Partnership to conduct fair housing services.

7	<b>Project Name</b>	ESG 16 - Homeless Activities
	<b>Target Area</b>	County of Lancaster City of Lancaster
	<b>Goals Supported</b>	Support Rapid Re-housing Services Assist Emergency Shelter Activities
	<b>Needs Addressed</b>	Support Homeless Services
	<b>Funding</b>	CDBG: \$175,000 ESG: \$236,616
	<b>Description</b>	Rapid Re-housing, emergency shelter and administrative activities.
	<b>Target Date</b>	2/26/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three Hundred (300) persons will be assisted by homeless assistance activities.
	<b>Location Description</b>	The activities are located in both the City of Lancaster and county-wide.
	<b>Planned Activities</b>	Activities that will be funded include Rapid Re-Housing and Emergency Shelter Housing Activities. Fifty (50) percent of the reserved funds will be used for Rapid Re-Housing Activities while the other fifty (50) percent of the funding will be used for Emergency Shelter. ESG funding will also be used for administration of the program.
8	<b>Project Name</b>	Administration
	<b>Target Area</b>	County of Lancaster
	<b>Goals Supported</b>	Administrative Costs
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units Affordable Housing - Rehabilitation of Units Affordable Housing - Acquisition of Existing Units Public Improvements and Infrastructure Public Services - Housing and Homelessness Economic Development and Borough Revitalization Support Homeless Services
	<b>Funding</b>	CDBG: \$520,000 HOME: \$139,648
	<b>Description</b>	Administration
	<b>Target Date</b>	12/31/2016

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Administrative Costs
<b>Location Description</b>	N/A - Administrative Costs
<b>Planned Activities</b>	<p>Program Administration activities are:</p> <ul style="list-style-type: none"> <li>• CDBG General Administration</li> <li>• CDBG Indirect Administration</li> <li>• CDBG Public Information Administration</li> <li>• City HOME Program Administration</li> <li>• County HOME Program Administration</li> </ul>

## **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 2006-2010 American Community Survey, twenty- six (26) municipalities have Census block groups that meet the low-and moderate-income exception criteria and would therefore qualify to use Community Development Block Grant Funds for public improvement projects. Some public infrastructure improvement projects can also qualify by completing an income survey. Public improvement infrastructure projects will be located throughout the County of Lancaster and will be determined through a competitive Request for Proposals (RFP) process. Housing programs that are funded with CDBG dollars are offered to moderate-income homeowners on a countywide basis. Nonprofit organizations that provide public services in Lancaster County receive CDBG funding through a competitive Request for Proposals (RFP) process. The majority of these organizations are located in and around the City of Lancaster, however they provide services countywide.

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 units. 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 prevention, diversion and rapid-rehousing. These services are located in Lancaster City but available countywide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
County of Lancaster	70
City of Lancaster	14
Rivertowns	16

**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. According to this definition, there is only one qualified census tract, located in Columbia Borough. 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 39.79 percent 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 or

"pockets" of concentrated low-and moderate-income persons and families, distributed throughout the County, that meet the exception criteria. These qualified block groups are generally located in and around the county's boroughs. One of the largest concentration of low-and moderate-income block groups is located in the western part of Lancaster County, along the river, in the Boroughs of Columbia and Marietta. Because of this, a greater focus will be on the "Rivertowns", and activities will be funded to help with infrastructure and economic development opportunities.

The City of Lancaster and County have determined that joining together as a consortium to obtain funding under the HOME program will increase their ability to provide affordable housing for the very low-, low-and moderate-income residents of the City and County. The targeted percentage of funds to the City represents the HOME funding that will be distributed for programs benefiting city residents.

### **Discussion**

Lancaster County uses a competitive application process to allocate funds for CDBG-funded infrastructure, public services, and ESG funds using citizen panels to review applications and make funding recommendations to the Lancaster County Commissioners. This highly competitive process takes into account 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.

## 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 66 units throughout the County and City of Lancaster in fiscal year 2016. Using CDBG funding, the County intends to fund the Home Repair Program and Vacant Property Reinvestment Board (VPRB) Board and Rental Rehab Program to rehabilitate owner-occupied and renter-occupied housing units. HOME funds will be used to create affordable housing units through two Rental Housing Projects in the County. The City of Lancaster also plans on using HOME funds through the Consortium to rehabilitate owner-occupied housing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	64
Special-Needs	2
Total	66

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	21
Rehab of Existing Units	44
Acquisition of Existing Units	1
Total	66

**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 Lead Entity of the HOME Consortium it has formed with the City of Lancaster and will manage the entire HOME allocation on behalf of the consortium. The City agrees to submit all necessary information about its planned projects to the County on a timely manner, including information necessary for performance reports.

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

### **Introduction**

There are no public housing units in Lancaster County, outside the City of Lancaster. There are however public housing units within 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 6 public housing developments: Susquehanna Court, Franklin Terrace, Church Street Towers, Farnum Street East, and Scattered Sites I & II.

### **Actions planned during the next year to address the needs to public housing**

Lancaster County (outside the City of Lancaster) does not have public housing and therefore is unable to describe the needs of public housing residents.

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

N/A

### **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 Coalition to End Homelessness works tirelessly to achieve functional zero among all homeless populations. Lancaster was the first jurisdiction in Pennsylvania to achieve functional zero among veterans and is nearing functional zero for chronically homeless populations. LCCEH has broadened its base of partners (currently at 150) to address all issues that may result in individuals and families becoming homeless. Lancaster County and City work collaboratively with the LCCEH to achieve functional zero on all subpopulations of homeless. Staff from the County Redevelopment Authority serves on many LCCEH committee and attends weekly homeless funders meetings to ensure consistency among homeless services.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The LCCEH will continue to support several Outreach Workers to reach out to homeless persons and assessing their needs. LCCEH will also continue to support the coordinated entry system in place to access the assessment necessary to identify individual needs. LCCEH also uses non-governmental funds to support a daytime drop-in facility for persons experiencing homelessness.

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

The LCCEH has identified a need for additional emergency shelter beds for families until the rapid rehousing programs in Lancaster County are able to ramp up to full capacity. Additional emergency shelter facilities have been started and strengthened in Elizabethtown and Columbia to address the emergency shelter needs in those areas. LCCEH is not supporting transitional housing as rapid rehousing programs have been shown to be less expensive and have the same or better outcomes. Most transitional housing providers in Lancaster are in the process of converting transitional housing beds to emergency shelters or to permanent housing.

#### **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 LCCEH will work to maximize the capacity of rapid rehousing programs to move persons back into

permanent housing as quickly as possible. Extensive landlord engagement efforts will continue to address the extremely low rental housing vacancy rate in Lancaster. LCCEH is working with PSH providers to prioritize chronically homeless persons so that they can access and maintain permanent housing.

**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.**

LCCEH continues to strengthen the discharge planning efforts with relevant publicly funded institutions and systems of care to help individuals and families to avoid homelessness. An example is a collaborative effort with the County Children and Youth Agency to ensure that youths aging out of foster care are not discharged into homelessness. LCCEH works with the Homeless Services Provider Network (HSPN) and other committees to strengthen and formalize plans among social service providers to work collaboratively to help low income populations to avoid homelessness.

## **Discussion**

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

The *2016-2020 Consolidated Plan* identifies and supports measures by both the Redevelopment Authority and the Lancaster County Planning Commission to meet Lancaster County communities' needs for the development of more units of affordable housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Because Pennsylvania is a Commonwealth, the ability to change public policies on issues such as land use controls, tax policies, zoning, fees, charges and growth limitations are limited. Each of the 60 municipalities in Lancaster County create policies on these issues. The County of Lancaster works hard to educate and inform local public officials on the benefits of affordable housing and specific actions that can be taken to reduce any barriers to affordable housing.

The Planning Commission has established a strategy and measurable goals for land use policy that will focus on smart growth concepts and increasing the availability of affordable housing with the goal of 15% of all new housing to be designated for low- and moderate-income families. The Planning Commission is making strides to educate the public and local planning officials on the benefits of affordable housing by creating a web-based "toolbox" of resources for municipalities to reach their community development and affordable housing goals.

In 2013, Lancaster County in conjunction with the City of Lancaster updated the *Analysis of Impediments to Fair Housing Choice*. One Impediment identified in the 5-year plan was the increased need for ongoing education of municipal officials. During 2016, actions will be taken to overcome this and other impediments identified in the *Analysis of Impediments to Fair Housing Choice*.

### **Discussion**

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

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The greatest obstacle to meeting underserved needs for low- and moderate-income residents is the diminishing resources at the federal, state and local levels. The Lancaster County Redevelopment Authority strives to balance the need for affordable housing, infrastructure and human services with the funds that are available. When allocating CDBG, ESG and HOME funds, careful attention is given to targeting low- and moderate-income persons in Lancaster County. By reaching out to low- and moderate-income populations through networking, public meetings, public notices and speaking opportunities, Lancaster County makes sure information about its programs reaches the target customers.

The Lancaster County Redevelopment Authority will continue to collaborate and coordinate with the United Way of Lancaster County for their ongoing community assessment efforts which will target areas of underserved needs.

