

FISCAL YEAR 2025

The City of Lancaster, Pennsylvania

ANNUAL ACTION PLAN

For the Program Year
January 1, 2025 to December 31, 2025

For Activities Funded by the Following Federal Program:
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Prepared for the Department of Housing and Urban Development (HUD)



**CITY OF
LANCASTER**

Department of Community Planning & Economic Development

Lancaster, Pennsylvania
Municipal Building
120 North Duke Street
Lancaster, PA 17602

www.cityoflanasterpa.gov

Danene Sorace, Mayor

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Lancaster, Pennsylvania anticipates an entitlement grant from the Department of Housing and Urban Development (HUD) in the amount of \$1,378,690 for the Community Development Block Grant (CDBG) program for Fiscal Year 2025. The City of Lancaster anticipates that it will fall below the minimum threshold to receive a Fiscal Year (FY) 2025 Emergency Solutions Grant (ESG) allocation due to HUD's formula allocation regulations. Therefore, this plan will primarily focus on how the City plans to utilize its reduced CDBG funding resources in 2025.

The City is tasked with leveraging this resource to create and foster a viable, resilient community to develop and implement mutually reinforcing approaches to providing housing, creating quality living environments, and expanding economic opportunities for the primary benefit of low- and moderate-income City residents and households. This plan will describe how the City of Lancaster will utilize this CDBG funding in its 2025 Program Year to further community development goals laid out in our 2021 - 2025 Consolidated Action Plan.

Contingency Provision Plan for the City of Lancaster

On January 14, 2025, the U.S. Department of Housing and Urban Development (HUD) issued Notice CPD-25-02 providing guidance on fulfilling citizen participation obligations while waiting for HUD to announce its FY 2025 Community Block Development Grants (CDBG) allocations for entitlement recipients.

Pursuant to this notice, the City of Lancaster may complete a draft 2025 Annual Action Plan with 30-days of citizen participation and comment so long as it states that the amount listed in the Annual Action Plan is an estimate based on previous funding trends and the 2025 Annual Action Plan's totals will be adjusted per the following contingency provisions once the actual allocation becomes known:

1. The 2025 Draft Annual Action Plan was created based on an estimated entitlement amount of \$1,378,690 with an additional estimated program income of \$25,000 for a total estimate of \$1,403,690 in CDBG funds for the City of Lancaster for FY 2025.
2. In the event of a decrease in entitlement funds:
 - A. Pursuant to 24 CFR 570.200(g), no more than 20% of the origin year entitlement may be expended for planning and program administrative costs.
 - i. Therefore, for every one dollar of decrease in entitlement funds, the 2025 CDBG Program Administration (Project 1) shall be decreased by 20 cents to a minimum of \$140,000.00.

- ii. Thereafter, for every one dollar of decrease in entitlement funds, the 2025 CDBG City Planning (Project 5) shall be decreased by 20 cents to a minimum of \$40,000.00
- B. Pursuant to 24 CFR 504.201(e)(1), the amount of CDBG funds used for public services shall not exceed 15% of each grant.
 - i. Therefore, for every one dollar of decrease in entitlement funds, the 2025 City Public Service Program (Project 9) shall be decreased by 15 cents to a minimum of \$25,000.
 - iii. Additional decreases in funding requiring a dollar-for-dollar decrease will be removed from the Affordable Housing Development Solutions (Project 7) allocation, as additional funds were recently reallocated to this project from previous fiscal years during a substantial amendment.
- 3. Anticipated allocation in the event of an increase in funds:
 - A. In response to recent community assessments and to meet ongoing community needs, 85% of all entitlement funds in excess of \$1,378,690 will be allocated to Affordable Housing Development Solutions (Project 7).
 - B. Also in response to recent community assessments and to meet ongoing community needs, an additional 15% will be allocated to the Critical Repair Program (Project 4).
 - C. The City of Lancaster reserves the right to assign excess funds less under the \$50,000 threshold to Public Services or Planning and Administration at the Mayor's discretion pursuant to the Citizen Participation Plan. The City of Lancaster will continue to foster community engagement regardless of which option is exercised.

2. Summarize the objectives and outcomes identified in the Plan

During its planning procedures for the 2021 – 2025 Consolidated Action Plan cycle, the City conducted community needs assessments to identify the City of Lancaster's priority community development needs through analyzing pertinent Census Data and contextual market conditions, conducting a needs assessment in collaboration with community stakeholders, service providers, experts, and by collecting input from community members to inform its programmatic approach to utilizing its Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) annual entitlement allocations. Based on its analysis of these data sources, the City has determined that its direct CDBG entitlement and HOME funds (as allocated and administered in collaboration with the County) will be directed toward accomplishing the following primary objectives during 2025:

- 1. Maintain Affordable, Good Quality Housing;
- 2. Increase Affordable Housing Opportunities;
- 3. Promote Neighborhood Quality of Life;
- 4. Expand Economic Opportunities; and
- 5. Support Homelessness Services.

3. Evaluation of past performance

The City's 2024 Consolidated Annual Performance Evaluation Report (CAPER) was used as an evaluation of past performance to assist the grantee in determining its projects and goals for the 2024 Program Year. As a result of this assessment, the City concluded that it has achieved programmatic success in implementing past projects and activities to the benefit of a predominately low- and moderate-income population within the scope of the available resources. As such, it will continue to provide HUD-supported assistance to these projects in 2025. Additionally, the City also reallocated resources via substantial amendments from its combined 2021-2025 Consolidated Plan and 2021 Annual Action Plan, its 2022 Annual Action Plan, its 2023 Annual Action Plan, and its 2024 Annual Action Plan in 2024 from capped administrative and service categories to unrestricted categories to meet ongoing and growing community needs.

4. Summary of Citizen Participation Process and consultation process

The City plans to engage in an extensive citizen participation and consultation process for the formulation of its 2025 Annual Action Plan.

1. March 27, 2025: CAPER Presentation – The City of Lancaster hosted its 2024 Consolidated Annual Performance Evaluation (CAPER) public forum on Thursday, March 27, 2025 at 12:30 PM in City Council Chambers at 120 N. Duke Street, Lancaster, PA 17602. The City of Lancaster received no public comments about the content of the CAPER.
2. April 22, 2025 to May 27, 2025: Annual Action Plan Comment Period – during this time, the City of Lancaster will provide the community with a digital copy of its draft 2025 Annual Action Plan on its website and with a printed copy at its public ADA-accessible entrance at City Hall at 120 N. Duke Street, Lancaster, PA 17602. This public comment period will be advertised in the local newspaper of general circulation, on the City's website, and on the City's "Engage Lancaster" platform. Translation services are available to individuals who do not speak or read English.
3. May 27, 2025: City of Lancaster's Community Development Administrator will host an hour-long interactive presentation to introduce its 2025 Annual Action Plan to the general public in the City's Council chambers. This forum will offer an in-person and virtual opportunity for community members to ask questions and provide feedback on the plan, which will be published on the City of Lancaster's website and in print. Translation services are available for individuals who have hearing difficulties and for individuals who do not speak or read English.
4. June 2, 2025: City Council Committee Meeting – during this meeting, the City of Lancaster's Department of Community Planning & Economic Development (CPED), which administers the City's Community Planning & Development (CPD) grant portfolio, will present its FY 2025 Annual Action Plan strategy to City Council and the general public in attendance both in-person and virtually. The meeting will be recorded so that it may be replayed for those who are unable to watch it streaming live. Public and Council comments received during this session will be detailed in Section 5, Summary of Public Comments.
5. June 10, 2025: CPED will formally put forth its 2025 Annual Action Plan for City Council resolution for Council approval and adoption. The meeting will be open to the public.

6. **[DATE TBD]**: Joint City/County 2025 Annual Action Plan Public Meeting: the City of Lancaster will co-host a public meeting to review its 2025 Annual Action Plan and collect public feedback in connection with the County. This meeting will be hosted both in-person and virtually. Comments and materials from this meeting will be made available on the County's website.

5. Summary of public comments

TBD

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

TBD

7. Summary

Please see above for respective Citizen Participation Process summaries.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		LANCASTER	
CDBG Administrator	LANCASTER		Community Planning and Economic Development
HOPWA Administrator			
HOME Administrator			
ESG Administrator	LANCASTER		Community Planning and Economic Development
HOPWA-C Administrator			

Table 1 – Responsible Agencies

Narrative

N/A

Consolidated Plan Public Contact Information

Jennifer Rummel, Community Development Administrator, jrummel@cityoflanasterpa.gov

Rebecca Geiser, Deputy Director of Health, Housing and Community Development, rgeiser@cityoflanasterpa.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In order to ensure that we are capturing a comprehensive picture of the community's needs, the City and County are collaborating to conduct consultations with relevant services providers and organizations to identify community needs and gaps within Lancaster to help inform our respective Annual Action Plans to utilize Fiscal Year 2025 entitlement funding from the Department of Housing and Urban Development (HUD).

A summary of the consultations conducted is provided in the Table below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Lancaster is a member of the Lancaster County Homelessness Coalition, which is comprised of over 60 partners representing faith-based organizations, housing providers, private and governmental health providers, mental health providers, and social services providers. City staff are active participants on the Steering Committee and other Coalition committees; the groups and committees 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.

City staff also work closely with other agencies through service provider networks such as the Coalition for Sustainable Housing, the Homeless Outreach Network, the Eviction Prevention Network, and Tenfold's Housing Rights and Resource Center (HRRRC). Finally, our Bureau of Health works in collaboration with the local hospital. All of these partnerships enhance coordination of multidisciplinary services through their collaborative efforts to serve residents in the City.

Additionally, the CDBG-supported Health and Housing Social Worker works between public and private housing and health providers to connect City residents with safe, quality, and affordable housing opportunities. Also, the Office of Lead Safety partners with housing providers and health agencies to improve housing conditions and reduce hazards detrimental to public health.

These efforts enhance coordination to better serve the housing needs of Lancaster City residents.

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

The Lead Agency of the Continuum of Care (PA-510) is the Lancaster County Homelessness Coalition, hosted by the Lancaster County Housing and Redevelopment Authorities. City representatives serve on the Coalition's Steering Committee and the Joint Funders Committee. The Coalition works with service providers to improve housing stability among chronically homeless individuals and families through emergency shelter, transitional housing, permanent supportive housing, and other supportive services.

