

2025

The City of Lancaster, Pennsylvania

Consolidated
Annual
Performance and
Evaluation
Report

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



**CITY OF
LANCASTER**

Department of Community Planning & Economic Development

Lancaster, Pennsylvania
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Jaime Arroyo, Mayor

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

In 2025, the City of Lancaster dedicated itself to addressing the following primary goals that were identified as priority community needs and established for its CDBG and ESG programs from 2021 - 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.

Accomplishments for these goals are stated in Table 1 and Table 2, below.

NOTE: "Other" refers to the construction of new housing, housing counseling, homeownership assistance, and acquisition or rehab of existing housing for the purposes of increasing affordable housing that is not already represented in other categories.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Economic Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	80	506	632.50%	20	155	775.00%

Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	9	450.00%	2	1	50.00%
Maintain Affordable, Good Quality Housing	Affordable Housing	CDBG: \$ / ESG: \$	Rental units rehabilitated	Household Housing Unit	50	269	538.00%	10	60	600.00%
Maintain Affordable, Good Quality Housing	Affordable Housing	CDBG: \$ / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	273	546.00%	10	116	1,160.00%
Maintain Affordable, Good Quality Housing	Affordable Housing	CDBG: \$ / ESG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3,000	5,085	169.50%	600	1,083	180.50%
Promote Neighborhood Quality of Life	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	12,718	127.18%	500	12,718	2,543.60%
Promote Neighborhood Quality of Life	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	102,420	1,024.20%	1,000	1,090	109.00%
Promote Neighborhood Quality of Life	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	400	8,779	2,194.75%	105	527	501.90%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Lancaster effectively leveraged its 2025 CDBG allocation to advance the priorities and objectives outlined in the 2021–2025 Consolidated Plan and each corresponding Annual Action Plan. These efforts focused particularly on five core goals, as stated above:

- Maintaining affordable, good-quality housing;
- Increasing affordable housing opportunities;
- Promoting neighborhood quality of life;
- Expanding economic opportunities; and
- Supporting homeless services.

In 2025, the City partnered with local organizations, strategically deployed CDBG-CV funds informed by post-pandemic research, and incorporated non-federal resources to continue meeting community needs—including in areas where ESG funding had been anticipated but ultimately discontinued.

The sections that follow detail the specific actions and accomplishments associated with each of the goals listed above.