#### **Actions planned to foster and maintain affordable housing**

Lancaster County plans to foster and maintain affordable housing through its Home Repair and Rental Housing Programs. The County Home Repair Program provides assistance to low- and moderate - income families to make major system improvements to their homes. Through the Rental Housing Program, the County plans on creating new affordable rental units and rehabilitate existing rental units for low- and moderate-income households. The County is also looking to fund a project or two that focuses on the rehabilitation of rental units to sustain affordable housing. The City of Lancaster plans on maintaining affordable housing through its Homeowner Rehabilitation Program to provide financial and technical assistance to rehabilitate owner-occupied homes within the City limits.

#### **Actions planned to reduce lead-based paint hazards**

Lancaster County complies with the Lead-Based Paint Rule, which went into effect September 2000. 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 of the County of Lancaster's Technical Services Department conduct risk assessments and clearance inspections.

There are four contractors certified to complete lead-based paint hazard reduction/abatement in Lancaster County (Pro-Coat Painting, EHC Associates, T. LaMonaca, Jr. and Manor Mechanical). On average, seven properties are tested and pass clearance inspections in the Housing Choice Voucher

Program per year. On average, twenty (20) housing units in the Home Repair Program are tested and involve some form of lead-based paint hazard reduction per year.

### **Actions planned to reduce the number of poverty-level families**

The Lancaster County Redevelopment Authority funds several programs through CDBG public service dollars that are designed to reduce the number of poverty-level families. These programs include the Outreach Program, Project Access, the Legal Safety Net, and the Domestic Violence Legal Clinic. The Lancaster County Housing Authority participates in the Family Self-Sufficiency Program through a partnership with Tabor Community Services. This program provides case management services to households with a Housing Choice Voucher (Section 8) in Lancaster County to set and achieve goals that will eventually increase their income and reduce reliance on public benefits.

### **Actions planned to develop institutional structure**

To ensure coordination with Lancaster County's goals, the County requires the Lancaster County Planning Commission to approve CDBG infrastructure projects. By doing this, Lancaster County ensures that the priorities for the Consolidated Plan's program activities are consistent with the objectives and strategies reported in Lancaster County's Comprehensive Plan. Lancaster County, through the Redevelopment Authority of the County of Lancaster, will continue to be involved in interagency efforts to strengthen the institutional structure for housing and economic development, including but not limited to, having a representative serve on:

- Lancaster County Community Foundation Application Review Committee;
- LCCEH Leadership Council;
- LCCEH Homeless Service Provider Network;
- LCCEH Providers Advisory Committee;
- LCCEH Priority Group Leadership Team;
- Lancaster Housing Opportunity Partnership's Housing Resource Center Advisory Committee;
- United Way's Emergency Food and Shelter Program Board (Federal Emergency Management Agency);
- Susquehanna Riverlands Conservation Landscape Leadership Committee;
- Economic Development Company of Lancaster's Boroughs Collective Working Group;
- Lancaster Housing Opportunity Partnership's Coalition for Sustainable Housing; and
- Lancaster City Alliance's Team of Lead Organizations for Building on Strength.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Lancaster County Redevelopment Authority will continue to work with other funders such as the City of Lancaster, the County of Lancaster and the United Way of Lancaster to increase coordination

efforts between housing and social services along with the LCCEH which focuses on persons experiencing or at-risk of homelessness.

## **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

Lancaster County will use HOME funds in 2016 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 to these projects 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:

The City's 2016 HOME program will be operated by the Lancaster County Housing and Redevelopment Authorities as part of the Consortium Agreement in accordance with HOME Program Regulations at 92.254(a)(4)(i). The County (as HOME Program administrator) shall utilize the resale option to control the affordability of HOME-assisted properties. The resale provision states that the original homebuyer will pay all of the HOME Funds invested in the property at the time of sale, transfer, or conveyance of the property to another owner.

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 shall also utilize the recapture option to preserve the affordability and availability of the HOME-assisted homebuyer unit to low-income households for the entire period of affordability. At any time during the affordability period, the original owner may sell the property to any willing buyer, but will be required to pay a portion of the HOME investment on a pro rate reduction.

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:

HOME funds will not be used to refinance existing debt for multi-family housing that is rehabilitated with HOME funds.

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

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

Lancaster's "Homeless Standards and Policies" were approved on April 2, 2015. A copy can be viewed at [www.lchra.com](http://www.lchra.com). The standards are in line with HUD initiatives for various homeless subpopulations and national best practices.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

Lancaster's coordinated assessment system began in late 2013. All persons (individuals and families) experiencing homelessness or at imminent risk of literal homelessness must call 2-1-1 to be screened for eligibility of services. If the client meets basic eligibility criteria, they are referred to the Community Homeless Assessment and Referral Team or CHART for assessment. Once assessed, clients are connected to necessary housing services such as diversion, prevention, shelter, or rapid re-housing. CHART is piloting a vulnerability index to prioritize persons experiencing homelessness which is scheduled to be fully implemented in 2016.

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).

Lancaster County Redevelopment Authority and the City of Lancaster worked in conjunction with the Lancaster County Coalition to End Homelessness (LCCEH) and the United Way of Lancaster County to create a pool of funds for homeless services. A notice was sent to all 150 partners of the LCCEH in December 2015 with an application deadline of February 19, 2016. The applications submitted are being reviewed by the LCCEH's Governing Board and will be evaluated based heavily on outcomes and performance standards. Once the Governing Board makes its funding recommendations, the funders will apportion the most appropriate funding source to the recommended programs to allow for strategic use of resources.

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 LCCEH Governing Board includes members that were formerly homeless in Lancaster. Lancaster County consults with the LCCEH when considering policies and ESG funding decisions.

5. Describe performance standards for evaluating ESG.

All programs utilizing ESG funds will be required to follow the "Homeless Standards and Policies" approved by the LCCEH on April 2, 2015. ESG-funded organizations will be monitored annually against those performance standards.

- 56% of clients access mainstream services
- 100% HMIS data accuracy
- Less than 5% of exits in HMIS listed as unknown
- Decrease length of stay in shelter or programs (Last year and current year)
- 70% of exits to permanent housing

- 77% of clients that moved into permanent housing remained in housing for at least 7 months
- 20% of clients have more income at exit than entry
- 70% of exits do no return to homelessness in 12 months.

## **Discussion**

## Appendix - Alternate/Local Data Sources

### Executive Summary

#### ES-05 Executive Summary - 91.200(c), 91.220(b)

##### 1. Introduction

The Federally-funded Community Development Block Grant (CDBG) Program in Lancaster is administered by the City's Department of Economic Development and Neighborhood Revitalization. The Federal government provides CDBG Program funding to states, counties and municipalities such as Lancaster through the U. S. Department of Housing and Urban Development (HUD). Lancaster's 2016-2020 CDBG and ESG Programs will enable the City to channel an estimated \$1,575,992 plus an additional \$48,600 in Program Income (for total resources of \$1,624,592) per year for 5 years of CDBG funds into public works, housing, public (human) services, and public safety activities that benefit low- and very low-income City residents, and \$140,679 per year for 5 years of ESG funds to support individuals experiencing or at-risk of experiencing homelessness.

##### 2. Summary of the objectives and outcomes identified in the Plan

CDBG and ESG will be directed toward accomplishing the following primary objectives during 2015:

- Provide decent, affordable rental and owner-occupied housing for low- and very low-income persons throughout the City;
- Upgrade public infrastructure and facilities in areas of the City principally occupied by persons with low- and very low-incomes;
- Provide human services for low- and very low-income individuals and families;
- Improve accessibility for persons with disabilities; and
- Support emergency shelters and improve supportive services and rental and financial assistance, for persons experiencing homeless or those at-risk of becoming homeless, by helping them obtain and sustain permanent housing.

##### 3. Evaluation of past performance

The City of Lancaster has had past success in implementing all projects included in the plan. These projects have met all timeliness deadlines and have benefited the low/mod population of the City.

**4. Summary of citizen participation process and consultation process**

**5. Summary of public comments**

There were no public comments submitted at the public meeting, the City Council meeting or the public comment period.

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

N/A

**7. Summary**

N/A

## 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	
CDBG Administrator	LANCASTER	Economic Development & Neighborhood Revitalization
HOPWA Administrator		
HOME Administrator		
ESG Administrator	LANCASTER	Economic Development & Neighborhood Revitalization
HOPWA-C Administrator		

**Table 61– Responsible Agencies**

### Narrative

### Consolidated Plan Public Contact Information

Kari Shrom, Senior Grants Administrator, kshrom@cityoflancasterpa.com 717-291-4743

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**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(I)).**

The City of Lancaster is heavily involved in the Lancaster County Coalition to End Homelessness (LCCEH), which is comprised of many social service agencies, housing counseling agencies, county agencies and public housing authorities (both city and county). City staff also work closely with other agencies outside of the LCCEH. All of these partnerships enhance coordination through their effort to be serve residents in the City. A city representative serves on the Lancaster County Behavioral Health and Developmental Services (BHDS) Advisory Board. The City Health Officer also works in collaboration with the local hospital. Two City employees are also involved in economic development efforts in the City, which ties them to both non-profit and for-profit agencies.