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

All ESG funds are allocated and awarded in coordination with the CoC through a Joint-funding process. We utilize the CoC's performance standards and policies and incorporate them into the City's ESG-funded subrecipient contract terms and conditions. City staff through participation in the CoC's Joint Funder's Committee have supported the ongoing development and evaluation of grant and program management procedures. The City, County, United Way and Lancaster County Homelessness Coalition serve as the lead agencies in creating a joint application for service programs. This coordination between the lead agencies greatly increases efficiency and effectiveness in the delivery of services and avoids the duplication of services and funding. The City and County jointly solicit, review, and approve grant applications for eligible projects and activities assisted by ESG funds. While the City does not directly fund HMIS administration, the City requires HMIS participation through its contractual agreements and supports the CoC in overall adherence to HMIS policy and procedures.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Redevelopment Authority of the County of Lancaster
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City and the Lancaster County Redevelopment Authority coordinated their planning strategies for CDBG, ESG, and HOME funding utilization in 2025. They will continue to coordinate programs and projects via monthly collaborative work sessions.

2	Agency/Group/Organization	City of Lancaster
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Civic Leaders

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City and County of Lancaster Community Development staff consulted with the Bureaus of Planning, Police, Property Maintenance and Housing Inspections, Office of Lead Safety, and the Department of Public Works to identify needs and gaps within the City's affordable housing market, public policies, social service delivery mechanisms, lead safe practices and housing goals, and public infrastructure. This process helps the City better understand its needs and enhances intra-departmental coordination to ensure effective and compliant utilization of grant funding and proactive troubleshooting of potential challenges. Furthermore, the City of Lancaster has selected an internet service provider, Shentel Communications, through a competitive process to be our municipal broadband partner that will build on existing City-owned fiber to ensure 100% coverage for residential broadband services, including a net no cost option for qualifying households. Shentel plans to commence design and construction immediately upon execution of the final agreement. Shentel will lease, maintain and operate existing City-owned fiber, install additional fiber, and ensure the funding, design, installation, operation and maintenance necessary to deliver universal, equitable broadband services. As well, the City will leverage fiber investments for government use.</p>

3	Agency/Group/Organization	REDEVELOPMENT AUTHORITY OF THE CITY OF LANCASTER
	Agency/Group/Organization Type	Housing Services - Housing Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TBD pending updated consultation.

4	Agency/Group/Organization	United Way of Lancaster County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TBD pending an updated consultation.

5	Agency/Group/Organization	Lancaster County Coalition to End Homelessness
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County led the consultation with the CoC, which was conducted in-person. Areas for improved coordination include increasing collaboration among providers in the field and improving communication. Some barriers to the work of the coalition which the authority is coordinating to overcome include increasing capacity through the development of new facilities and increasing the availability of affordable housing.
6	Agency/Group/Organization	COMMUNITY ACTION PARTNERSHIP OF LANCASTER COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services – Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TBD pending an updated consultation.
7	Agency/Group/Organization	YWCA Lancaster
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services – Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YWCA was consulted virtually. Staff of the YWCA identified the following areas for improved coordination: data sharing and using the YWCA published County-Wide disparities to inform program management and services. YWCA staff noted that communication has improved over the past year, and that the facility has received a variety of support from the Authority, County, and City for its housing programs.
8	Agency/Group/Organization	Lancaster City Housing Authority
	Agency/Group/Organization Type	Housing PHA Services – Housing Services – children Services – elderly persons Services – persons with disabilities Services – employment Services – fair housing Agency – flood prone areas Other government – state Other – affordable housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Homeless Needs veterans Homeless needs – unaccompanied youth

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LCHA was consulted in an effort to enhance collaboration and coordination between the City and the PHA and to better understand the challenges the organization is facing in its provision of Public Housing. The Lancaster City Housing Authority was consulted virtually. LCHA commented on the benefits of a growing relationship with the City of Lancaster. As a critical part of the housing solutions system and economic development within the City of Lancaster, LCHA believes that increased communication and inclusion in housing and homelessness needs discussions and funding opportunities would result in better program and service development.
9	Agency/Group/Organization	Lancaster General Health
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City and LGH work closely together to raise awareness around and address adverse lead-induced health outcomes for young children living in aging housing stock. Proactive property maintenance and code enforcement can help to reduce lead poisoning risks and address lead in properties. The City's Lead Hazard Control Program has incorporated elements community engagement and education within its Lead-based Paint Strategy and will continue to engage the community in lead-focused outreach in 2023.
10	Agency/Group/Organization	Lancaster Emergency Medical Services Association
	Agency/Group/Organization Type	Health Agency Agency - Emergency Management

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lancaster EMS (LEMSA) was consulted virtually. Increased coordination for services related to community paramedicine for those who are chronically homeless and in need of medical or mental health interventions or services is needed between the City, County, and organization.
11	Agency/Group/Organization	ASSETS, LANCASTER
	Agency/Group/Organization Type	Services-Education Services-Employment Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ASSETS was consulted virtually. Areas identified for increased coordination were engagement and educational opportunities which allow for a discussion of work and needs of small business owners and entrepreneurs in the City and County.
12	Agency/Group/Organization	Lancaster Food Hub –
	Agency/Group/Organization Type	Services – Housing Services – homeless Other – food, clothing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Homelessness strategy Homelessness needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TBD pending an updated consultation.
13	Agency/Group/Organization	Tenfold
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Tenfold was consulted with the aim of sorting through the hindrances of service delivery and identifying areas of greatest need in serving the homeless population. Tenfold was consulted virtually by representatives from the County and City. The majority of the discussion was centered around the increased need for fair housing services over the past year over 20 fair housing complaints were filed on behalf of city and county residents and the majority of complaints were related to discrimination based on disability status. Housing affordability is also a major issue with many calls received trying to locate affordable units that are also accessible. After the end of the Emergency Rental Assistance Program a lack of funding for eviction prevention has been a big challenge as well and has lead to an increased number of calls. Tenfold staff also discussed the potential for improving coordination through partnering with the county and city on workshops for their monthly housing forums and working to expand municipal outreach around fair and affordable housing at the county level.</p>

14	Agency/Group/Organization	SACA (Spanish American Civic Association for Equality, Inc.) and SACA Development Corporation
	Agency/Group/Organization Type	Services - Housing/Economic Development Services-Substance Use Disorder Services -Health Services-Education Services-Employment Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The president of SACA was consulted virtually. Housing and human (social) services were identified of key areas of need for the community, with suggestions of increasing the level of communication and coordination across organizations to build capacity to address persistent problems and create a more efficient way to deliver services. A need for increased communication about a county-wide affordable housing strategy was also noted, current discussions focus mainly on the City.
15	Agency/Group/Organization	LANCASTER COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County Housing Authority is a department of the Redevelopment Authority of the County and was consulted in person. Areas for improved coordination include increased information sharing and collaboration on trainings and programs to help support affordable housing service provision.
16	Agency/Group/Organization	Lancaster City Police Bureau - Social Worker
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Publicly Funded Institution/System of Care Other government – Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Police Social Worker was consulted virtually and indicated observing a need in mental health wrap-around services, affordable housing, social service hubs, and support services in the community.

17	Agency/Group/Organization	Landis Place on King
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Landis Place Communities was consulted virtually. The Director indicated a need for low and middle-income housing for residents over 55 years of age with adequate funding to allow for safe and affordable housing for seniors. Landis advised that the County and City can improve coordination by asking for proactive input and feedback; they have years of experience and valuable data to share to help improve affordable housing development and provision.
18	Agency/Group/Organization	Lancaster County Office of Aging
	Agency/Group/Organization Type	Services - Elderly Persons Services - Housing Other Government - County
	What section of the Plan was addressed by Consultation?	Non-housing special needs Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TBD pending consultation.
	Agency/Group/Organization	Partners with Purpose

19	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – elderly persons Services – people with disabilities Services – fair housing Other – affordable housing Other – project based housing
	What section of the Plan was addressed by Consultation?	Housing needs assessment Public housing needs Homeless needs – families with children Homeless needs – veterans Homeless needs – unaccompanied youth Lead-based paint strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partners with Purpose (PWP) was consulted virtually. The organization has a strong history of exchanging referrals with other local organizations to direct people in need to the organization that can best address their needs. The director indicated an increased need for communication with the City of Lancaster and other community partners in the areas of housing needs assessments, public housing needs, emergency housing, potential property availability, and funding opportunities.

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

All relevant organizations and agency types were consulted during the City and County's joint consultation process for our 2025 Annual Action Plan.

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 Homelessness Coalition	Both plans support Homelessness Services through furthering the provision of emergency shelter, rapid rehousing, street outreach, coordinated assessment in collaboration with the Coalition.
City of Lancaster's Interim Housing Strategy	City of Lancaster	Both plans are focused on improving and preserving the quality, safety, and affordability of City housing stock and increasing the number of affordable housing units for low- and moderate-income residents.
Building on Strength	Lancaster City Alliance	Both plans identify a need for affordable and mixed-income housing development and more efficient transportation options for travel within City. The plans also support programming promoting entrepreneurship and creating equitable job opportunities through education and resource access while fostering an environment where small businesses can thrive.

Table 3 - Other local / regional / federal planning efforts

Narrative

N/A

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

A legal advertisement was placed in the Lancaster Newspaper on **April 22, 2025** announcing a minimum 30+ day public comment period through **May 28, 2025**. A public meeting **will be held on May 27, 2025** at **12 noon** and was announced via Lancaster Online and in a newspaper advertisement on **May 22, 2025** and subsequently advertised on the City's website.

The 2025 AAP is available on the City's website and its Engage Lancaster community engagement forum. All comments received are detailed in Section AP-05, Part 5. and have been considered in the final version of the plan.

The City is committed to developing processes and procedures that effectively engages the public and accurately garners public concerns and comments.

Feedback garnered through this year's participation process generally reinforced the validity of the City's current community development goals and will also help inform and impact goal-setting within the City's forthcoming 2026 - 2030 consolidated planning processes.