Goal 1: Maintain Affordable, Good Quality Housing

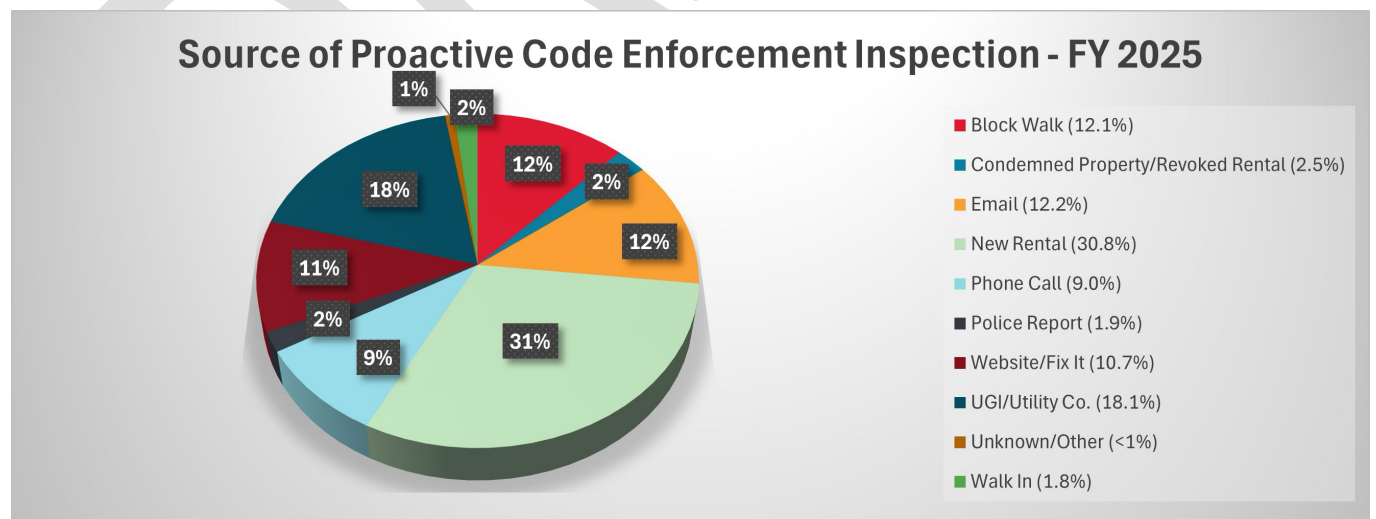
Proactive Housing Code Enforcement

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. The City committed \$319,000 of its 2025 CDBG dollars to this program which helped 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 contributed to the preservation and improved the quality of affordable housing with a focus on homes in low and very-low-income areas. The funding also contributed to the following successes:

- (1) Championed public education through a series of engagement initiatives, such as townhall discussions and resident forums, successfully keeping the community informed of standard procedural updates and ordinance changes;
- (2) Successfully mitigated code violations and successfully brought 1,083 rental properties up to code to help improve the quality and safety of housing in predominately disadvantaged and deteriorating neighborhoods, providing overall direct and indirect benefits to residents of the Service Area;
- (3) Approved 164 new rental units in the City of Lancaster, addressing the increasing demand for safe and affordable housing;
- (4) Collaborated with the Bureau of Public Health to address 41 cases of elevated blood lead level.

Proactive Housing Code Enforcement came from a variety of referral sources in 2025. The pie chart below illustrates the various referral sources that initiate Proactive Code Enforcement Inspections throughout the City of Lancaster.



Critical Repair, Lead Hazard Control, and Program Administration

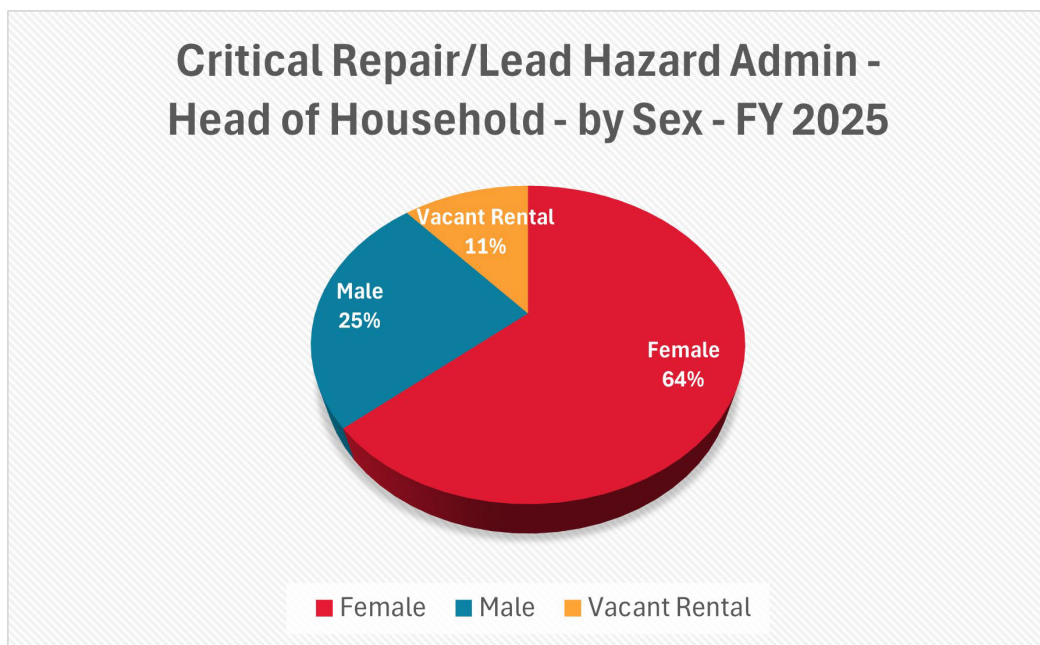
In 2025, the Critical Repair Program, Lead Hazard Control Program, and Critical Repair and Lead Hazard Control Program Activities utilized \$260,000.00 in CDBG dollars to help fund the administration of affordable housing preservation and improvement projects. These programs provided essential financial and technical assistance to reduce or eliminate lead hazards in housing and to address necessary, emergency critical repairs for eligible, owner-occupied, single family housing units in designated low- and moderate-income neighborhoods (Census Tracts 8, 9, 10, 14, and 147) while also supporting the administration of both programs. Low- and moderate-income beneficiaries received specialized professional support to reduce lead hazards found in the home through a Risk Assessment to make the home lead safe.