The LCCEH has almost achieved function zero for chronically homeless individuals and families. A significant amount of CoC funds have also been focused on rapidly rehousing families with children.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Lead Agency of the Continuum of Care (PA-510) is the Lancaster County Coalition to End Homelessness (LCCEH). A City representative serves on the LCCEH Governance Board and chairs the LCCEH Gaps Analysis Committee. The Gaps Analysis Committee reviews data from HMIS and other sources to identify gaps in the services system, as well as needs of the community. The LCCEH works with service providers to house chronically homeless individuals and families in permanent supportive housing. The LCCEH has also been working with Veteran's Affairs; this partnership has allowed the LCCEH to reach functional zero for homeless veterans.

The LCCEH has almost achieved function zero for chronically homeless individuals and families. A significant amount of CoC funds have also been focused on rapidly rehousing families with children.

**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**

A city staff member serves on the Governance Board of the LCCEH, the Leadership Team, Provider Advisory Group and chairs the Gaps Analysis Committee. City staff meeting regularly with the LCCEH and other funders of homeless programs to ensure consistency and work to achieve efficiency. The City, County, United Way and LCCEH (which receives and administers Homeless Assistance Funds from the County) create a joint application for 2016/2017 service programs. This coordination will greatly increase efficiency and effectiveness in the delivery of services.

**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**

**Table 62– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	UNITED WAY
	<b>Agency/Group/Organization Type</b>	United Way
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Lancaster meets with a representative from the United Way on a weekly basis, along with the LCCEH and Lancaster County Redevelopment Authority, to discuss the homeless system, as all parties fund homeless services in Lancaster City & County. The President & CEO of the United Way also sits on the Mayor's Commission to Combat Poverty.
2	<b>Agency/Group/Organization</b>	Redevelopment Authority of the County of Lancaster
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This plan is submitted jointly with the Lancaster County Redevelopment Authority. Policies and strategies were discussed collaboratively.

3	<b>Agency/Group/Organization</b>	LANCASTER HOUSING OPPORTUNITY PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with LHOP regarding the Housing Need Assessment. LHOP had funded a housing market analysis which provided information and data that helped drive strategic planning. The Executive Director of LHOP is also on the Priority Group Leadership Team for the Coalition to End Homelessness, where he has provided direction and information regarding housing and homelessness. A city representative sits on LHOP's board. LHOP's Executive Director sits on a sub-committee for the Mayor's Commission to Combat Poverty.
4	<b>Agency/Group/Organization</b>	Lancaster County BHDS
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Other government - County Services - Mental Health & Early Intervention
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A city representative serves on the BHDS Advisory Board.

5	<b>Agency/Group/Organization</b>	Tabor Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Tabor is a member of various committees under the Coalition to End Homelessness and is also the provider of coordinated assessment, emergency shelter and rapid re-housing programs. Tabor provides information, data and feedback regarding the homeless system in Lancaster. Tabor has participated in many local initiatives to increase efficiency and effectiveness in the homeless system, such as establishing a housing locator specific function for rapid rehousing programs.
6	<b>Agency/Group/Organization</b>	Domestic Violence Services
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DVS is a member of the LCCEH Provider Advisory Group and is a sub-recipient of ESG funds. Their input is received both in meetings and in discussions regarding their ESG-funded program. They also participate in various special meetings, such as the planning for the centralized Housing Locator function for Rapid Rehousing Program.
7	<b>Agency/Group/Organization</b>	Lodge Life Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lodge Life Services is a member of the LCCEH Provider Advisory Group and is a sub-recipient of ESG funds. Their input is received both in meetings and in discussions regarding their ESG-funded program. They also participate in various special meetings, such as the planning for the centralized Housing Locator function for Rapid Rehousing Program. A representative from the Lodge is also on the LCCEH Gaps Analysis Committee, which helps identify service gaps in the homelessness System
8	<b>Agency/Group/Organization</b>	SACA DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SACA is a CHDO and produces owner-occupied housing units. They also operate a workforce training center and other social services. A city staff member sits on SACA's board and SACA assists with the development of strategies for affordable housing, economic development through workforce training. SACA's CEO sits on the City's Poverty Commission.
9	<b>Agency/Group/Organization</b>	Lancaster City Alliance
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City adopted "Building On Strength" as it's economic development plan, which was developed by the Lancaster City Alliance. A City representative serves on the Board.
10	<b>Agency/Group/Organization</b>	Lancaster General Health
	<b>Agency/Group/Organization Type</b>	Services-Health Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lancaster General Health is a primary member of the Lead Coalition, which addresses lead-based paint strategies. The Lancaster County Coalition to End Homelessness is also under LG Health. An LG Health staff member serves on the LCCEH Governance Board.
11	<b>Agency/Group/Organization</b>	PA Department of Health
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative from the PA Department of Health sit on the Lead Coalition, which develops strategies regarding lead-based paint.

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

N/A

**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 City of Lancaster works closely with the LCCEH to develop strategies to address homelessness throughout Lancaster City and County. The City included its ESG allocation in a pool of funds that also includes United Way, Homeless Assistance Program, County CDBG & ESG funds into a single application. All applications will be reviewed by the LCCEH Governance Board to ensure that all funds are being used in the most efficient and effective way possible.
Building on Strength	Lancaster City Alliance	The City has adopted Building on Strength as its Economic Development Plan.

**Table 63– 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(I))**

The City has worked with the County Planning Commission on various initiatives, including tackling impediments in the Analysis of Impediments to Fair Housing. The City also reviews the state's Annual Action Plan, Consolidated Plan and Analysis of Impediments (AI); city staff participated in a focus group for the development of the AI, and an online survey.

**Narrative**

**PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

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

Citizen comments are taken into consideration when finalizing the plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	No attendees	No comments	N/A	
2	Newspaper Ad	Non-targeted/broad community	No response	No comments	N/A	
3	Internet Outreach	Non-targeted/broad community	No response	No comments	N/A	

**Table 64– Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

Only ten block groups in Lancaster City are not considered Low/Mod income.

According to the 2010 Census, the rental vacancy rate is 5.3% and the homeowner vacancy rate is 2.7%, leaving both renters and buyers, particularly those of low- and moderate-income levels, with few housing options. A majority of the housing in Lancaster City was constructed prior to 1978, making lead-based paint hazards a concern. Older housing stock is also typically more difficult to maintain, especially for low- and moderate-income homeowners, indicating a need for home repair programs.

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

### Introduction:

The City of Lancaster works closely with the Lancaster County Coalition to End Homelessness (Continuum of Care lead agency, PA-510). Lancaster reached functional zero for veterans homelessness in 2015 and is close to reaching functional zero for chronic homelessness. Lancaster continues to analyze its needs and gaps to continue to serve those experiencing homelessness and at-risk of homelessness.

### 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	184	964	1,177	0	0
Persons in Households with Only Children	0	0	11	12	0	0
Persons in Households with Only Adults	10	184	1,195	772	0	0
Chronically Homeless Individuals	3	4	28	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	28	61	18	0	0
Unaccompanied Child	2	47	147	91	0	0
Persons with HIV	0	1	4	5	0	0

Table 65- Homeless Needs Assessment

**Data Source Comments:** APR data from Coordinated Assessment (for the # becoming homeless each year); APR data for all ES and TH (for #experiencing homelessness each year). PIT data (for # experiencing on a given night). There were 959 adults exited from ES and TH in 2015.

Indicate if the homeless population is:  Has No Rural Homeless

**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):**

The Estimated # of nights, based off of APR for ES and TH, is 73 for Leavers and 131 for Stayers.

The number Adults exiting ES and TH in 2015 was 959, but this number excludes the number of leavers from DV Emergency Shelter.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1,221	0
Black or African American	535	0
Asian	13	0
American Indian or Alaska Native	21	0

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Pacific Islander	5	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	619	0
Not Hispanic	1,310	0

**Data Source Comments:** From 2015 APR for the Coordinated Entry program. Also note there were 125 clients who identified as "Multiple Races"

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

Each month, there are approximately 30 families with children waiting to access rapid rehousing programs. Expanding rapid rehousing and creating a system where programs and funding are not tied to household types or subpopulations has been an important initiative for 2016-2020.

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

The largest racial groups experiencing homelessness are Caucasian and African Americans. Hispanics represent approximately 32% of the homeless population, which is slightly lower than the overall percentage of hispanics in the general population.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

During the 2016 winter Point in Time count, ten individuals were identified as being unsheltered. Outreach workers continue to engage unsheltered individuals and families and encourage them to access shelters and other services. During severe weather, emergency shelters open their "overflow" areas to ensure that all individuals and families can stay sheltered and safe.

**Discussion:**

The City of Lancaster continues to work with the LCCEH, as it is a member of various committees and serves on the Governance Board, to address gaps and initiatives related to those experiencing homelessness and at-risk of homelessness.

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

### **Describe the jurisdiction's need for Public Facilities:**

Parks Improvements

### **How were these needs determined?**

Parks improvements continue to be a need in order to have a healthy community and improve quality of life.

### **Describe the jurisdiction's need for Public Improvements:**

Streets improvements and ADA curb cuts

### **How were these needs determined?**

These needs were identified in the City's ADA Improvement plan, which focuses on making Lancaster accessible, as well as the Parks and Green Infrastructure Plan.

### **Describe the jurisdiction's need for Public Services:**

Police overtime & Fair Housing education; homeless services, including rapid rehousing and emergency shelter.