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	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>The City of Lancaster hosted a public meeting to review its 2024 CDBG performance accomplishments through the CAPER evaluation process. The public meeting was advertised in the local newspaper, the LNP, via public legal notice and commenced at 2:00 PM on March 27, 2025.</p>	None	None	n/a
2	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Posting in Lancaster's newspaper of general circulation</p>	TBD	TBD	

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	Internet Outreach	Residents of Public and Assisted Housing	Posting on City's website	TBD	TBD	TBD
2	Internet Outreach	Non-targeted/broad community	City's Engage Lancaster platform	TBD	TBD	TBD
3	Internet Outreach	Non-targeted/broad community	Posting on City's website – any updates to adjustments upon announcement of actual allocation	TBD	TBD	TBD (will be livestreamed)
4	Public Meeting	Non-targeted/broad community	May 27th Public Hearing – Public forum	TBD	TBD	TBD (will be livestreamed)
5	Public Hearing	Non-targeted/broad community	City Council Committee Public Hearing	TBD	TBD	TBD (will be livestreamed)
6	Public Hearing	Non-targeted/broad community	1 City employee, 2 community members	TBD	TBD	TBD (will be livestreamed)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Lancaster will utilize the following resources to provide financial assistance and support in furthering its five (5) primary community development goals and objectives in 2025:

1. Maintain Affordable, Good Quality Housing
2. Increase Affordable Housing Opportunities
3. Promote Neighborhood Quality of Life
4. Expand Economic Opportunities
5. Support Homelessness Services

In 2025, the City anticipates it will have \$1,476,253 in CDBG funding available for allocation. This total includes its FY2025 entitlement allocation as well as the program income it anticipates it will receive in 2025. **Please see the City of Lancaster's Contingency Provision Plan under AP-05**

for more details about adjustments that will be made in the event that the award amount varies greatly from that anticipated allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,378,690.00	25,000.00	0.00	1,403,690.00	1,403,690.00	2025 Entitlement Amount and estimated 2025 Program Income. This year is the final year of our 2021-2025 Con Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0.00	0.00	0.00	0.00	0.00	Projecting \$0 in ESG funding for the remainder of the Con Plan due to current allocation trends.

Table 5 - 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 City continues to utilize Federal CDBG funding to leverage private, state, and local funding sources. CDBG funds support a variety of programs that have other sources of funding. For example, the Place-Based Streetscape Improvements program uses state grant funds such as the Keystone Grant and the City Capital Improvement funds to support the installation of ADA-ramps in low-to-moderate income neighborhoods. The 2025 CDBG allocation will support the Critical Repair Program and the administration of the Critical Repair & Lead Hazard Control Program. This funding will help leverage the City's \$2M Healthy Homes Production Grant and a \$7.75M Lead Hazard Reduction Grant from HUD to address lead paint hazards and address other housing related health hazards to deliver a holistic and impactful approach to strengthen the City's affordable housing stock and resident wellbeing. The City of Lancaster's internal operating funds will cover the costs of

several programs including the Proactive Housing Code Enforcement Program (43% is funded with CDBG dollars), the Neighborhood Crime Reduction through Police Social Workers Program (only 8% is funded with CDBG dollars), the Public Health Services and Community Health Promotion Service (only 8% is funded with CDBG dollars), and the Public Service City Project Manager (DoNE).

The CDBG funds used for the Small Business Development (Microenterprise 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 Services Program also receives private funds, in addition to state and local funds, and County CDBG assistance.

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

Publicly owned property will be used to host several core programs that directly address the needs identified in this plan; specifically, City Hall (120 North Duke Street - owned by the City of Lancaster) hosts the City's Proactive Housing Enforcement Programs, Critical Repair Program, Lead Hazard Control Program, the Place-Based Streetscape Improvement management, the Health and Housing Social Worker, and Community Development staff. Further, the Bureau of Police will continue to be used to host the Police Social Worker Program.

Discussion

N/A

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	Maintain Affordable, Good Quality Housing	2021	2025	Affordable Housing	LANCASTER CITY	Maintain Affordable, Good Quality Housing	CDBG: \$599,000	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 600 Household Housing Unit
2	Increase Affordable Housing Opportunities	2021	2025	Affordable Housing	LANCASTER CITY	Increase Affordable Housing Opportunities	CDBG: \$169,690	Homeowner Housing Rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Neighborhood Quality of Life	2021	2025	Non-Housing Community Development	LANCASTER CITY	Promote Neighborhood Quality of Life	CDBG: \$402,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 105 Households Assisted WHAT MEASURE SHOULD WE INCLUDE FOR NEW HEALTH PROMOTION ACTIVITY? TBD
4	Expand Economic Opportunities	2021	2025	Non-Housing Community Development	LANCASTER CITY	Expand Economic Opportunities	CDBG: \$20,000.00	Businesses assisted: 20 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Services	2021	2025	Homeless	LANCASTER CITY	Support Homeless Services	CDBG: \$.00 ESG: \$.00	Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain Affordable, Good Quality Housing
	Goal Description	The City is dedicated to maintaining affordable, good quality housing for all of its residents, particularly those with low- and moderate-incomes. In 2025, this housing goal will continue to be carried out through the City's Proactive Housing Code Enforcement Program, Critical Repair Program, and the administration of the Critical Repair and Lead Hazard Control Programs. These programs have served the community and made significant impact to the improvement of its affordable housing stock, health, and wellbeing over the course of many years. They are a strength in the City's programming and continuing to support them with CDBG dollars is in the community's best interest.

2	Goal Name	Increase Affordable Housing Opportunities
	Goal Description	The City is committed to exploring and investing in opportunities to increase affordable housing opportunities for its residents. In 2025, the City will continue to leverage funding from various Federal, state, and local sources to develop and implement community-oriented solutions to the City's affordable housing shortage. Solutions may include, but are not limited to, construction of new housing, acquisition, and/or rehabilitation of existing housing for sale or rent to low- and moderate-income households, and/or homeownership assistance to create affordable housing opportunities for eligible City households with low- and moderate-incomes.
3	Goal Name	Promote Neighborhood Quality of Life
	Goal Description	In 2025, the City will continue to further its objective to promote and improve neighborhood quality of life for all of its residents through developing a well-rounded, resident-lead strategy to address the myriad of factors creating inequitable living conditions by implementing and funding neighborhood-centric programming to sustain a strong livelihood for its residents. The City's current strategies include the Place-based Streetscape Improvement Program, the Fair Housing Services Program, and funding multilevel public service programs such as the Department of Neighborhood Engagement's Project Manager Program, the Neighborhood Crime Reduction through Police Social Worker Program, and the Health & Housing Social Worker programs.
4	Goal Name	Expand Economic Opportunities
	Goal Description	The City recognizes that an essential aspect of a healthy community is economic wellbeing. As such, it is continuing to use CDBG to create economic opportunities for its residents by funding sustainable projects and businesses that empower our community with the resources, knowledge, and education to build and achieve financial stability through the Small Business Development Program.
5	Goal Name	Homeless Services
	Goal Description	The City is dedicated to supporting individuals experiencing homelessness by providing solutions that include outreach, emergency shelter, and rapid rehousing support services. As the City did not receive an ESG allocation this year, this goal will be supported by an external collaboration with the Lancaster County Continuum of Care and Homelessness Coalition and will also pursue alternative funding opportunities through the Pennsylvania Department of Community and Economic Development (DCED).

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City plans to implement the following projects in 2025, which have been designed to fit within the goals, objectives, and needs identified within its 2021 - 2025 Five-Year Consolidated Action Plan.

#	Project Name
1	2025 CDBG Program Administration
2	2025 Fair Housing Services Program
3	2025 Critical Repair and Lead Hazard Reduction Program Administration
4	2025 Critical Repair Program
5	2025 City Planning
6	2025 Proactive Housing Code Enforcement
7	Increase Affordable Housing Opportunities
8	2025 Place-based Streetscape Improvements
9	2025 City Public Service Program Management
10	2025 Crime Reduction Through Police Social Worker Program
11	2025 Health and Housing Social Worker Program
12	2025 Small Business Development (Microenterprise Development)
13	2025 Public Health Services and Community Health Promotion

Table 7 – Project Information

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

In 2025, the City will allocate 50.31% of its non-administrative CDBG FY 2025 allocation funding towards maintaining affordable, good quality housing, 1.68% towards, increasing affordable housing opportunities, 46.33% toward improving neighborhood quality of life and 1.68% toward expanding economic opportunities. These percentages are designed to reflect our findings from community needs assessments consistently identifying housing as the City's most pressing need and our 2021 community priority poll in which community members weighed in on what priority needs they felt needed to be addressed in order for our community to thrive.

AP-38 Project Summary
Project Summary Information

1	Project Name	2025 CDBG Program Administration
	Target Area	LANCASTER CITY
	Goals Supported	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life Expand Economic Opportunities
	Needs Addressed	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life Expand Economic Opportunities
	Funding	CDBG: \$104000
	Description	This project will cover the direct and indirect administrative costs of administering the CDBG program. Costs include salaries, fringes, space rental, audit costs, office supplies, and other administrative costs.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Planning & Admin activity - not applicable.
	Location Description	City of Lancaster, Pennsylvania
	Planned Activities	See description.
2	Project Name	2025 Fair Housing Services Program
	Target Area	LANCASTER CITY
	Goals Supported	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life Homeless Services
	Needs Addressed	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life Support Homeless Services
	Funding	CDBG: \$20,000.00

	Description	In 2025, the City of Lancaster will continue to support the Fair Housing Services Program. This program receives CDBG Administrative funds to address impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice. The Fair Housing Services Activity promotes the provision of fair and equal housing opportunities in the City of Lancaster regardless of a person's race, color, religion, age, sex, ancestry, national origin, disability, or familial status in accordance with City, County, State, and Federal Fair Housing and Landlord Tenant laws. This will be accomplished through education, outreach, training and technical assistance to address impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice. In 2025, \$20,000 of the City's CDBG dollars will be committed to help fund this program from July 1, 2025 to June 30, 2026. Through this project, Tenfold's Housing Rights and Resources Center (HRRC) will further Lancaster's fair housing provision by providing education, mediation, outreach efforts, and support services to landlords and tenants in relation to Fair Housing law and landlord/tenant issues to eliminate barriers to fair housing opportunities in the area.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	At least 80 rental households at risk of eviction or in conflict with their landlord will benefit from this activity through outreach, education, mediation, and resolution efforts relating to Fair Housing rights and responsibilities.
	Location Description	Tenfold's Housing Rights and Resource Center (HRRC) and other community locations within the City of Lancaster as needed during project implementation.