Qualifying beneficiaries also received emergency critical home repairs, as needed, to include replacement of water heaters, broken sewer pipes, non-operable furnaces, roof repair/replacement, and rectification of structural, plumbing, and/or electrical problems. In 2025, the City utilized CDBG funding to provide critical repairs to 20 households.

A total of 176 projects took place across the City of Lancaster (total also includes households funded with the City's HUD Lead, Healthy Homes, and PA Department of Health grants but administratively supported by the Critical Repair and Lead Hazard Reduction Program Administration activity), with nine properties receiving both Critical Repair and Lead Hazard Reduction Program support.

The following details are for the 20 households that received critical repair work from CDBG funds: 55% of households assisted were extremely-low income (<30% Area Median Income), 35% were low-income (30% - 50% Area Median Income), and the remaining 10% were moderate-income (51% - 80% Area Median Income). Of the 20 houses that received critical repair services, 17 listed a female head of household. These programs increased the affordability of homeownership to its direct recipients, preventing homeowner displacement and improving the wellbeing and health outcomes of beneficiaries. They also provided a service to the surrounding homes through increasing property values, ensuring housing stability, and contributing to the conservation of affordable, good quality housing in the City. The lead hazard control program assisted 156 households- 28% were extremely low income (30% AMI or less); 30% were low income (50% AMI) and 28% were moderate income (80% AMI). Approximately 60% of the households listed a female as the head of household (see the pie chart below). The program addressed 41 cases of elevated blood lead level (EBLL) with the Bureau of Health, ensuring compliance with Chapter 182, Article IV regarding rental properties and lead safety requirements. The majority of the homes receiving lead remediation (61.5%) were owner-occupied; 25.6% were rental units, and 20 properties (12.8%) were vacant rental units that were made safe and suitable for occupation for families with children aged less than six years. The City of Lancaster's total 2025 CDBG investment in Critical Repair control work was \$150,000. The City utilized \$110,000 in FY

2025 CDBG funds for management of the City's Office of Healthy Homes program.



Goal 2: Increase Affordable Housing Opportunities

Affordable Housing Development Solutions

In 2025, the City of Lancaster completed its subgrantee contract with SACA Development Corporation for the scattered-site rehabilitation of the structurally damaged property at 506 Beaver Street. SACA completed renovations in June 2025. The property is in the process of being sold to a qualified individual. The City of Lancaster also funded affordable housing development through the Redevelopment Authority of the City of Lancaster (RACL). RACL invested \$70,000 in CDBG funds to acquire two adjoining lots on the 500 block of Woodward Street. These properties were selected for acquisition to eliminate the reported blight on the lots. The lots will be sold to a redeveloper who will create at least two affordable housing units.

The City of Lancaster allocated \$200,000 in CDBG funds (\$114,987.44 in FY 2023 funds and \$85,012.16 in FY 2024 funds) to Partners with Purpose (PWP), the non-profit partner of the Lancaster City Housing Authority for the scattered site rehabilitation of a multi-family unit dwelling at 135-137 Green Street in the City of Lancaster. This rehabilitation will create ADA-accessible accommodations for low-income residents with limited mobility to meet an urgent community need for affordable housing pursuant to 24 CFR 570.208 (a)(3).

The City of Lancaster issued award letters to two other partner organizations for a total of \$366,365.86 in funds to perform scattered-site rehabilitations on four additional properties across the City of Lancaster. Those recipients are evaluating whether their projects can continue given the increasing costs

of construction.

Goal 3: Promote Neighborhood Quality of Life

Fair Housing Activity

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 task is accomplished through education, outreach, training, and technical assistance to address impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice (attached to this document in Appendix 4).