### **How were these needs determined?**

According to the 2010 Census, 56.1% of all housing units in Lancaster City are rental units. This proportion is even higher in the low- and moderate-income areas of the City, making it clear that there is a need for fair housing education, landlord/tenant information and mediation and other housing related services and education. The City works with the Lancaster County Coalition to End Homelessness to determine needs regarding those at-risk of or experiencing homelessness.

### **Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to the 2010 Census, the rental vacancy rate is 5.3% and the homeowner vacancy rate is 2.7%, leaving both renters and buyers, particularly those of low- and moderate-income levels, with few housing options. A majority of the housing in Lancaster City was constructed prior to 1978, making lead-based paint hazards a concern. Older housing stock is also typically more difficult to maintain, especially for low- and moderate-income homeowners, indicating a need for home repair programs.

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

### Introduction

The Lancaster County Coalition to End Homelessness (LCCEH) is the lead agency of the Continuum of Care, PA-510 which covers Lancaster City & County.

### 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)	288	50	168	52	0
Households with Only Adults	183	0	107	126	0
Chronically Homeless Households	0	0	0	30	0
Veterans	0	0	22	13	0
Unaccompanied Youth	0	0	0	0	0

**Table 66- Facilities Targeted to Homeless Persons**

Data Source Comments:

2015 CoC HIC data

**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 CoC has partnered with the Department of Public Assistance to supply staff to attend regular leadership and work group meetings and train providers how to best complete TANF, GA, Medicaid, Medicare, WIC, and SNAPs applications. The County Office of Vets Affairs supplies case managers to assist veterans, their families, and survivors with securing the benefits they have earned such as; Dependent indemnity compensation, help for homeless veterans, Non service connected pension for wartime veterans, service connected disability, widows death pension, and daily transportation to the Lebanon VA hospital for medical services. The Lancaster County and City Housing Authorities prioritize 10% of their section 8 vouchers for individuals experiencing homelessness. Both housing authorities maintain and case manage local VASH vouchers totaling 30 beds. The Lebanon VA regularly attends the CoC meeting and an outreach worker visits twice a week to the daytime drop-in center and free meals.

**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 has an adequate inventory of facilities and services that meet the needs of chronically homeless individuals and families - Lancaster is currently working with the Zero to 2016 campaign and the United States Interagency Council on Homelessness to confirm that Lancaster has reached functional zero for the chronically homeless. Lancaster has already achieved functional zero for veteran homelessness. The LCCEH partner agencies are continuing to work to decrease family homelessness; the LCCEH is also working to identify the need for services and facilities for unaccompanied youth.

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

### Introduction

### 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	245	8	1	0	-1
Arts, Entertainment, Accommodations	2,989	2,618	13	8	-5
Construction	833	899	4	3	-1
Education and Health Care Services	4,978	12,419	22	38	16
Finance, Insurance, and Real Estate	1,052	1,408	5	4	-1
Information	429	812	2	2	0
Manufacturing	4,184	4,478	19	14	-5
Other Services	778	1,178	3	4	1
Professional, Scientific, Management Services	1,564	3,624	7	11	4
Public Administration	30	0	0	0	0
Retail Trade	3,318	4,000	15	12	-3
Transportation and Warehousing	922	440	4	1	-3
Wholesale Trade	1,180	672	5	2	-3
Total	22,502	32,556	--	--	--

**Table 67 - Business Activity**

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	28,100
Civilian Employed Population 16 years and over	24,511
Unemployment Rate	12.77
Unemployment Rate for Ages 16-24	27.96
Unemployment Rate for Ages 25-65	7.39

**Table 68 - Labor Force**

Data Source: 2008-2012 ACS

Occupations by Sector		Number of People
Management, business and financial	3,214	
Farming, fisheries and forestry occupations	1,369	
Service	3,325	
Sales and office	6,285	
Construction, extraction, maintenance and repair	1,964	
Production, transportation and material moving	2,157	

**Table 69 – Occupations by Sector**

Data Source: 2008-2012 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	18,494	80%

Travel Time	Number	Percentage
30-59 Minutes	3,843	17%
60 or More Minutes	784	3%
<b>Total</b>	<b>23,121</b>	<b>100%</b>

Table 70 - Travel Time

Data Source: 2008-2012 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,070	554	3,023
High school graduate (includes equivalency)	7,414	874	3,524
Some college or Associate's degree	4,438	615	1,295
Bachelor's degree or higher	4,272	156	523

Table 71 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	101	377	743	1,252	1,021
9th to 12th grade, no diploma	1,468	1,251	954	2,070	815
High school graduate, GED, or alternative	3,234	3,243	3,283	5,301	2,002
Some college, no degree	3,123	2,008	848	1,770	580
Associate's degree	311	690	459	573	102
Bachelor's degree	379	1,499	738	1,081	325

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	24	426	376	831	356

**Table 72 - Educational Attainment by Age**

Data Source: 2008-2012 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,704
High school graduate (includes equivalency)	24,281
Some college or Associate's degree	27,362
Bachelor's degree	33,597
Graduate or professional degree	48,621

**Table 73 – Median Earnings in the Past 12 Months**

Data Source: 2008-2012 ACS

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

The major employment sectors in Lancaster are Education and Health Care Services, Manufacturing, Retail Trade and Arts, Entertainment & Accommodations.

**Describe the workforce and infrastructure needs of the business community:**

According to the Lancaster Workforce Investment Board, “25% of incumbent workers are expected to retire in the next 5 years, but the number of people entering the workforce is estimated at only half of the need,” (<http://www.lancastercountywib.com/>).

**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.**

The Lancaster City Alliance released “Building On Strength,” and economic development plan for the city of Lancaster, which was completed by Mahan Rykiel, Arnett Muldrow Associates and RGS, in 2015. This plan identifies several initiatives to expand economic development, including enhancing transportation options and focus on 8 main areas throughout the city, most of which fall into the low- and moderate-income areas of the city. The primary strategies are to cultivate entrepreneurs, market the city, reinforce commercial hubs and utilize traditional economic development strategies. The plan also addresses affordable housing and increasing transportation options to expand bikeability and walkability throughout the city and its neighborhoods.

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

There is currently a gap, which is anticipated to grow as existing employees leave the workforce, in the following areas: Truck Drivers, STEM, skilled trades and health care.

**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.**

The Spanish American Civic Association (SACA) started Tec Centro, which is a workforce training center focused on individuals that are not proficient in English. Tec Centro has programs including construction, manufacturing and food preparation, and has focus on health career pathways, such as CNA medical receptionist, medical billing and dental assistants. The Lancaster Workforce Investment Board also has programs, which include Ready2Work, skill training and youth and STEM programs. These initiatives all support the City’s anti-poverty strategy by focusing on increasing economic opportunities.

**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.**

Building on Strength is the economic development plan, mentioned above, for the City of Lancaster. Emphasis is placed on entrepreneurs and micro-enterprises, which pairs with the micro-enterprise development activity, carried out by ASSETS Lancaster. This activity has been funded for several years and continues to show great outcomes. The program provides business planning, technical assistance, networking and various other services to those who wish to start or expand a business.

### **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

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

The Northwest area of the City has the highest occurrences of any of the 4 severe housing problems

### **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 10 percentage points higher than a jurisdiction's overall percentage.

According to the Affirmatively Furthering Fair Housing Mapping Tool, large portions of the southeast and southwest of the city are racially and ethnically concentrated areas of poverty (R/ECAP). A map of the R/ECAP is included as an attachment.

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

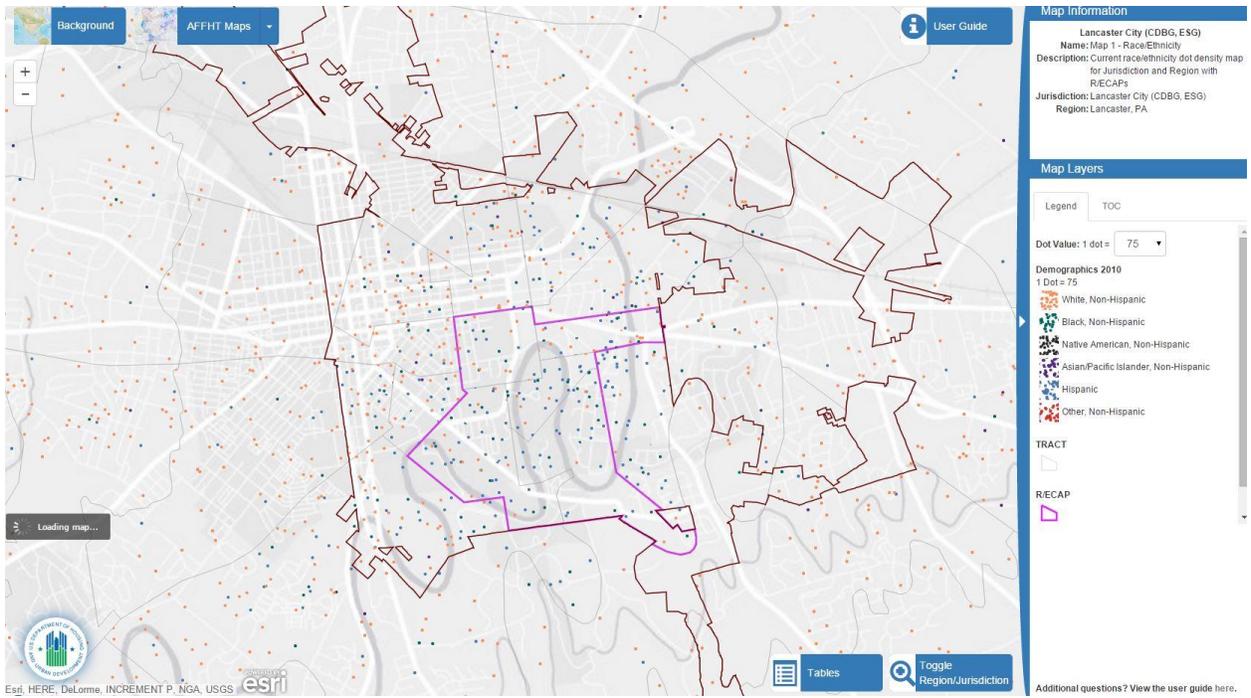
These areas of the city have higher numbers of blighted properties than other sections of the city. According to 2010-2014 ACS data, the rate of homeownership of the R/ECAP is 30%, which is well below the city-wide average of 44%. A majority of the housing was built in 1939 or earlier, and have 2-3 bedrooms.