	Planned Activities	<p>The City anticipates that Tenfold will undertake the following activities, at a minimum, to affirmatively further fair housing in the City:</p> <ol style="list-style-type: none"> 1. Provision of two (2) Fair Housing trainings in partnership with PHFA and other agencies. 2. Creation and distribution of a digital bi-annual publication that contains Fair Housing information. 3. Provision of technical assistance on Fair Housing issues including facilitating mediations and submission of Fair housing complaint questionnaire to the proper city and/or state enforcement entities. 4. Distribution of the Landlord & Tenant Guide in print and electronically. 5. Provision of consultation and advocacy on issues related to Fair Housing and its close relationship to Landlord/Tenant issues. 6. Consultation and collaboration with City and State Fair Housing enforcement entities 7. HRRC is working with local disability organizations to explore creation of housing opportunities that will increase housing choice for this community. 8. Provision of informational presentations on Section 811 Project Rental Assistance (a program developed to provide low to moderate income individuals with disabilities access to quality housing) to City housing providers as a viable option of expanding/increasing the availability of 811 units throughout the city. 9. Hosting of one (1) Housing Summit providing fair housing information, in partnership with local agencies – format and date TBD. 10. Provision of Fair Lending information to consumers through homebuyer classes. 11. Hosting of one (1) Fair Lending network event for City lending institutions – format and date TBD. 12. Working with local immigrant and resettlement organizations to ensure these populations understand their fair housing rights and that their rights are not being infringed upon. 13. Distribution of the Landlord & Tenant Guide in print and electronically in multiple languages. 14. Utilization of telephonic language lines to serve consumers with varying language needs. 15. Utilization of American Sign Language (ASL) video interpreting service for consumers in need of this service.
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3	Project Name	2025 Critical Repair and Lead Hazard Reduction Program Administration
	Target Area	LANCASTER CITY
	Goals Supported	Maintain Affordable, Good Quality Housing
	Needs Addressed	Maintain Affordable, Good Quality Housing
	Funding	CDBG: \$110,000.00
	Description	<p>This project will help cover administrative costs of the City Lead Hazard Control Program and Critical Repair Program in 2025. The City's Lead Hazard Control Program provides risk assessments and financial assistance to income-qualified homeowners for the purpose of reducing or eliminating lead hazards. The work performed is determined by the results of the Risk Assessment and may include repairs to items such as doors, windows, and floors. Licensed and certified contractors will use interim controls and abatement methods when performing the work. The program does not make the property lead-free, instead the property will be considered lead safe. The City of Lancaster will successfully make 435 housing units lead-safe over a 60-month period. The Healthy Homes Supplemental Funding also enables the City to address other health hazards; such as radon, mold, and tripping hazards; in a targeted 120 homes. The Critical Repair program provides financial and technical assistance for the critical repairs of eligible, owner-occupied, single family housing units in the City of Lancaster. Financial assistance provided to very-low and low-income residents will be provided in the form of a grant. Often, eligible properties are identified through the Lead Hazard Reduction Program applicants. Office of Healthy Homes staff and/or a City Inspector inspect each property to determine the severity. Types of repairs may include: water heaters, broken sewer pipes, non-operable furnaces, roof repair/replacement, structural problems, plumbing and/or, electrical.</p>
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The Critical Repair Program will assist at least 10 low- and moderate-income, owner-occupied, single-family households in the City of Lancaster.
	Location Description	City of Lancaster, PA

	Planned Activities	Administration of the Critical Repair and Lead Hazard Control Programs in accordance with 24 CFR 570.202(b)(9). Program delivery costs may include staff, other direct costs, and service costs directly related to carrying out housing rehabilitation activities.
4	Project Name	2025 Critical Repair Program
	Target Area	LANCASTER CITY
	Goals Supported	Maintain Affordable, Good Quality Housing
	Needs Addressed	Maintain Affordable, Good Quality Housing
	Funding	CDBG: \$150,000.00
	Description	In 2025, the City will continue to provide CDBG funding to support its Critical Repair Program. The Critical Repair program provides financial and technical assistance for the critical repairs of eligible, owner-occupied, single family housing units in the City of Lancaster. Financial assistance offered to very-low and low-income residents will be provided in the form of a grant. Frequently, eligible properties are identified through the Lead Hazard Reduction Program applicants. Bureau of Lead Safety and Community Development staff and/or a City Inspector will inspect each property to determine the seriousness and provide advisement regarding the critical repairs necessary to rectify health and safety concerns. All repairs need to be deemed as an emergency by the inspector. Types of repairs may include but are not limited to the following: water heaters, broken sewer pipes, non-operable furnaces, roof repair/replacement, structural problems, plumbing and/or, electrical repairs.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The Critical Repair Program will assist at least 10 low- and moderate-income, owner-occupied, single-family households in the City of Lancaster.
	Location Description	Any eligible property in the City of Lancaster, PA.
	Planned Activities	<ul style="list-style-type: none"> • Financial and technical assistance for the critical repairs of eligible, owner-occupied, single family housing units in the City of Lancaster. • All repairs need to be deemed as an emergency by the inspector. • Types of repairs may include the following: water heaters, broken sewer pipes, non-operable furnaces, roof repair/replacement, structural problems, plumbing and/or, electrical.

5	Project Name	2025 City Planning
	Target Area	LANCASTER CITY
	Goals Supported	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life Expand Economic Opportunities
	Needs Addressed	Maintain Affordable, Good Quality Housing Increase Affordable Housing Opportunities Promote Neighborhood Quality of Life
	Funding	CDBG: \$59,000.00
	Description	The purpose of this project is to support the City in conducting planning activities which may consist of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement resultant plans in accordance with 24 CFR 570.205.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Planning & Admin Activity
	Location Description	City of Lancaster, PA
	Planned Activities	Eligible planning activities in accordance with 24 CFR 570.205 with a demonstrated need.
6	Project Name	2025 Proactive Housing Code Enforcement
	Target Area	LANCASTER CITY
	Goals Supported	Maintain Affordable, Good Quality Housing
	Needs Addressed	Maintain Affordable, Good Quality Housing
	Funding	CDBG: \$319,000.00

	Description	The Proactive Housing Code Enforcement Program is designed to improve the health and safety conditions of City homes to prevent deterioration of the City's housing stock, to help maintain affordable, good quality housing, and to stop the spread of blight, particularly in areas principally occupied by low-income persons through proactive complaint-based code enforcement actions. The City has committed \$319,000 of its 2025 CDBG dollars to help fund this program which will also leverage City general fund dollars, allowing this activity to continue to operate proactively to address the City's critical health-related housing issues. In 2025, this service will contribute to the preservation and improve the quality of affordable housing with a focus on homes in low and very-low-income census tracts in some of City's income-constrained areas such as Census Tracts 9, 8, 10, 14, and 147.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 rental households will see proactive code enforcement benefits and be brought sufficiently up to the City's code enforcement standards through this activity.
	Location Description	60% of the proactive housing code enforcement work carried out by the City's Bureau of Property Maintenance and Housing Inspections in Code Inspector Sectors 3, 4, 5, 6, 7, 8, 9, and 10 will be supported through this CDBG funding.
	Planned Activities	Proactive code enforcement activities through predominately complaint-based rental inspections that result in the remediation of violations in order to improve the health and safety of the City's affordable housing stock and adhere to the City's housing code as allowable under 24 CFR 570.202
7	Project Name	Increase Affordable Housing Opportunities
	Target Area	LANCASTER CITY
	Goals Supported	Increase Affordable Housing Opportunities
	Needs Addressed	Increase Affordable Housing Opportunities
	Funding	CDBG: \$20,000

	Description	The City is prioritizing increasing affordable housing for its community members leveraging all resources available. The City has allocated \$20,000 in CDBG entitlement funding to use for furthering this effort in 2024, which will help supplement \$311,156 in remaining 2023 and 2024 CDBG entitlement funding allocated to this project to help strengthen impact. In 2025, the City plans on utilizing a competitive process seeking eligible affordable housing development projects that may include activities such as construction of new housing, homeownership assistance, and acquisition and/or rehab of existing housing, for the purposes of increasing affordable housing opportunities for low- and moderate-income residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The City will determine this metric as a result of the outcomes of the competitive proposal process to determine suitable and eligible housing projects. Likely at least 4 homeowner housing units will be rehabilitated through this activity.
	Location Description	Scattered sites across the City of Lancaster
	Planned Activities	TBD.
8	Project Name	2025 Place-based Streetscape Improvements
	Target Area	LANCASTER CITY
	Goals Supported	Promote Neighborhood Quality of Life
	Needs Addressed	Promote Neighborhood Quality of Life
	Funding	CDBG: \$220,000
	Description	In 2025, CDBG entitlement funding will be allocated to support the City's Place-Based Streetscape Improvement Program which installs, improves, and repairs streets, street drains, storm drains, ADA curbs and gutters, sidewalks, crosswalks, streetscapes, and traffic lights/signs in neighborhoods where 51% or more of the residents are low- or moderate-income in an effort to improve and promote neighborhood quality of life and increase the economic viability and livability of socioeconomically disadvantaged areas of the City.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Activities supported by this project will serve a predominantly low- and moderate-income neighborhood of 500 households.
	Location Description	City of Lancaster, PA
	Planned Activities	Specific planned activities include eligible street improvement work supporting: 1. ADA Curb Improvements and Installation in LMI neighborhoods
9	Project Name	2025 City Public Service Program Management
	Target Area	LANCASTER CITY
	Goals Supported	Promote Neighborhood Quality of Life
	Needs Addressed	Promote Neighborhood Quality of Life
	Funding	CDBG: \$44264
	Description	This project is designed to support the Department of Neighborhood Engagement (DoNE) in their efforts to improve the quality of life for our community through collaboration and the development of well-rounded, resident-lead strategies and increased collaboration between the community and City government through providing financial assistance supporting eligible DoNE program management work. The purpose of this activity is to provide project management support for the City's core neighborhood engagement initiatives and activities in order to promote and enhance neighborhood quality of life.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project is designed to serve the entire City of Lancaster and at a minimum will provide support and assistance to a neighborhood comprised of at least 500 persons.
	Location Description	City of Lancaster, Pennsylvania