In 2025, the City allocated \$30,000 of its FY 2025 CDBG funds to support this program through its Subrecipient, Tenfold. Tenfold's Housing Rights and Resources Center (HRRRC) is the principal entity tasked with furthering Lancaster's fair housing provision through education, mediation, and outreach efforts to eliminate barriers to fair housing opportunities in the area. In 2025, Tenfold realized the following accomplishments with the assistance of CDBG funds:

- Completed 120 Landlord/Tenant consultations, resolving issues related to housing rights, Fair Housing law, and landlord/tenant issues;
- Conducted community outreach efforts, sharing materials and information by engaging with community members through workshops and information sharing events and informal visits with community members, housing providers, and government stakeholders;
- Hosted Fair Housing workshops throughout the City;
- Provided technical assistance on Fair Housing issues including facilitating mediations for individuals and assisting in submitting Fair Housing complaint questionnaires to the proper City and/or State enforcement entities, as needed; and
- Developed, produced, and distributed over 8,000 the Landlord & Tenant Fair Housing Guide in multiple languages, hosting an electronic version online and distributing hard copies to City residents and community partners to facilitate accessibility of information.

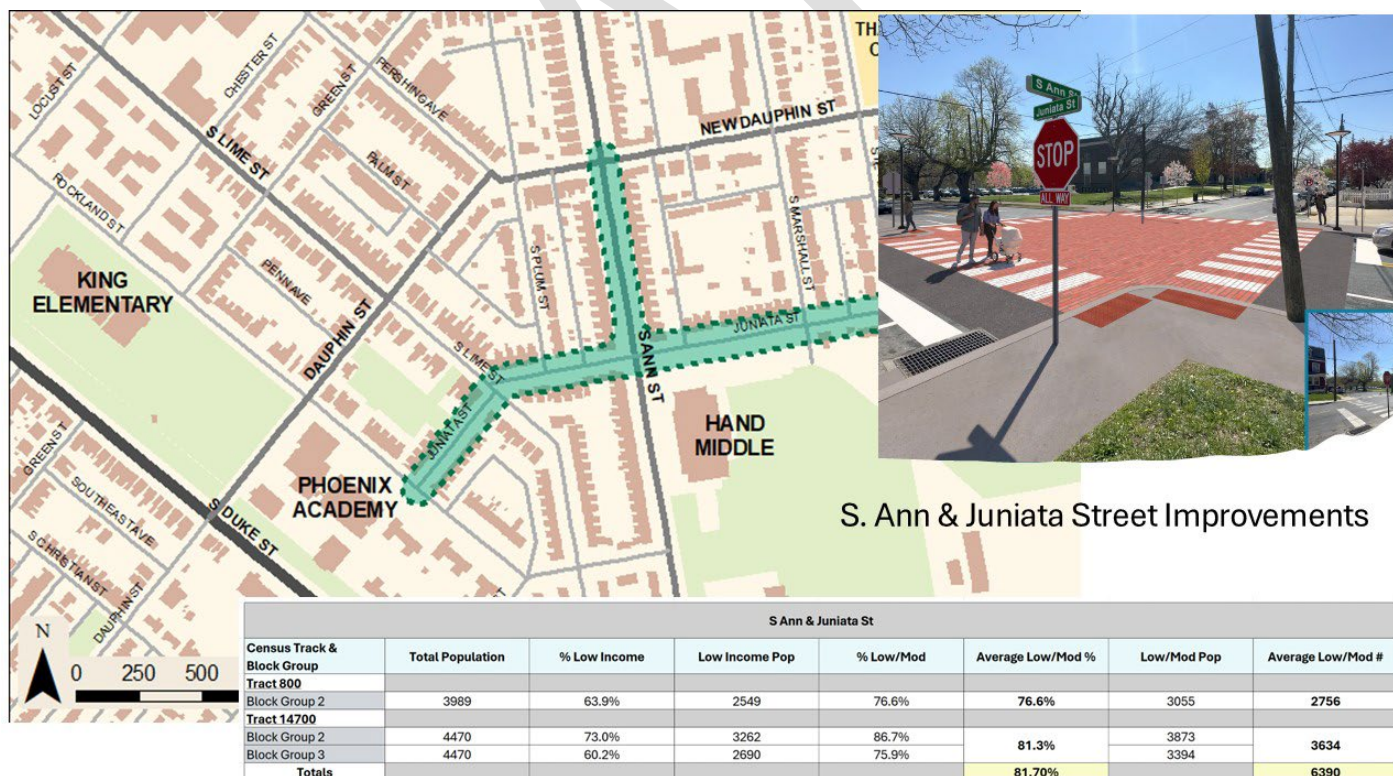
A total of 202 City residents were served through this activity in 2025, receiving direct housing support services from the HRRRC. Approximately 75% of the clientele served were women and 25% of clientele served were people with at least one disability. Tenfold's services included providing fair housing rights information, guidance, and counseling to landlords and tenants on eviction, implied warranty, harassment and intimidation, refusal to rent, security deposits, lease terms and conditions, requests for housing, discrimination, and home buying/selling.