### **Are there any community assets in these areas/neighborhoods?**

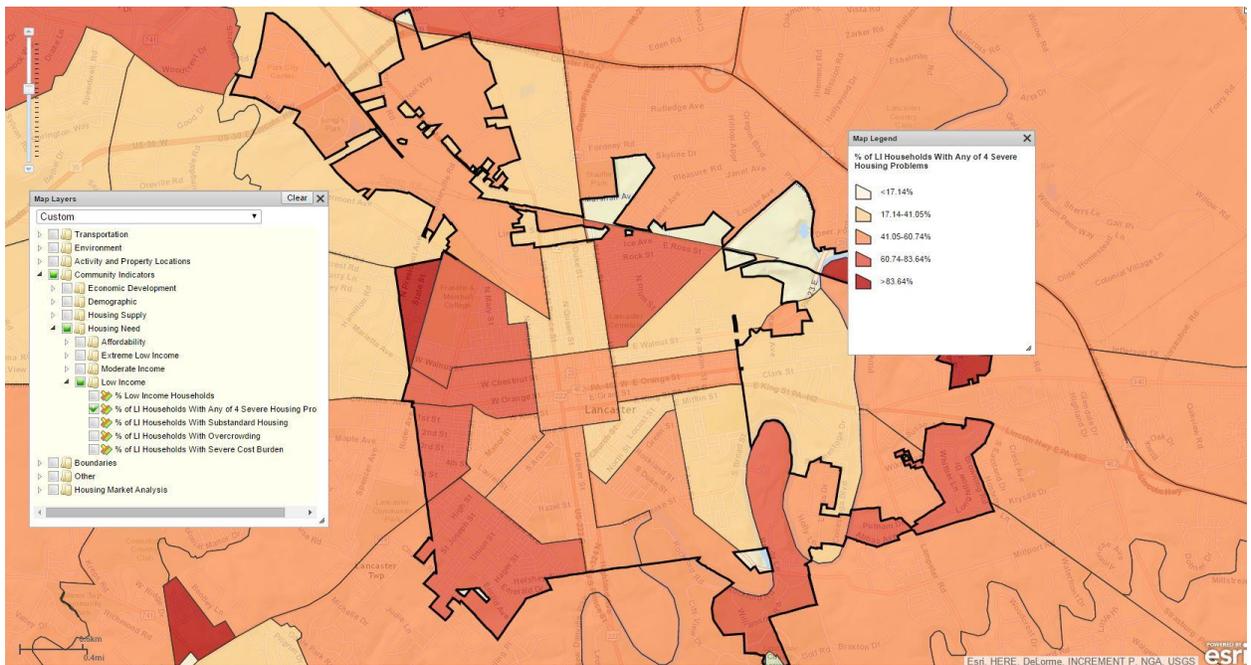
Several community social service agencies operate in these neighborhoods. SACA Development Corporation, a CHDO, develops housing for low- and moderate-income homeowners in the southeast area of the city. A commercial plaza is also planned for the South Duke Street corridor, which runs through the southeast. The Lancaster Housing Opportunity Partnership received a Wells Fargo Planning Grant to develop a strategic plan to revitalize a portion of the southwest area of the city. The city has also upgraded parks and other public facilities in these areas and will continue with park improvements and streets improvements in the future.

### **Are there other strategic opportunities in any of these areas?**

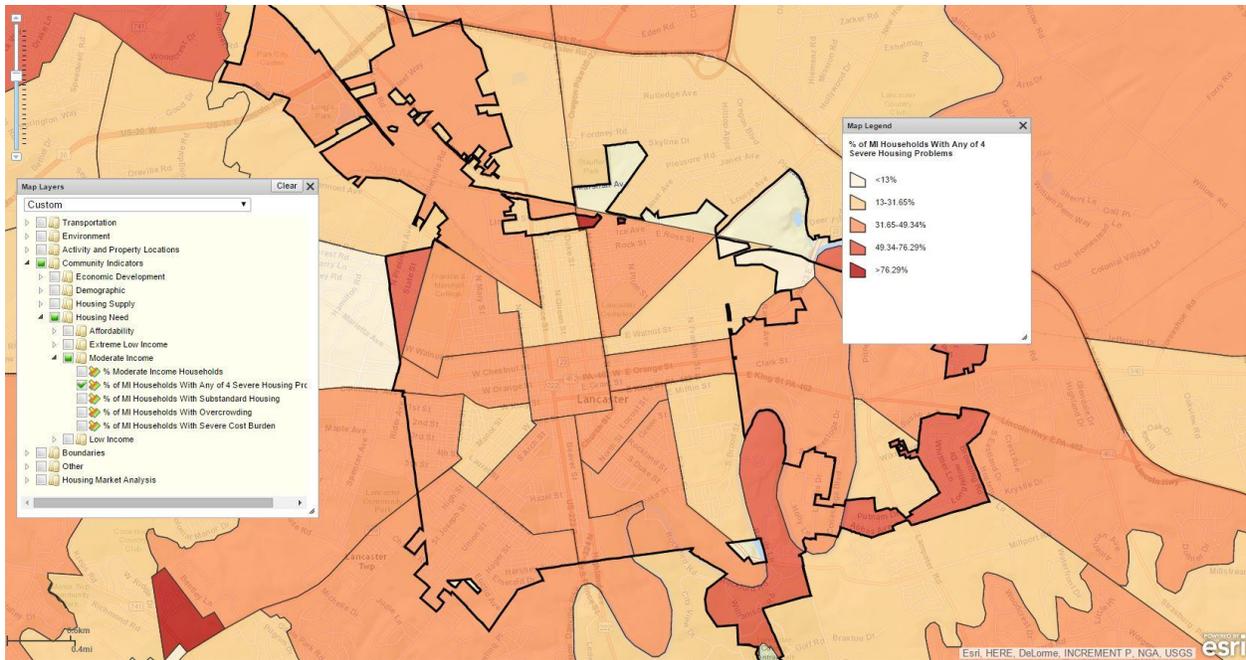
The City's economic development plan identifies corridors in the southwest and southeast to spur economic development.



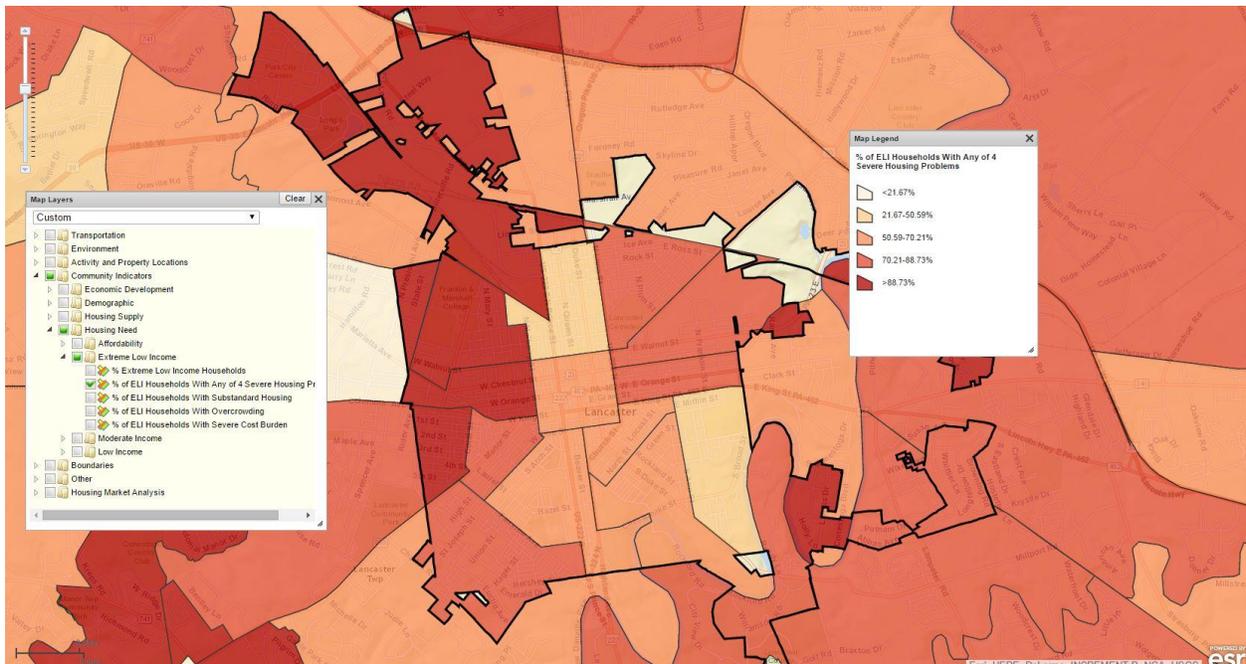
**R/ECAP**



**Low Income with any of 4 Severe Housing Problems**



**Moderate Income with any of 4 Severe Housing Problems**



**Extremely Low Income with any of 4 Severe Housing Problems**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Lancaster will continue to support the following activities: the administration of the Homeowner Rehabilitation program, the Critical Repair program, Housing Code Enforcement and the Vacant & Blighted program, Streets Improvements, the Fair Housing Program, Neighborhood Crime Reduction, and Micro-Enterprise program.