	Planned Activities	<p>Under this project, the DoNE's program management activities include eligible work supporting the following community and resident-facing programs:</p> <ol style="list-style-type: none"> 1. Love Your Block Grants 2. Neighborhood Leadership Academy 3. PACE Program 4. City VISTA Program 5. Other City programs that further promote neighborhood quality of life
10	Project Name	2025 Crime Reduction Through Police Social Worker Program
	Target Area	LANCASTER CITY
	Goals Supported	Promote Neighborhood Quality of Life
	Needs Addressed	Promote Neighborhood Quality of Life
	Funding	CDBG: \$14,250
	Description	<p>In 2025, the City will continue to leverage CDBG funding to assist the Neighborhood Crime Reduction Through Police Social Worker Program in supporting a community-oriented, holistic policing program aimed at preventing crime through engagement and connection in order to proactively assist City residents in need by connecting them to appropriate social services or behavioral or mental health providers. This program will work to resolve issues related to homelessness, well-being, mental health, aging, housing, child welfare, and domestic violence. This has helped to improve police-led community outcomes and enhance neighborhood quality of life to the benefit of a predominantly low- and moderate-income City area.</p>
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	This activity will serve a neighborhood service area comprised of at least 500 persons.
	Location Description	City of Lancaster, PA, Police Beats 1 - 6.
	Planned Activities	See description.
11	Project Name	2025 Health and Housing Social Worker Program
	Target Area	LANCASTER CITY

	Goals Supported	Promote Neighborhood Quality of Life
	Needs Addressed	Promote Neighborhood Quality of Life
	Funding	CDBG: \$74,486
	Description	The Health and Housing Social Worker Activity is responsible for providing social services and housing support to the City of Lancaster's Community Planning and Economic Development Department (CPED) and members of the community through managing a caseload focused on addressing problems related to housing and resident health and well-being. In 2025, the Health and Housing Social Worker will continue to assist City clientele in resolving persistent housing-related issues and in finding and securing affordable housing opportunities in the City while also addressing intersecting health issues impacting housing. This program acts as a liaison between the City and the various social service agencies by providing follow-up and case monitoring related to housing issues through a holistic, coordinated community response that connects clientele to a variety of agencies to address intersecting socioeconomic issues related to housing, as appropriate. This activity actively furthers the City's goals to utilize CDBG to promote neighborhood quality of life and to also increase access to affordable housing opportunities.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	At least 25 low- and moderate-income City clientele will be directly served through this activity.
	Location Description	City of Lancaster, PA
	Planned Activities	See project description.
12	Project Name	2025 Small Business Development (Microenterprise Development)
	Target Area	LANCASTER CITY
	Goals Supported	Expand Economic Opportunities
	Needs Addressed	Expand Economic Opportunities
	Funding	CDBG: \$20,000.00

	Description	In 2025, the Small Business Development Activity will offer small business training, mentoring, access to financial tools, and other technical assistance to lower-income City residents who wish to establish or expand microenterprise businesses through ASSETS Lancaster. Participants will attend business-oriented training courses and receive targeted technical skill building and coaching to create and implement sustainable microenterprise business models. Applicants successfully completing the ASSETS training will be eligible to apply for microenterprise loans and financial assistance through various local and State-supported funding mechanisms. All attendees will receive continuous technical assistance and support after training completion. This purpose of this program is to improve the economic development support and outcomes for low- and very-low-income persons seeking to start or expand small businesses in the City of Lancaster.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	At least 20 microenterprise entrepreneurs within the City of Lancaster will benefit from this program.
	Location Description	City of Lancaster
	Planned Activities	See description.
13	Project Name	2025 Public Health Services and Community Health Promotion
	Target Area	LANCASTER CITY
	Goals Supported	Promote Neighborhood Quality of Life
	Needs Addressed	Promote Neighborhood Quality of Life
	Funding	CDBG: \$49000

	Description	This program supports the provision of public health and community health promotion to meet needs and address gaps beyond what the City could typically provide without additional resources. Program activities include food safety and nutrition education, community garden programs and other healthy food access initiatives, vector control outreach and education, health and social service navigation and technical assistance, and other health education activities focused on improving health equity and promoting health among low- to moderate-income residents and neighborhoods. In 2025, the City plans on utilizing \$49,000 of FY 2025 CDBG allocation funds to support salary and fringe costs associated with delivering expanded public health and community health promotion services.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	City of Lancaster - additional details TBD
	Planned Activities	See description.
14	Project Name	2025 Community Facilities – Rec Center and/or Bay Street Community Garden
	Target Area	LANCASTER CITY
	Goals Supported	Promote Neighborhood Quality of Life
	Needs Addressed	Promote Neighborhood Quality of Life
	Funding	CDBG: \$149,690

	Description <p>This program supports two improvements to public facilities pursuant to regulations at 24 CFR 570.201(c), 24 CFR 570.202(b)(4) and 24 CFR 570.207(b)(1)(iii):</p> <p>This program supports community facilities...including but not limited to the following</p> <p>The Bay Street Garden is a new community garden at 716-728 Bay Street, located in the West Lancaster Jewels neighborhood of Lancaster, Pennsylvania, into a community garden public facility. This former World War II victory garden was acquired by the City of Lancaster through a partnership between the Department of Public Works and the Bureau of Health.</p> <p>The replacement (rehabilitation) of an HVAC unit for the Lancaster Recreation Center (Lancaster Rec). This project will improve the community center's heating and cooling and enhance its energy efficiency and long-term sustainability.</p>
	Target Date <p>12/31/2025</p>
	Estimate the number and type of families that will benefit from the proposed activities <p>TBD</p>
	Location Description <p>City of Lancaster - additional details TBD</p>
	Planned Activities <p>See description.</p>

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 utilized within the City of Lancaster. Projects that have direct beneficiaries will only serve predominately low- and moderate-income households, while other programs will provide CDBG funds only in primarily low- and moderate-income areas of the City.

Geographic Distribution

Target Area	Percentage of Funds
LANCASTER CITY	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has prioritized investing its CDBG dollars in predominately low- and moderate-income areas of the City in order to infuse these neighborhoods with investment leading to socioeconomic revitalization, sustainability, and stability. It is imperative that low-and moderate-income households and areas receive financial and programmatic assistance through this HUD funding mechanism so as not to exacerbate vulnerabilities.

Discussion

n/a

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

Introduction

In 2025, the City of Lancaster will work in coordination with the Lancaster County Homelessness Coalition which is the lead agency in charge of Lancaster's Continuum of Care (CoC) to support homelessness 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 following represents the jurisdiction's one-year goals for reducing and ending homelessness:

1. Increase shelter capacity;
2. Improve outreach coordination among various service providers;
3. Increase supply of affordable housing that provides transitional housing, rapid rehousing, and permanent housing; and
4. Improve understanding of individual needs through the annual PIT count and utilization of Empower Lancaster (HMIS).

To achieve these goals in the absence of ESG funding, the City will collaborate with the Homelessness Coalition and pursue alternative funding such as through the Pennsylvania Department of Community and Economic Development (DCED). In addition, the Coalition utilizes the Community Homeless Assessment and Referral Team (CHART) as its outreach and coordinated assessment/single point of entry system to assess individual needs and refer services.

The City will work to support the County in achieving its 2025 goals related to homelessness. These goals are articulated in the County's 2025 Annual Action Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Lancaster County Homelessness Coalition 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 2025 because this is the biggest area of need in the community.

Current City Shelters include: Clare House (mothers with children), Transitional Living Center (TLC) (overnight and day shelter), YWCA (overnight, for women), the Clay Street Shelter hosted by Lancaster County Housing and Redevelopment Authority and the YMCA of the Roses (low-barrier and overnight), Community Action Partnership's DVS Program (overnight emergency shelter), Tenfold's Day Shelter (overnight during code blue), Good Samaritan Lancaster City Housing (single mothers and their children, overnight), Water Street Mission (overnight), Anchor Lancaster (day shelter), Food Hub (day shelter) and St. Joseph's Church (weekend day shelter). Each shelter provider has plans in place to respond to emergency/urgent situations (such as COVID-19).

Along with the above-mentioned shelters, there are 30 other locations that offer food to those struggling with food insecurity. These services have adapted to emergency/urgent situations, offering on-site food services for those residing in shelters or being housed in hotels.

CHART assessments are also conducted before any individual or family can enter emergency shelter or transitional housing, except for those fleeing domestic violence. These assessments are designed to match each individual to the service that will best meet their core needs.

The City will work to support the County in achieving its 2025 goals related to homelessness. These goals are articulated in the County's 2025 Annual Action Plan.

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 are the primary method to make the transition to permanent housing and independent living for persons experiencing homelessness. Rapid re-housing helps chronically homeless individuals and families, families with children, and veterans and their families to move out of homelessness and into permanent housing as quickly as possible. Tenfold operates a rapid re-housing activity program called the "Shelter to Independent Living program."

The skills and disciplines taught through the provision of rapid rehousing case work services as well and the resources identified in each client's "Housing Plan" worked to prevent formerly homeless persons

from returning to homelessness. Self-sufficiency is a primary goal of the program.

The City will work to support the County in achieving its 2025 goals related to homelessness. These goals are articulated in the County's 2025 Annual Action Plan.

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. The CoC aims to engage a new provider focused specifically on providing rapid rehousing, permanent supportive housing, and supportive services to youth at-risk of and experiencing homelessness.

The Lancaster County Continuum of Care meets with publicly funded institutions to ensure proper discharge planning. The Lancaster County Re-Entry Coalition focuses specifically on citizens returning from corrections institutions and programs and assists with housing and social service connection and coordination.

The City will work to support the County in achieving its 2025 goals related to homelessness. These goals are articulated in the County's 2025 Annual Action Plan.