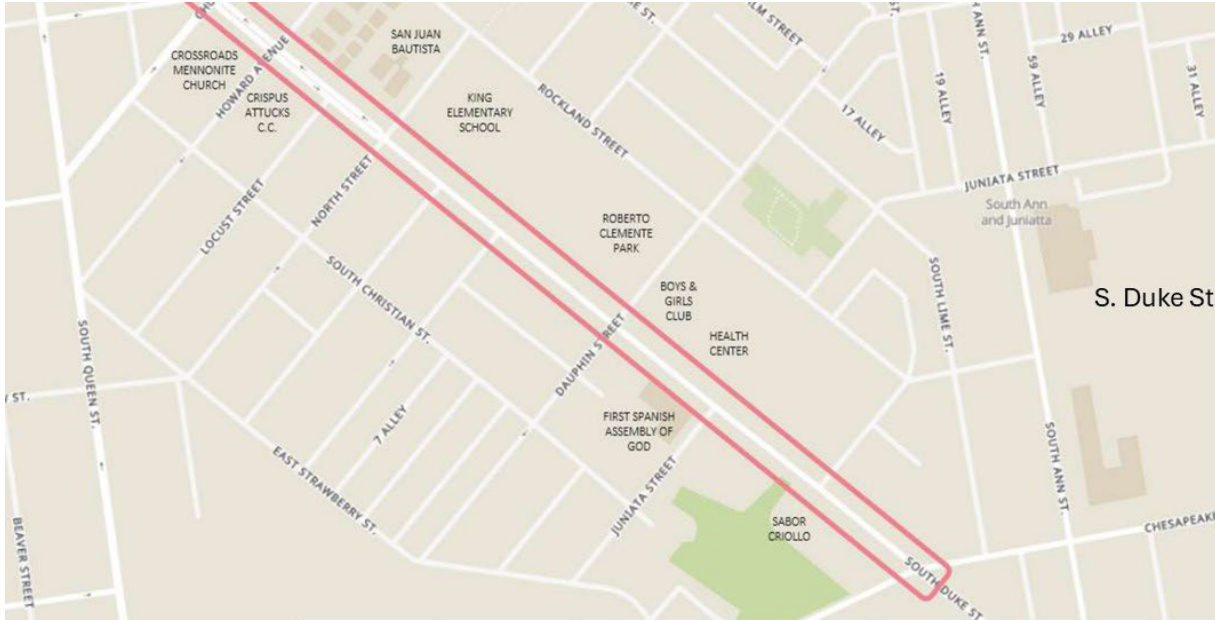
Tenfold is in the process of launching an eviction diversion program in partnership with the Lancaster County Court System and Mid-Penn Legal. The pilot program will serve the Magisterial District 02-01-01 in the Southwest portion of the City of Lancaster. The program will be the first court-based eviction diversion program in the County of Lancaster. The goal of the program is to prevent destabilization of neighborhoods due to eviction and ensure participants have the resources and rights available to them to navigate and avoid eviction and displacement.

Place-Based Streetscapes

The City's Place-Based Streetscape Improvement Program 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. The South Duke Street corridor between Church Street and Chesapeake Street was selected for cement sidewalk replacement for ADA compliance and safety improvements. Approximately 81.7% of people living in the two census tracts covered by the renovations are low-to-moderate income, as demonstrated by the attached chart. This area of the city was also identified as part of the City's "High Injury Network," which includes the streets with the highest number of crashes, especially those involving people walking or bicycling.

The City's 2025 CDBG investment of \$220,000 greatly improves safety in the area for its residents, especially pedestrians accessing its local public schools, and individuals visiting the local park. In 2025, the City of Lancaster also utilized \$40,132.12 in reallocated funds from FY 2020 to assist in Streetscape improvements at the intersection of South Ann and Juniata Streets, another "High Injury Network" area in the City. The project includes a raised intersection at Ann & Juniata Streets; a partial intersection realignment at Juniata & Lime Streets; sidewalk and curb replacements; addition of lighting; replacement of existing or new tree addition in appropriate locations, and intersection and crosswalk improvements throughout the corridor. Approximately 82% of people who live in this area are low-to-moderate income.