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

### Geographic Area

Table 74 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	LANCASTER CITY
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The focus (and location) of Lancaster’s CDBG & ESG Program activities is in the original four square mile area of the City (i.e., one mile in each direction from Penn Square) where all of the City Census Tracts occupied primarily by low- and very low-income persons are located. Also, the areas of racial/minority concentration are located in the original four square miles, particularly in the southeast and southwest sectors of the City. It is in this target area that the City will focus action through its CDBG-funded activities to reduce or eliminate impediments to meeting underserved needs.

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

### Priority Needs

Table 75 – Priority Needs Summary

1	<b>Priority Need Name</b>	Maintain Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Housing
	<b>Description</b>	The aging housing stock in Lancaster City needs to be maintained, especially for low- and moderate-income households. Maintenance of Affordable Housing will be carried out through home repairs and housing code enforcement.
	<b>Basis for Relative Priority</b>	Maintenance of Affordable Housing is a high priority because it directly impacts the health and public safety of the most vulnerable residents.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate
<b>Geographic Areas Affected</b>		LANCASTER CITY
<b>Associated Goals</b>		Removal of Blight Create Suitable Living Environment
<b>Description</b>		A reduction in crime and increased accessibility are keys to providing suitable living environments to all City residents, particularly those living in low- and moderate-income areas.

	<b>Basis for Relative Priority</b>	Providing suitable living environments through crime reduction and increased accessibility is a high priority as it impacts the low- and moderate-income residents of the city.
<b>3</b>	<b>Priority Need Name</b>	Expand Economic Opportunities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Increased economic opportunities positively impacts quality of life.
	<b>Basis for Relative Priority</b>	Micro-enterprise training and classes is a priority as it expands economic opportunities for low- and moderate-income city residents.
<b>4</b>	<b>Priority Need Name</b>	Homeless Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	LANCASTER CITY
	<b>Associated Goals</b>	Assist Homeless Persons

	<b>Description</b>	Services to the homeless and those at-risk of homelessness include Prevention, Rapid Rehousing & Emergency Shelter.
	<b>Basis for Relative Priority</b>	Persons experiencing homelessness or at-risk of homelessness will be sheltered and/or assisted with obtaining permanent housing.

**Narrative (Optional)**

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

**Introduction**

The City of Lancaster will receive the below entitlement amounts in Year 1, along with estimated CDBG Program Income of \$48,600. Expected amounts for the remainder of the Con Plan was estimated using the assumption that entitlement funds would be received at the 2016 level for each additional year.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,575,992	48,600	0	1,624,592	6,498,368	CDBG Entitlement Funds and Estimated Program Income
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	140,679	0	0	140,679	562,716	ESG Entitlement Funds

**Table 76 - 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**

Federal funds will continue to leverage private, state and local funds. CDBG funds will supplement a variety of programs that have other sources of funding. The Streets Improvements program generally utilizes other state grant funds as well as City Capital Improvement funds. The City of Lancaster's internal operating funds also supplement the Housing Code Enforcement Program and the Neighborhood Crime Prevention Program. The CDBG funds used for the Micro-Enterprise development program represents less than 5% of their total program budget; the majority of their budget is comprised of privately raised funds. The Fair Housing Program also receives private funds, in addition to state and local funds.

The ESG funds will be utilized for Emergency Shelter and Homeless Prevention and Rapid Rehousing. These funds will leverage United Way and FEMA Emergency Food and Shelter Program dollars, as well as other private donations and grants secured by providers.

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

N/A

**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
LANCASTER HOUSING OPPORTUNITY PARTNERSHIP	Subrecipient	Homelessness Ownership Rental	Jurisdiction
Community Action Program	Subrecipient	Homelessness	Jurisdiction
Lancaster City Housing Authority	PHA	Public Housing Rental	Jurisdiction
SACA DEVELOPMENT CORPORATION	CHDO	Ownership Rental	Jurisdiction
Tabor Community Services	Subrecipient	Homelessness	Jurisdiction
Lodge Life Services	Subrecipient	Homelessness	Jurisdiction
YWCA Lancaster	Subrecipient	Homelessness	Jurisdiction

Table 77 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

Lancaster County continues to develop collaborative efforts. The Lancaster County Coalition to End Homelessness has over 100 partner agencies. The United Way recently moved to a "Collective Impact" model, where multiple agencies collaborative to work toward a goal. These collaboratives have brought many agencies, including City government, together in addressing issues. The Mayor's Commission to Combat Poverty has also brought many agency leaders together to address issues surrounding poverty.

### 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	

<b>Street Outreach Services</b>			
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 78 - 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)**

**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**

One gap in the service delivery system is childcare. There is a limited availability of affordable childcare and this can be a barrier for individuals experiencing homelessness to gain employment.

**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**

The LCCEH Gaps Analysis committee identifies gaps in the homeless services system and works with other priority and funders groups to address these issues.

The Joint City/County Analysis of Impediments to Fair Housing identified impediments and continues to work with various agencies to address these impediments.

## 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	Housing	2016	2020	Affordable Housing	LANCASTER CITY	Maintain Affordable Housing	CDBG: \$3,038,795	Homeowner Housing Rehabilitated: 82 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 2500 Household Housing Unit
2	Removal of Blight	2016	2020	Affordable Housing	LANCASTER CITY	Provide Suitable Living Environment	CDBG: \$316,205	Homeowner Housing Rehabilitated: 75 Household Housing Unit
3	Economic Development	2016	2020	Non-Housing Community Development	LANCASTER CITY	Expand Economic Opportunities	CDBG: \$25,000	Jobs created/retained: 25 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Create Suitable Living Environment	2016	2020	Affordable Housing Non-Housing Community Development	LANCASTER CITY	Provide Suitable Living Environment	CDBG: \$3,425,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 33567 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 33567 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 750 Households Assisted
5	Assist Homeless Persons	2016	2020	Homeless	LANCASTER CITY	Homeless Services	ESG: \$703,395	Tenant-based rental assistance / Rapid Rehousing: 1300 Households Assisted  Homeless Person Overnight Shelter: 2000 Persons Assisted

Table 79 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Housing goals will be carried out through the Administration of the Homeowner Rehabilitation Program, the Critical Repair Program and through Housing Code Enforcement.
<b>2</b>	<b>Goal Name</b>	Removal of Blight
	<b>Goal Description</b>	The Removal of Blight will be met by the Vacant & Blighted Acquisition & Disposition Program, in which the City tackles blight through code enforcement. When property owners fail to improve their properties, the Redevelopment Authority of the City of Lancaster will take properties by eminent domain and sell the properties to be rehabilitated. Single families units that are taken and sold through the program must be owner-occupied units after rehabilitation is complete.
<b>3</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic Development goals will be carried out through micro-enterprise training and assistance.
<b>4</b>	<b>Goal Name</b>	Create Suitable Living Environment
	<b>Goal Description</b>	Create suitable living environments through public services and public improvements
<b>5</b>	<b>Goal Name</b>	Assist Homeless Persons
	<b>Goal Description</b>	Assistance to persons at-risk of or experiencing homelessness.

**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)**

## **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 City's ESG program supports a system that includes street outreach for individuals experiencing homelessness.

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

The City's ESG program will continue to provide funds for emergency shelter operations.

**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 City's ESG program will continue to provide funds for rapid rehousing programs.

**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 City's ESG program supports a system that is currently targeting those that are most vulnerable first (those experiencing homelessness) by focusing funds on emergency shelter and rapid rehousing. However, the City and the LCCEH recognizes that prevention and diversion are both powerful tools. the local coordinated assessment program uses flexible funds for diversion.

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

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

The City of Lancaster will receive \$430,567 in funding through a joint application submitted by the County of Lawrence to address LBP Hazards. The City estimates addressing 35 owner-occupied properties through October 14, 2018. Rental units may also be addressed if the target of 35 properties cannot be met with owner-occupied properties. In-home day cares in owner-occupied properties will be targeted.

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

The City continues to enforce its Lead Paint Ordinance, which requires property owners to address lead-paint hazards in which an EBLL child resides. Eligible homeowners may be able to qualify for the City's Lead Based-Paint Program.

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

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

The City of Lancaster recently started the Mayor's Commission to Combat Poverty. The goal of the commission is to identify and tackle the root causes of poverty in Lancaster city.