Discussion

The City of Lancaster supports housing and supportive service actions for non-homeless special needs persons such as the elderly, frail elderly, persons with disabilities, persons with HIV/AIDs and their families, and public housing residents through the following efforts:

1. Fair Housing Services Program: This provides housing and supportive services for special needs persons such as persons with disabilities through providing fair housing counseling, complaint assistance, advocacy, and the management the 811 Mainstream Voucher and Project Rental Assistance (PRA) program. Further, this effort is supporting 15 set-aside units for persons with disabilities and the

development of 64 set-aside units at the HDC MidAtlantic College Ave. Project.

2. Healthy Homes, Critical Repair, and Lead Hazard Control Programs: These programs provide housing rehabilitation, critical home repairs, and lead remediation work to qualifies homeowners in the City of Lancaster. As a majority of these programs' beneficiaries are elderly and frail elderly recipients, the programs also include eligible ADA and accessibility improvements that work to address the special housing needs of a vulnerable population by providing health, safety, and quality of life housing enhancements.

3. Health and Housing Social Worker Program: This City program supports all special needs persons in identifying and accessing safe, affordable, and healthy housing by providing social service support to City residents by offering technical assistance, information and referrals to various social service agencies based on resident need.

4. Police Social Worker Program: The Police Social Workers serve as a bridge to local social services for all City residents, especially those with special needs by providing a crisis response that connects residents in need with local housing and supportive resources such as housing, mental and physical health, homelessness, domestic and substance abuse, among others. The elderly and frail elderly are a frequent population served through this effort.

5. Lancaster City Housing Authority: The City supports LCHA through serving as the Authority's responsible entity for the environmental review process helping to ensure healthy, safe housing for public housing residents. The City also supports residents of public housing by providing financial assistance to LCHA's Community Housing and Development Organization (CHDO), Partners with Purpose, to help fund affordable housing development projects with its HOME dollars.

While the City does not offer direct housing and supportive services specifically oriented to serve persons with HIV/Aids and their families, the City takes appropriate steps to refer individuals and families to entities with the capacity and expertise to address housing and supportive service needs. Additionally, the City partners with SACA Development Corporation on affordable housing development projects. SACA also provides supportive services in the community to persons with HIV/Aids including testing, treatment, and counseling. Furthermore, the City is undertaking a Community Health Needs Assessment (CHNA) which will provide sufficient data to examine the housing and supportive service needs of this vulnerable community in order to develop and implement appropriate programming.

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

Introduction

The City of Lancaster continues to seek and advance policy and programming to alleviate barriers to accessing affordable housing opportunities for residents and will utilize its 2025 CDBG entitlement allocation to assist in developing and implementing innovative and inclusive approaches to advance its affordable housing priorities.

In 2021, the City commissioned the Center for Regional Analysis to conduct study to develop a methodologically sound dataset for informing the design and implementation of policies and strategies to address the challenge of housing affordability and to identify pervasive barriers preventing residents from accessing and maintaining affordable housing in the City. The study, delivered in October of 2021 and entitled Housing Availability in the City of Lancaster and Implications for Housing Affordability, provided critical quantitative, supply and demand data and analysis laying the necessary contextual foundations from which to develop the City's affordable housing strategies, policies, and programming. The study contributed the following key findings about the City's housing affordability challenges:

- Finding 1: The City's housing affordability is impacted by supply and demand dynamics caused by a limited stock and broad spectrum of housing cost burden due to income disparity which create barriers to accessing affordable housing due to market-driven rental costs that are disproportionate to incomes.
- Finding 2: The City has a housing shortage of about 1,165 – 2,455 homes. This contributes to an increase in housing prices, which may cause housing instability and displacement for lower income residents, further aggravating of the City's housing affordability challenge.
- Finding 3: The type of housing available in the City does not meet the needs of the typical City household, generating further housing inequity in terms of housing cost burden for single income earners and small families. The City would therefore benefit from the production and addition of one- and two-bedroom units to its housing stock.
- Finding 4: The City faces limited opportunities to expand its housing supply due its highly residential nature. It should consider adopting transformative policies supporting extensive and deliberate redevelopment at a large scale to combat the housing shortage utilizing land use and zoning mechanisms and promoting rehabilitation and new construction.
- Finding 5: There is an unequal distribution of housing cost burden based on family size and income, creating further housing equity issues in the City. It is estimated that one-third of the City's households are housing cost-burdened with single, nonfamily households, comprising 40% of the City's households, bearing the bulk of this burden. This finding indicates that incomes are insufficient to meet the cost demands of the City's

housing market, compounding the City's affordability challenge.

Equipped with the study's findings, the City is working diligently to create and implement solutions seeking to rectify these conditions to improve its affordable housing availability by leveraging all resources and mechanisms available, including CDBG, ARPA, HOME, HOME-ARP grant mechanisms, among other funding avenues.

In Program Year 2025, the City Lancaster will support and fund several activities aimed at reducing or eliminating barriers to fair housing for persons and households seeking to reside in the City, especially those of low- and moderate-income, which will be explored in greater depth below.

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

The City recognizes the growing challenges in affordability and the need to develop an intentional, collaborative, and impactful housing affordability strategy, policies, and laws that diminish and remove barriers to access and availability. In 2024, the City is undertaking targeted, synergistic actions to remove and ameliorate the negative impact of public policies that function as access barriers to affordable housing opportunities for its residents through the following actions:

First and foremost, the City has developed and adopted an Interim Affordable Housing Strategy, informed by the aforementioned Housing Affordability Study, to direct its work to eliminate affordable housing impediments and to inform the direction and nature of land use and zoning changes to be proposed in the upcoming City Comprehensive Plan. Utilizing the core findings of the report, the City's Interim Housing Strategy has set the following goals and actions seeking to diminish the identified barriers to affordable housing in the City to be achieved by 2026:

- Goal 1: Produce approximately 2000 new units, 300 of which are affordable
- Goal 2: Protect approximately 14,000 existing units, and improve 100+ units
- Goal 3: Acquire approximately 200 units for affordability-focused redevelopment
- Goal 4: Innovate to create approximately 100 new units

Goal 5: Sustain existing affordability and neighborhood vitality

A copy of both the Housing Affordability Study and the City's Interim Housing Strategy are included as attachments to this plan.

The City is also in the process of finalizing its Comprehensive Plan which is reevaluating the City's approaches to land use, zoning, taxation, fees, building and housing codes, and other policies related to community, housing, and economic development in order to facilitate the development and provision of equitable public policies related to housing and promote the provision of improved affordable housing opportunities and improve community development.

Furthermore, the preservation and improvement of affordable housing in low- and very low-income neighborhoods is a long-term goal of the City. Achievement of this goal will continue to be promoted in 2025 through (1) continuous, proactive housing code enforcement by the staff of the City's CDBG-assisted "Proactive Housing Code Enforcement Program," (2) City housing rehabilitation efforts through its "Lead Hazard Control Program," to rehabilitate renter- and owner-occupied housing with detected lead hazards for low- and moderate-income residents, restoring the dwelling units to livable conditions and preventing them from being lost, and (3) the provision of financial and structural assistance to very low-, low-, and moderate-income City homeowners to remediate emergency home repairs through the "Critical Repair Program."

Discussion

In 2025, the "Proactive Housing Code Enforcement Program" will enable the City to implement a dynamic housing code enforcement approach designed to improve health and safety conditions in the homes of lower-income City residents, to help maintain affordable, good quality housing, to prevent deterioration of the City's affordable housing stock, and to thwart the spread of blight, particularly in areas principally occupied by lower-income persons. This work will primarily focus on bringing rental properties successfully up to code to help improve the quality and safety of housing in predominately disadvantaged and deteriorating neighborhoods.

The City will continue to administer its "Lead Hazard Control Program" for households in Census Tracts 8, 9, 10, 14, and 147 with high need to maintain the condition and integrity of their homes and protect against lead poisoning. The Project serves low- and moderate-income residents. The City will conduct this work through childhood lead poisoning prevention activities that identify children under the age of six that have lead-based paint poisoning or may be subject to lead hazards. The City will work to eliminate their health problems and to control and reduce lead

paint hazards in the environment of its children.

Lancaster will also continue to operate a “Critical Repair Program” to assist low and moderate-income homeowners facing emergency situations regarding some aspect of their home that is threatening their health, life, or wellbeing and which requires immediate attention and resolution. The Critical Repair Program addresses serious housing problems that cannot wait for the normal rehabilitation program process because of the immediate nature of the emergency. The intent of this project is to help lower-income persons or families remain in their affordable housing despite the occurrence of an otherwise insurmountable emergency. Examples of “critical” situations are when an aging heating system in a home is not properly functioning during cold weather and cannot be repaired, a leaking roof, or a broken sewage pipe that is causing sewage to back up into a house. In order to alleviate financial burdens for beneficiaries below 50% AMI, the Critical Repair program has adjusted its design to provide grants for emergency critical repairs in lieu of forgivable loans requiring liens to reduce the risk of aggravating economic injustice.

The City will also continue to implement a bilingual Health and Housing Social Worker activity in 2025 to help reduce institutional and socioeconomic barriers to affordable housing by providing a dedicated affordable housing resource that works to connect City residents to better housing opportunities and provide support and education to assist residents in navigating the complex housing and supportive services policies and procedures to enable improved comprehension and access.

Further, the City provides Language Access services to its residents through a Language Access Coordinator to facilitate equitable information accessibility for the City’s programs and initiatives to meet the language needs of our diverse City population. Additionally, the Health and Housing Social Worker provides bilingual English and Spanish support to further reduce access barriers to affordable housing.

These actions, when combined, will help reduce institutional barriers to affordable housing in the City of Lancaster and demonstrate the proactive steps the City is undertaking to implement policies and programs that make affordable housing more available and accessible for all.

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

Introduction

This section details other actions the City of Lancaster will undertake in 2025 that will support and strengthen its HUD entitlement program portfolio.

Planning actions supporting the provision of Public Housing is typically detailed in Section AP-60. However, this plan section does not populate in IDIS for the City's AAP. As such, the City will respond to the Public Housing-related required sections in AP-30 below:

In 2025, the City will continue to work with the Lancaster City Housing Authority (LCHA) to maintain existing public housing and to continue to look for ways to make more units accessible.