S. Duke Street Improvements

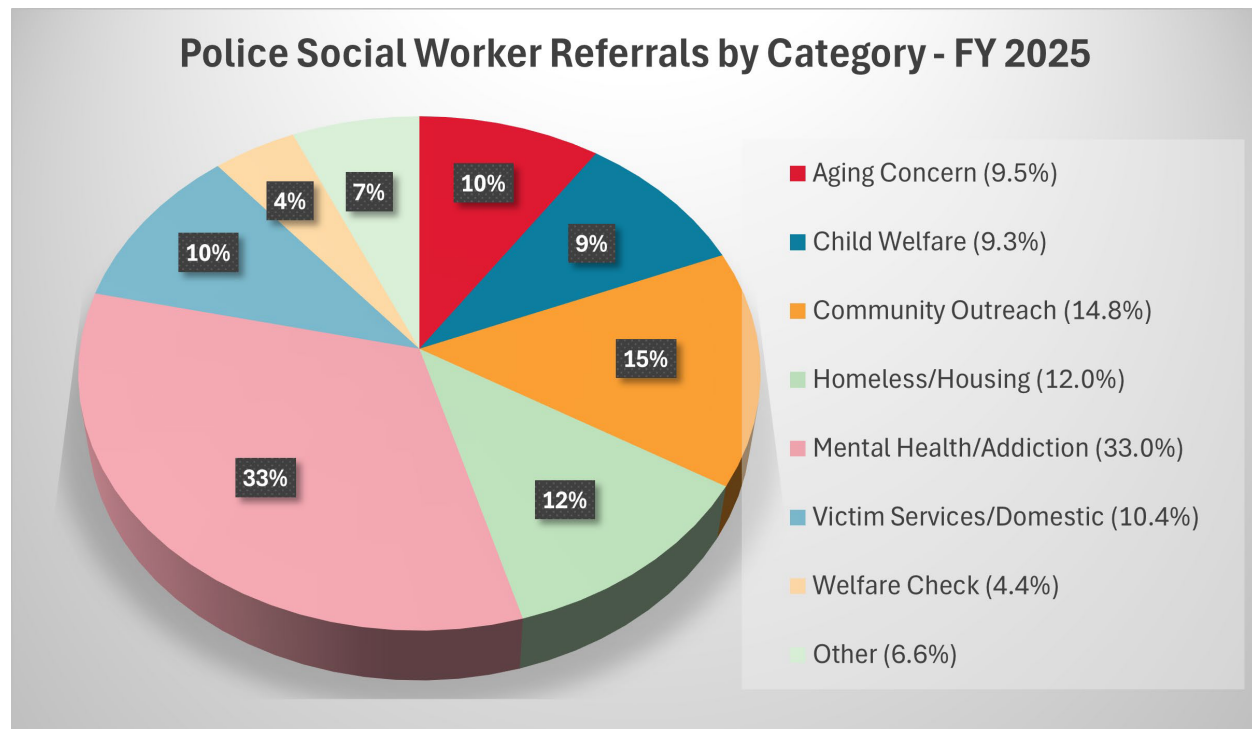
S. Duke Street Improvements							
Census Tract & Block Group	Total Population	% Low Income	Low Income Pop	% Low/Mod	Average Low/Mod %	Low/Mod Pop	Average Low/Mod #
Tract 900							
Block Group 3	3302	75.7%	2501	97.8%	83.5%	3229	2756
Block Group 4	3302	36.3%	1198	69.1%		2282	
Tract 14700							
Block Group 1	4470	52.5%	2349	73.2%	79.9%	3272	3572
Block Group 2	4470	73.0%	3262	86.7%		3873	
Totals					81.70%		6328

Police Social Worker Program

In 2025, the City of Lancaster utilized a total of \$20,483.03 in funds from five fiscal years (\$4,198.93 from FY 2021; \$1,065.44 from FY 2022; \$1,000 from FY 2023; \$6,597.68; and \$7,620.98 from FY 2025) to fund Police Social Worker activities across the City of Lancaster. The City's Police Social Worker Program is 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 has resulted in a reduction in repeat calls for police and more positive interactions between police and residents, ultimately decreasing crime and increasing awareness and access to essential support services within the community.