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

The City will continue to support economic development initiatives that focus on low and moderate income households, as well as other programs that support low and moderate income homeowners and other neighborhood stabilization programs.

## **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**

The city will continue to regularly monitoring projects funded through CDBG & ESG. Programs are monitored throughout the contract period by reviewing reimbursement requests and monthly reports. Monitoring visits are conducted if subrecipients are not performing as required in contracts, if issues arise during reimbursement or reporting, or bi-annually. ESG projects will be monitored remotely through HMIS, however, site visits will still be conducted as needed.

## Expected Resources

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

#### Introduction

The City of Lancaster will receive the below entitlement amounts in Year 1, along with estimated CDBG Program Income of \$48,600. Expected amounts for the remainder of the Con Plan was estimated using the assumption that entitlement funds would be received at the 2016 level for each additional year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,575,992	48,600	0	1,624,592	6,498,368	CDBG Entitlement Funds and Estimated Program Income

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	140,679	0	0	140,679	562,716	ESG Entitlement Funds

Table 80 - 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**

Federal funds will continue to leverage private, state and local funds. CDBG funds will supplement a variety of programs that have other sources of funding. The Streets Improvements program generally utilizes other state grant funds as well as City Capital Improvement funds. The City of Lancaster’s internal operating funds also supplement the Housing Code Enforcement Program and the Neighborhood Crime Prevention Program. The CDBG funds used for the Micro-Enterprise development program represents less than 5% of their total program budget; the majority of their budget is comprised of privately raised funds. The Fair Housing Program also receives private funds, in addition to state and local funds.

The ESG funds will be utilized for Emergency Shelter and Homeless Prevention and Rapid Rehousing. These funds will leverage United Way and FEMA Emergency Food and Shelter Program dollars, as well as other private donations and grants secured by providers.

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

N/A

**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	Housing	2016	2020	Affordable Housing	LANCASTER CITY	Maintain Affordable Housing	CDBG: \$607,759	Homeowner Housing Rehabilitated: 35 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2500 Household Housing Unit
2	Removal of Blight	2016	2020	Affordable Housing	LANCASTER CITY	Maintain Affordable Housing	CDBG: \$63,241	Homeowner Housing Rehabilitated: 25 Household Housing Unit
3	Economic Development	2016	2020	Non-Housing Community Development	LANCASTER CITY	Expand Economic Opportunities	CDBG: \$5,000	Businesses assisted: 25 Businesses Assisted
4	Create Suitable Living Environment	2016	2020	Affordable Housing Non-Housing Community Development	LANCASTER CITY	Provide Suitable Living Environment	CDBG: \$685,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 33567 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 33567 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Assist Homeless Persons	2016	2020	Homeless	LANCASTER CITY	Homeless Services	ESG: \$140,679	Homeless Person Overnight Shelter: 260 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 400 Beds

Table 81 – Goals Summary

### Goal Descriptions

1	Goal Name	Housing
	Goal Description	The City will continue efforts to maintain affordable housing by code enforcement and home repair activities.
2	Goal Name	Removal of Blight
	Goal Description	Removal of Blight to positively impact neighborhoods and provide suitable living environments.
3	Goal Name	Economic Development
	Goal Description	Economic Development to expand economic opportunities
4	Goal Name	Create Suitable Living Environment
	Goal Description	Creation of suitable living environments
5	Goal Name	Assist Homeless Persons
	Goal Description	Assistance to persons experiencing or at-risk of homelessness.



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The City will continue to support housing, public service, economic development and programs that assist those at-risk of or experiencing homelessness.

#	Project Name
1	Housing Activities
2	Public Improvements/Infrastructure Activities
3	Public Service Activities
4	Economic Development
5	CDBG Planning & Admin
6	Critical Repair Program
7	ESG16 Lancaster City

Table 82 – Project Information

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

The quality of housing in the City continues to be an ongoing concerns because of the age of the housing stock. Housing directly impacts the health and safety of residents, especially those that are low- and moderate-income.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Activities
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Maintain Affordable Housing
	<b>Funding</b>	CDBG: \$571,000
	<b>Description</b>	This project is for activities that are directly related to housing.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12 low- and moderate-income families will receive a direct benefit through the administration of the HOME funded Homeowner Rehabilitation Program. Other low- and moderate-income families will receive an indirect benefit through code enforcement activities in the low- and moderate-income areas of the city.
	<b>Location Description</b>	Scattered sites throughout the City of Lancaster.
	<b>Planned Activities</b>	Housing Rehabilitation Administration, Critical Repair Program, Housing Code Enforcement
2	<b>Project Name</b>	Public Improvements/Infrastructure Activities
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Create Suitable Living Environment
	<b>Needs Addressed</b>	Provide Suitable Living Environment
	<b>Funding</b>	CDBG: \$550,000
	<b>Description</b>	This project is for public improvements/infrastructure activities.

	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 33,567 low/mod income city residents will benefits from thsi activity.
	<b>Location Description</b>	Throughout Lancaster City
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	Public Service Activities
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Create Suitable Living Environment
	<b>Needs Addressed</b>	Provide Suitable Living Environment
	<b>Funding</b>	CDBG: \$135,000
	<b>Description</b>	This project is for public service activities
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150 low/mod households will receive assistance through the Fair Housing Program. An Estimated 33,567 city residents will benefit from Police Overtime services
	<b>Location Description</b>	Police Overtime will be conducted in low-income areas of the City.
	<b>Planned Activities</b>	Fair Housing Program and Police Overtime
<b>4</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Expand Economic Opportunities
	<b>Funding</b>	CDBG: \$5,000

	<b>Description</b>	This project is for economic development activities.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 25 families will benefit from economic development activities, through access to micro-enterprise training programs.
	<b>Location Description</b>	Classes and assistance located at 100 S. Queen Street
	<b>Planned Activities</b>	Micro-enterprise training
5	<b>Project Name</b>	CDBG Planning & Admin
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Housing Removal of Blight Economic Development Create Suitable Living Environment Assist Homeless Persons
	<b>Needs Addressed</b>	Maintain Affordable Housing Provide Suitable Living Environment Expand Economic Opportunities Homeless Services
	<b>Funding</b>	CDBG: \$263,592
	<b>Description</b>	Planning and Administration for CDBG activities.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and Administration only
	<b>Location Description</b>	Lancaster City

	<b>Planned Activities</b>	Planning & Administration
<b>6</b>	<b>Project Name</b>	Critical Repair Program
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Maintain Affordable Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Emergency repair program for eligible homeowners.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximatley 23 households will be served by the Critical Repair Program.
	<b>Location Description</b>	Scattered site throughout the City of Lancaster.
	<b>Planned Activities</b>	Emergency repairs in owner-occupied housing.
<b>7</b>	<b>Project Name</b>	ESG16 Lancaster City
	<b>Target Area</b>	LANCASTER CITY
	<b>Goals Supported</b>	Assist Homeless Persons
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	ESG: \$140,679
	<b>Description</b>	Lancaster City ESG Program
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 460 households will be served by Emergency Shelter & Rapid Rehousing programs.

	<b>Location Description</b>	Throughout Lancaster City
	<b>Planned Activities</b>	Emergency Shelter & Rapid Rehousing

## **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**

All funds will be used in the City of Lancaster. Projects that have direct beneficiaries will only served low- and moderate-income households, while other programs will provide CDBG funds only in low- and moderate-income areas of the City. The only exception is the vacant & blighted program which will expend funds to address blight on a spot basis.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
LANCASTER CITY	100

**Table 83 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Investing in the low- and moderate-income areas of the City is the highest priority in order to stabilize these neighborhoods. It is also imperative that low and moderate-income households receive assistance as to not increase their vulnerability.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The City of Lancaster works in coordination with the Lancaster County Coalition to End Homeless (LCCEH), which is the lead agency in charge of Lancaster's CoC. The LCCEH has established the HEADING HOME Ten Year Action Plan to Prevent and End Homelessness. The City coordinates its ESG funds with the goals and actions established in the plan. The City has consulted with the CoC regarding its 2015 ESG program.

The City is also involved in LCCEH boards and committees; employees attend the Homeless Service Providers Network meeting, the Continuum of Care Planning Committee and the LCCEH Leadership Council and Executive Committee. The City also meets with the lead agency, the Lancaster County Redevelopment Authority (recipient of entitlement ESG funds), and United Way (private funding provider) to coordinate efforts

### **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**

Homeless outreach workers provide street-based and shelter-based outreach to persons experiencing homelessness. These workers build relationships with persons experiencing homelessness and connect them with services. The Community Homeless Outreach Center (CHOC) is a daytime drop-in facility that provides showers, mailboxes, telephone and internet usage, and a variety of other services to persons experiencing homelessness. Outreach workers also build relationships with clients at CHOC and connect them with additional services.

Lancaster County began its coordinated assessment/single point of entry system, known as Community Homeless Assessment and Referral Team (CHART), in September 2013. CHART has contracted with United Way 211 to provide initial client screening into the single point of entry system. CHART workers are also mobile, allowing them to conduct face-to-face initial assessments to clients who are at emergency shelters, the daytime drop-in center, on the street or in other areas. Outreach Workers are also trained to conduct CHART assessments. This decreases the number of contacts a client must have in

order to be connected with services.