LCHA owns and operates 564 public housing units consisting of 259 family units and 305 elderly/disabled units set in six (6) communities. Housing is also provided through the Section 8 Housing Choice Voucher Program with LCHA administering 1,003 vouchers by matching up eligible applicants with participating private landlords. LCHA also enables area agencies to make accessibility improvements to specific units for their clients.

The City routinely provides technical support and assistance to LCHA in the administration of its public housing programming and serves as the Responsible Entity, specifically supporting the maintenance and rehabilitation of the City's public housing through the Environmental Review process.

LCHA's strives to foster the development, ownership, and successful management of the City's public housing programs to empower citizens towards self-sufficiency. LCHA holds residential advisory board meetings to promote resident involvement and homeownership. Tenfold provides housing counseling and homeownership services to low- to moderate-income residents seeking homeownership including public housing tenants and Section 8 voucher holders.

The City of Lancaster's public housing authority is not considered a troubled PHA.

Please also refer to Lancaster County's 2025 AAP for additional details regarding the County and City's 2025 plans to support public housing provision.

Actions planned to address obstacles to meeting underserved needs

In 2025, the City plans to address obstacles to meeting underserved needs through the provision of strategic housing rehabilitation and development, public service, public infrastructure, and economic development activities focused on improving the well-being and living conditions for Lancaster

residents, as detailed below:

- The Critical Repair and Lead Hazard Control Programs will focus on addressing the housing health, wellness, and viability of owner- and renter occupied units, lead-paint testing and remediation, and the preservation of the City's affordable housing stock.
- The Fair Housing Services will provide communal education and mediate issues between landlords and tenants to improve City residents' quality of life, their understanding of fair housing rights, and improve access to affordable housing opportunities and mechanisms.
- The City will provide various public service activities to increase access to and utilization of vital social services available in the City, including helping to fund a holistic, resident-centric Police Social Worker Program, a Health and Housing Social Worker dedicated to addressing multifaceted socioeconomic housing challenges of City residents, and a City Project Manager to improve the quality of life of our community through fostering intra-City collaboration, government transparency, and developing well-rounded, resident-led neighborhood strategies.
- The City will also provide neighborhood based public facility and infrastructure improvements in neighborhoods identified as having high service needs through its planned Place-based Streetscape Improvements Program.
- The City plans on seeking proposed solutions and leveraging additional funding sources for the purposes of increasing affordable housing development opportunities for residents through its planned Affordable Housing Development Solutions CDBG activity, in coordination with other affordable housing funding sources such as HOME-ARP. Some solutions might include construction of new housing, housing counseling, homeownership assistance, and acquisition or rehab of existing housing.
- The City is committed to expanding economic opportunities for Lancaster residents and will support the Small Business Development Activity, which will be aimed at improving the economic development services and outcomes for low- and very-low-income persons. This project will offer small business training, mentoring, access to financial tools, and other technical assistance to lower-income City residents who wish to establish or expand microenterprise businesses. Participants attend business-oriented training courses and receive targeted technical skill building and coaching to create and implement sustainable microenterprise business models.

The City's Critical Repair Program, Lead Hazard Control Program, and Healthy Homes Program all focus on maintaining owner-occupied housing and addressing deferred maintenance for households under 80% Area Median Income (AMI). The City's Housing and Building Code Enforcement Programs will assist in ensuring the maintenance of housing, businesses, and buildings throughout the City (with a focus on the rental and business community who often struggle with quality and/or affordability). The City will also continue working with SACA Development Corp. (a qualified CHDO) in their development of affordable housing, particularly in the Southeast area of Lancaster City, which has a concentration of minority and low-income households, on various HOME-assisted initiatives detailed in Lancaster

County's Consortium collaboration.

These programs enhance the livability of the property and provide vulnerable residents with an affordable method to stay in a stable, healthy living environment.

Actions planned to foster and maintain affordable housing

The City's plans to implement activities focused on fostering and maintaining good quality, affordable housing, which is one of the primary objectives driving the allocation priorities of its Community Planning and Development funding.

Since the cost of preserving existing units as affordable often is less than the cost of creating a newly constructed affordable unit, the City will focus a large portion of its 2025 grant funding towards the preservation and maintenance of its affordable housing stock, especially in areas predominately occupied by low- and moderate-income persons and households. Preserving quality among our affordable housing stock also promotes housing stability for our residents. Combined, these factors make preservation a cost-effective strategy when grappling with the need for quality affordable housing in our community.

Our community has an aging housing stock and is starting to see the effects of climate change. Without attention to property condition, residents are at risk of lead poisoning and other conditions that may adversely affect their health. They are also at risk of displacement. To help counter these challenges, the City will performance maintenance of affordable housing that will be carried out through the City's Proactive Housing Code Enforcement Program, Critical Repair Program, and City Lead Hazard Control Program to promote the provision of safe, high-quality housing to sustain the City's current housing stock.

Additionally, the community has an urgent need for increased affordable housing to support our low- and moderate-income households. According to the US Census (2021: ACS 5-Year Estimate), an estimated 1,832 (or 26.74% of) Lancaster City homeowners and an estimated 5,082 (or 46.29%) of Lancaster City renters are housing cost burdened. The City will take concerted steps to support the provision affordable units, as laid out in its Interim Housing Strategy, which will include exploring and investing in opportunities to increase affordable housing for its community members. Solutions might include construction of new housing, homeownership assistance, and acquisition or rehab of existing housing for the purposes of increasing affordable housing. The Goal Outcome Indicators and Funding Allocations may shift and change as the City's team better learn the need and develop a viable strategy.

The City of Lancaster will also continue to work to support the Lancaster City Housing Authority in their provision of public housing in the City through acting as the Responsible Entity in the environmental

review process in order to strengthen and further PHA service provision and goal achievement.

Actions planned to reduce lead-based paint hazards

In 2025, the City of Lancaster will continue to administer its Lead Hazard Control Program that assists eligible homeowners with reducing and/or abating lead hazards in their properties. This program has also been expanded to include rental properties.

In 2019, the City was awarded \$9.1M in Lead Hazard Reduction Grant through the U.S. Department of Housing and Urban Development, plus an additional \$700,000 of Healthy Homes Supplemental funding. These dollars were used to systematically make 435 housing units lead-safe over five (5) years. The funding is enabling the City to scale up its existing Lead Hazard Control Program by hiring additional staff, including outreach workers. The target area encompasses five Census tracts (8, 9, 10, 14, and 147). In 2022, Census Tract 8 was added to expand the program's impact and meet an unmet need. An overwhelming majority of houses in the focus area were built prior to 1940 and lead-based paint is most likely present in the majority of households within the target area. Furthermore, over 81.3% of families in the target area have low incomes and 82.21% the population is a minority (including 60.12% Hispanic), meaning that this is a problem that is disproportionately affecting the City's most vulnerable populations. Recently, CDBG funds were used to leverage \$7.75M in Lead Hazard Reduction Grant and \$2M in Healthy Homes Supplemental funding from the Department of Housing and Urban Development (HUD) to deliver holistic, impactful approaches to strengthen the City's affordable housing stock and resident wellbeing.

Over 60% of families in the target area have low incomes and 82.6% of the population is a minority (including 58.6% Hispanic), meaning that this is a problem that is disproportionately affecting the City's most vulnerable populations. Over the next five years, the City of Lancaster will successfully make 435 housing units lead safe. The Healthy Homes Supplemental Funding is also allowing the City to address other health hazards (such as radon, mold, and tripping hazards) in 120 homes. In 2025, the City plans to eliminate lead hazards at 100 low- and moderate-income households and will continue to administer an accessible program that intentionally promotes equitable access for landlords and tenants.

Additionally, the City conducted a community and stakeholder engagement process in Fall of 2021 to develop and update the City's Lead Hazard Control ordinance, which was passed by City Council in April of 2022, further affirming the City's commitment to creating safe and healthy living spaces for its residents.

Actions planned to reduce the number of poverty-level families

In 2016, the Mayor's Commission to Combat Poverty released One Good Job, A Strategic Plan to Cut Poverty in Half in Lancaster City by 2032. The plan includes recommendations to reduce poverty in four (4) distinct areas: Workforce, Education, Housing & Community. Additionally, the Mayor's Block by Block Strategic Plan identifies a "Sustainable Economy" as a cornerstone of the City's long-term development

and seeks to create and maintain sustainable employment opportunities in the City and support family-sustaining jobs that allow residents to grow and thrive as a measure to combat poverty.

In 2025, the City will continue its work to address pervasive housing and socioeconomic issues perpetuating generational poverty for low- and moderate-income families by designing and implementing HUD-assisted programming to further its strategic goals and decrease the prevalence of inequity and incidences of poverty. The following CDBG programs represent actions that City will continue to take in 2025 to ameliorate intersecting conditions and issues sustaining poverty for the City's most vulnerable households in order to enact the necessary transformational change:

1. The Critical Repair and Lead Hazard Control Programs: Specifically directed towards benefitting very low-, low-, and moderate-income households and homeowners, in an effort to preserve assets, increase property values, and maintain quality, safe affordable housing by providing the support necessary to address lead hazards and conduct emergency critical repairs at homes within the City's most poverty-stricken neighborhoods.
2. The Health and Housing Social Worker Activity: This activity assists City residents in accessing affordable housing opportunities and provides the necessary support in helping to rectify and resolve corresponding social and health related issues negatively impacting housing stability in such a way that seeks to diminish housing insecurity created by poverty.
3. The Proactive Housing Code Enforcement Activity: Proactive code enforcement efforts aimed at alleviating unhealthy and unsafe housing and building conditions in socioeconomically challenged areas of the City in an effort to maintain access to high quality, safe, and affordable housing to combat housing inequality and housing cost burden.
4. The Fair Housing Services Activity: Furthering the provision and accessibility to quality, safe, and affordable housing through Fair Housing rights outreach, education, and support to reduce and help eliminate housing-based discrimination feeding the cycle of poverty.
5. The Small Business Development Activity: Business education, training, mentoring, access to financial tools, and other technical assistance offered to lower-income City residents who wish to establish or expand microenterprise businesses.
6. The Affordable Housing Development Solutions Activity: This activity will seek to facilitate solutions to the City's affordable housing shortage by collaborating with community service providers and developers to identify and implement housing projects that improve access to and availability of affordable housing for income-constrained City households to alleviate housing cost burdens that contribute to the perpetuation of poverty.