CHART does the following:

- Ensure that households at imminent risk of homelessness get the right services at the right time and at the right level;
- Provide a single, trusted access point individuals and families can turn to for homeless prevention services, assessment, light case management and referral to emergency housing and other services to help get back on their feet;
- Focus on diversion and prevention whenever possible with shelter entry only when no other option or resource is available;
- Recognize that a successful SPE is dependent upon full provider buy-in; must have sufficient housing specialists, diversion and rapid re-housing resources; and must include permanent housing resource identification/referral at point of entry.

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

The LCCEH continues to monitor the need of emergency and transitional housing. Emergency shelter that can be accessed by any family type is the highest priority to receive funding in 2016 because this is the biggest area of need in the community. Currently, only one shelter can accommodate and family type and keep them in the same living space.

**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**

Rapid re-housing services will be the primary method to make the transition to permanent housing and independent living for persons experiencing homelessness. Rapid re-housing will help chronically homeless individuals and families, families the children, veterans and their families to move out of homelessness and into permanent housing as quickly as possible. Tabor Community Services currently operates a rapid re-housing activity program "Shelter To Independent Living Program." This program is currently funded through Lancaster County CDBG public service dollars, other HUD funds and ESG funds.

The skills and disciplines taught through the provision of services as well and the resources identified in the individual Housing Plan will work to prevent formerly homeless persons from returning to

homelessness. Self sufficiency is also a primary goal of the program.

**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 CoC works with the Lancaster County Children and Youth Agency (CYA) who established the Independent Living (IL) Unit to ensure that youth aging out of foster care are not discharged into homelessness. The IL Unit offers education and supportive services for ages 16-21. Staff members facilitate weekly groups about daily living skills such as budgeting, employment, and cooking; including an advanced group to address specific needs of older IL youth. Community volunteers mentor youth for ongoing support as they access independent housing. Housing types include independent residences, resource homes, residential settings, and specifically developed IL programs with private community providers. Services provided as they exit care include assistance locating and maintaining housing and job search assistance. The aftercare specialist IL Coordinator locates housing through a number of strategies including identifying resources the youth already have, local affordable housing projects (HDC & Community Basics) and relationships with landlords and realtors. A financial assistance program assists youth in paying for housing until they build savings and maintain budgets. Collaborative stakeholders include Administration of PA Courts, CYA, Guardians Ad Litem, and OCYF, Boys Club and local housing providers

## **Discussion**

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

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The City of Lancaster continues to operate the Critical Repair Program and the Homeowner Rehabilitation Program. The programs provide eligible homeowners with zero interest loans (and some forgivable loans), to have work done to their property. These programs enhance the livability of the property and provide owners with an affordable method to make necessary repairs.

#### **Actions planned to foster and maintain affordable housing**

The City's Critical Repair Program, Homeowner Rehab Program, Lead Hazard Control Program and Healthy Homes Program all focus on maintaining owner occupied housing for households under 80% AMI. The City's Code Enforcement Program and Vacant Property programs also assist ensuring the maintenance of housing throughout the City. The City has also worked with local agencies to obtain State grant funds to administer facade repair programs. The City also works with SACA Development Corp. (a qualified CHDO) in their development of affordable housing, particularly in the South East area of Lancaster City, which has a concentration of minority and low-income households.

#### **Actions planned to reduce lead-based paint hazards**

The City of Lancaster continues to comply with all Federal regulations regarding lead-based paint (LBP). Most of the City's housing stock was, in fact, constructed prior to 1978. Therefore, the requirements of the federal rules constitute a serious matter (as well as financial burden) to the City. The rules address risk assessment, interim controls, and abatement, including the requirement that certain types of construction workers be certified in LBP practices. In addition, the City for several years has applied for and received funds from the Pennsylvania Department of Health to operate a program to address LBP hazards in homes throughout the City, known as the Lead Hazard Control Program (LHCP). This program is available to low- and very low-income homeowners within the City, who have children under the age of 6 residing or spending a significant amount of time at the property. The City's Rehabilitation Specialist conducts a risk assessment of the property and creates specifications to address any lead hazards in the property. Common repairs consist of replacing or stabilizing hazardous paint on windows, doors, baseboards, floors and other components, both interior and exterior.

Properties purchased with the financial assistance of the City's housing programs must have initial inspections for LBP hazards, and be cleared of all LBP hazards prior to issuance of a certificate of

occupancy.

### **Actions planned to reduce the number of poverty-level families**

One public (human) service activity benefiting lower-income persons will be financially supported with CDBG funds by the City of Lancaster in 2012. The Project is aimed at reducing the level of crime in City neighborhoods (the majority of which are located in Census Tracts occupied primarily by low- and very low-income persons).

Neighborhood Crime Reduction Project: The City Bureau of Police, located at 39 West Chestnut Street, will utilize Project funds to operate police activities on an overtime basis primarily in lower-income areas of the City. The CDBG allocation of \$120,000 will permit the Bureau to accomplish more in that the CDBG funds augment over \$435,000 in grant and general fund money, for a total overtime budget of approximately \$605,000. The objectives of the police activities are to reduce crime and improve the quality-of-life for residents in the many City neighborhoods.

Staffing for the Neighborhood Crime Reduction Project will require community relations personnel and officers from various divisions to volunteer to work overtime for the following component of this project. Street Operations Group (S.O.G.) involves officers from various divisions of the Bureau of Police working together under a "zero" tolerance philosophy to identify and apprehend individuals violating city ordinances or state laws. S.O.G. officers use statistical data, citizen complaints, neighborhood surveys and on-view violations to identify problem areas. S.O.G. details consist of 6 to 12 officers working 4 to 6 hour shifts during various times and days of the week.

The City has also created a Poverty Commission, which comprises of various social service agency leaders and community leaders. This commission, through four working groups, will create a plan to address poverty in Lancaster City.

### **Actions planned to develop institutional structure**

The City of Lancaster needs a strong, well-defined civic infrastructure in order to effectively plan for its future and to successfully implement those plans. Civic infrastructure can be defined as the capacity of the public, private, and non-profit sectors to sacrifice self-interest and work for the betterment of the entire community. In order to establish a strong, well-designed and well-developed infrastructure, it must be recognized that the City government alone cannot resolve all problems or provide all economic and social opportunities to reach established goals. Coalitions, partnerships, and networks that facilitate the exchange of information and ideas must be enhanced or formed among all sectors of the community.

The City supports the goal of a strong, well-defined civic infrastructure, and will attempt during FY 2016-2020 to achieve the following objectives to build, support, and improve the institutional structure in

Lancaster by doing the following:

- a) Strengthen existing public/private partnerships and create new ones to implement programs and deliver services of all types.
- b) Promote citizen participation as the cornerstone of every planning process.
- c) Create interactive community information systems at the City and neighborhood levels.
- d) Create community indicators and benchmarking programs to measure the success of public and private programs and policies.
- e) Provide public education and encourage public awareness regarding issues that affect all City residents, but primarily persons of low and very low income.
- f) Customize housing information and technical assistance.
- g) Maximize existing City programs that provide homeownership and rental assistance.
- h) Support advocacy and planning activities with organizations whose primary mission relates to the provision of housing for low- and very low-income households.

Staff participation on local committees and boards involved in community development provides input on community needs and a means to work toward better coordination of services for low- and very low-income residents. The Department of Economic Development and Neighborhood Revitalization will continue to be particularly involved in interagency efforts to strengthen the institutional structure for housing and economic development.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

City employees sit on various boards and committees. Many of these boards and committees contain members representing private housing and social service agencies, such as Lancaster Housing Opportunity Partnership, Lancaster County Behavioral Health and Developmental Services and the Lancaster County Coalition to End Homelessness. The City is also involved with the Spanish American Civic Association (SACA), a CHDO, which develops housing for low and moderate-income households. SACA also provides social services to seniors and others in the community and operates a workforce training facility.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	79.89%

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

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

See attachment.

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

The first week of September 2013, the Community Homeless Assessment and Referral Team, known as CHART, began implementation of the coordinated assessment system for those at risk of homelessness and those experiencing homelessness in Lancaster County. The system has continued to improve. A vulnerability index has been piloted for prioritization and is set to be put into use in 2016.

8. 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 City of Lancaster has partnered with the Lancaster County Housing & Revolopment Authority, the United Way of Lancaster and the Lancaster Coalition to End Homelessness in a joint application process. All of these agencies provide funds for homeless services in Lancaster. A single application was created to access all of these funds. The LCCEH GOvernance Board will be the panel reviewing grant applications and awarding funds. The City and other partners will work together to identify the most effecient and effective use of funds. Lancaster City Council will make final approval of all grants awarded using City ESG funds.

9. 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.

Formerly homeless individuals served on multiple committees for the LCCEH. These groups are consulted with in

10. Describe performance standards for evaluating ESG.

Agencies will be evaluated by the following metrics:

- 56% of clients access mainstream services
- 100% HMIS data accuracy
- Less than 5% of exits unknown
- Decrease length of stay in shelter or program (last year and current year)

- 70% of exits to permanent housing
- 77% of clients that moved into permanent housing remained in housing for at least 7 months
- 20% of clients have more income at exit than entry
- 70% of exits do Not return to homelessness in 12 months

## **Discussion**

## Appendix - Alternate/Local Data Sources