These activities, when combined, represent intersecting efforts to create solutions to rectify communal

experiences of poverty through housing, community, and education-focused interventions.

Actions planned to develop institutional structure

The Department of Community Planning and Economic Development (CPED) assists with many efforts to overcome gaps in the institutional structure of the service delivery system in the City. Foremost, CPED is the result of a restructuring to increase the availability and accessibility of programs and services targeting low- and moderate-income persons and neighborhoods as well as to advance overall community and economic development goals.

The City recognizes that challenges with institutional structure must be resolved through a collaborative approach across all community stakeholders. Coalitions, partnerships, and networks that facilitate the exchange of information and ideas will continue to be enhanced across all sectors of the community. For example, in 2021 the City stood up a Department of Neighborhood Engagement to provide an official institutional structure to encourage and strengthen community collaboration and create accessible opportunities for dialogue, learning, partnership, civic leadership building, and action between the City government and neighborhood residents to improve City quality of life.

Furthermore, in 2021 the Mayor implemented a citizen-oriented Block by Block Strategic Plan that seeks to further the provision of “Sound Government” as a major pillar. This effort is grounded in the building of structural processes and systems that foster government accessibility, accountability, and transparency to create equitable laws and policies driven by data-informed, citizen-oriented decision making at all levels.

For 2025, CPED representatives are actively participating on a variety of committees and boards to enhance intra-City collaboration, communication, and relationship-building to continue to develop institutional structures. This involvement helps the City to understand its role and responsibilities. These

collaborative entities include:

- Lancaster City Alliance
- Community Action Partnership of Lancaster County
- Redevelopment Authority of the City of Lancaster
- Lancaster County Homelessness Coalition
- Lancaster County HOME Consortium
- SoWe: Southwest Neighbors
- Beaver Street Working Group
- Homelessness Response Team
- Eviction Prevention Network
- Tenfold's Housing Rights and Resource Center
- Housing Rights and Resource Center

From 2021 – 2025, the City has sought and will continue to seek to achieve the following goals regarding Lancaster's institutional structure:

1. Strengthen existing public/private partnerships and create new ones to implement programs and deliver services of all types.
2. Promote citizen participation as the cornerstone of every planning process.
3. Create interactive community information systems at the city and neighborhood levels.
4. Create community indicators and benchmarking programs to measure the success of public and private programs and policies.
5. Provide public education and encourage public awareness regarding issues that affect all City residents, but primarily person of low and very low income.
6. Customize housing information and technical assistance.
7. Maximize existing City programs that provide homeownership and rental assistance.
8. Support advocacy and planning activities with organizations whose primary mission relates to the provision of housing for low- and very low-income households.

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

In effort to enhance community coordination, in 2025 City employees will continue to sit on various boards and committee whose memberships provide a network that spans private housing and social service agencies – such as Tenfold, Lancaster County Behavioral Health and Development Services, Lancaster County Refugee and Immigrant Coalition, and the Lancaster County Homelessness Coalition. Further, the City's Health and Housing Social Worker will continue to direct connection to public and private housing opportunities and provide coordination with supportive social services, as needed. The City will also facilitate continuous agency-level coordination between the Lancaster City Housing Authority, Lancaster County Redevelopment Authority, and the Coalition to streamline provision of

affordable housing and supportive services.

The City collaborates with SACA, which develops affordable 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. One Coalition in particular, the Lancaster County Homelessness Coalition, has made significant strides in enhancing coordination between community stakeholders. The Coalition is made up of a variety of social service, faith-based, mental health providers and housing agencies. While the main goal of the coalition is focused on ending homelessness, housing plays a key part in achieving that goal. The Coalition also allows for partnerships to be built and networking to be done between various agencies. The City will continue to play an active role within this coalition in 2025.

Discussion

In 2025, the City of Lancaster will continue to support the Fair Housing Services Program. This program is carried out by Tenfold's Housing Rights and Resources Center (HRRRC) which receives CDBG administrative funding to address and rectify pervasive impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice through conducting the following activities:

1. Provision of two (2) Fair Housing trainings in partnership with PHFA and other agencies.
2. Creation and distribution of a digital bi-annual publication that contains Fair Housing information.
3. Provision of technical assistance on Fair Housing issues including facilitating mediations and submission of fair housing complaint questionnaire to the proper city and/or state enforcement entities.
4. Distribution of the Landlord & Tenant Guide in print and electronically.
5. Provision of consultation and advocacy on issues related to Fair Housing and its close relationship to Landlord/Tenant issues.
6. Consultation and collaboration with City and State Fair Housing enforcement entities.
HRRRC is working with local disability organizations to explore creation of housing opportunities that will increase housing choice for this community.
7. Provision of informational presentations on Section 811 Project Rental Assistance (a program developed to provide low to moderate income individuals with disabilities access to quality housing) to City housing providers as a viable option of expanding/increasing the availability of 811 units throughout the city.
8. Hosting of one (1) Housing Summit providing fair housing information, in partnership with local agencies.
9. Provision of Fair Lending information to consumers through homebuyer classes.
10. Hosting of one (1) Fair Lending network event for City lending institutions – format and date dependent on COVID-19 restrictions and safety measures.
11. Working with local immigrant and resettlement organizations to ensure these populations understand their fair housing rights and that their rights are not being infringed upon.
12. Distribution of the Landlord & Tenant Guide in print and electronically in multiple languages.
13. Utilization of telephonic language lines to serve consumers with varying language needs.
14. Utilization of American Sign Language (ASL) video interpreting service for consumers in need of this

service.

The City will also continue to ensure meaningful access to programs and activities by Limited English Proficient (LEP) persons. In 2019, the City of Lancaster implemented its Language Access Plan and hired its first-ever Language Access Coordinator to ensure the implementation and regulation of the Language Access Plan (attached). Federally funded programs carried out by the City (Critical Repair Program and the Lead Hazard Control Program) have documents and information available in both English and Spanish.

The City will continue to work regularly with SACA which provides services to the Hispanic community. SACA is also a CHDO and has received HOME funding to create and renovate affordable housing units. Further, Tenfold also offers first-time homebuyer classes and a down payment assistance program. Documents and classes are available in both English and Spanish.

The City of Lancaster is a part of the Lancaster County HOME Consortium. Please view the County's 2024 Annual Action Plan for a comprehensive understanding of how HOME funding is being utilized to address the identified Impediments to Fair Housing (2021).

Program Specific Requirements

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

Introduction

N/A

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

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

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

As the entity housing Lancaster PA's Homelessness Coalition, the County's 2025 Annual Action Plan contains the written standards for providing ESG assistance. Please refer to their plan attachments for this information.

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

Since September 2013, the Community Homeless Assessment and Referral Team, known as CHART, has been serving as the coordinated assessment system, which serves those experiencing homelessness and at imminent risk of homelessness in Lancaster County.

All calls originate from the United Way's 211 system, which conducts a pre-screening. Households experiencing or at imminent risk of homelessness are then connected to CHART, which performs an assessment and makes appropriate referrals to shelter, rapid rehousing programs or diverts the client from shelter if possible. CHART will conduct a VI-SPDAT, a prioritization tool based on barriers, for any household that has not self-resolved within 10 days of entering the system. The VI-SPDAT is the priority tool used by Lancaster to gain entry into a Permanent Supportive Housing program, or be referred to a rapid rehousing program.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Lancaster has partnered with the Lancaster County Housing & Redevelopment Authorities, the United Way of Lancaster, and the Lancaster County Homelessness Coalition in a joint application process for the past eight years. All these agencies provide funds for homeless services in Lancaster. A single application was created to access all these funds. The Coalition's Joint Funding Review Committee reviews and scores grant applications and makes funding recommendations. The City and other partners work together to identify the most efficient and effective use of funds. The City and County partnered in this framework to: (1) comprehensively address the community's needs and gaps; (2) simplify and streamline the application and match process; (3) reduce subrecipient duplication of effort.

This process has been well-received by partner agencies. Agencies that apply for funding are offered the opportunity to comment and make recommendations on the process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction continues to be able to meet the homeless participation requirement mentioned above. Through our outreach team and CoC staff, we additionally remain in regular contact with individuals experiencing sheltered and unsheltered homelessness. These relationships and the information obtained through these client interactions provide context and recommendations to our practices and programs.

5. Describe performance standards for evaluating ESG.

All CoC and ESG-funded programs must fully participate in Lancaster's Homeless Management Information System (HMIS). All performance targets will be derived from HMIS data. The Lancaster County Homelessness Coalition is the system administrator for the HMIS and they will assist any organization with HMIS requirements.

ESG programs are evaluated by the following performance standards. These vary by category of funded program, but the priorities revolve around reducing length of stay, improving client outcomes, and maintaining data quality and fidelity. For example, we ask that:

- 5% or less of all adult & children exits destinations are to “other”, “client doesn’t know”, “client refused”; 0% “data not collected”
- Reduce Average Length of Stay from previous year
- Reduce Median Length of Stay from previous year
- 80% of all exits to are to permanent destinations
- 80% of all adults & children who exit to permanent housing destinations (during the previous reporting period) do not return to homelessness in 6 months
- 80% of all adults & children who exit to permanent housing destinations (during the previous reporting period) do not return to homelessness in 12 months
- HMIS Data Quality & Timeliness. Data is complete and accurate by the end of business day every Friday

Discussion

The City of Lancaster continues to partner with the Lancaster County Housing & Redevelopment Authorities, the United Way of Lancaster and the Lancaster County Homelessness Coalition in a joint

application process. All these agencies provide funds for homeless services in Lancaster. A single application was created to access all these funds.

The Lancaster County Homelessness Coalition Governance Board Funding Committee reviews and scores grant applications and makes funding recommendations. The City and other partners work together to identify the most efficient and effective use of funds.

This process has been well-received by partner agencies. Agencies that apply for funding are offered the opportunity to comment and make recommendations on the process. Recommendations made are often integrated into process upgrades from one year to the next.

As result of the lack of City ESG entitlement funding in 2025, the City will apply for ESG funding through the PA Department of Community and Economic Development.