In 2025, the City's two police social workers responded to 527 calls in predominantly low-to-moderate income areas with a focus on enhancing neighborhood quality of life through crisis response. The chart below details the most common referral and response subject-matters addressed by the social workers, including mental health and addiction (33% of calls), community outreach (14.8%), housing or

homelessness (12%), victim services (10.4%), aging concerns (9.5%), and child welfare (9.3%).

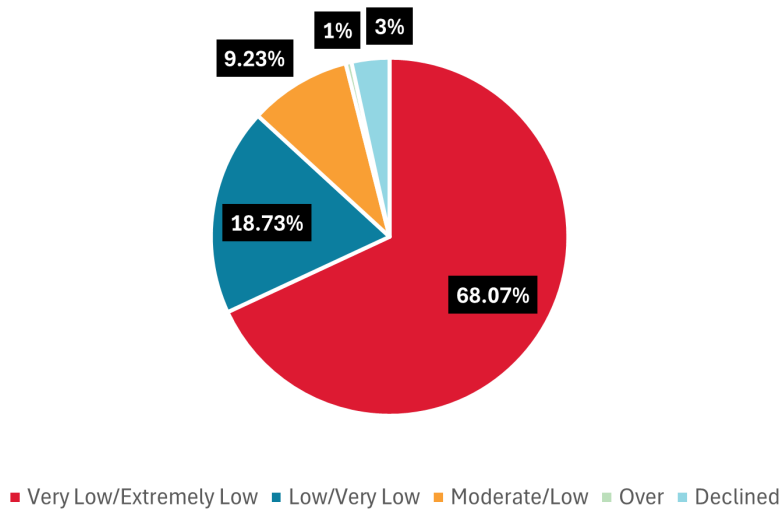


Health & Housing Social Worker

The City's 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 wellbeing. In 2025, the Health and Housing Social Worker assisted 364 community members in resolving persistent housing-related issues to help them locate and secure affordable housing opportunities in the City, with 99.5% of the beneficiaries assisted being low-and moderate-income.

The Health and Housing Social Worker successfully acted as a liaison between the City and the various social service agencies by providing follow-up and monitoring of cases related to housing issues through a holistic, coordinated community response that connected clientele to a variety of agencies to address intersecting socioeconomic issues related to housing, as appropriate. This activity actively contributes to furthering the City's goals to utilize CDBG to promote neighborhood quality of life and to also increase access to affordable housing opportunities. In FY 2025, \$74,486.00 of the City's CDBG funding was allocated to support this critical work.

Income Status of Health & Housing Social Worker Clientele - FY 2025



Department of Neighborhood Engagement Program

In 2025, the Department of Neighborhood Engagement (DoNE) continued its mission of improving the quality of life for City of Lancaster residents by strengthening collaboration between community members and City government and supporting resident-led strategies that promote neighborhood vitality. The purpose of this activity was to provide project management support for the City's core neighborhood engagement initiatives in order to enhance neighborhood quality of life citywide. In 2025, the City of Lancaster allocated \$44,264 in CDBG funding to support eligible DoNE program management activities. These funds supported staff time and program coordination necessary to plan, implement, and sustain key neighborhood engagement initiatives serving residents across the City of Lancaster. Through this activity, DoNE provided leadership development opportunities, technical assistance, and coordination for multiple citywide engagement efforts that created opportunities for dialogue, learning, partnership, and civic participation among residents.

Specifically, this activity supported the following City initiatives in 2025:

- **Neighborhood Leaders Academy:**
 - 45 participants graduated from the academy this year (30 J.P. McCaskey High School students & 15 City Residents)
 - Two community-based projects were developed in collaboration with local school district and City departments (Department of Public Works & Community Planning & Economic Development)
- **Love Your Block:**
 - The department awarded 45 grants as part of this program (supporting projects from community clean-ups, backpack give aways, and compost bin murals, to public safety

events and environmental justice projects.)

- Over 1000+ residents participated in community celebrations including:
 - Holiday Tree Lighting;
 - Climate Action Neighbors;
 - Community and Police Relations Engagement;
 - Block Parties;
 - Hispanic Heritage & Celebrate Lancaster Festivals; and
 - Community Gardens, Murals, and Back to School Events.

The Program was designed to benefit City residents, particularly underserved low-to-moderate income populations. The “Neighborhood Leaders Academy” empowered both youth and adults in underserved communities, fostering leadership skills and supporting community-driven projects. The “Love Your Block” program provided direct funding for resident-led projects, strengthening community engagement and improving neighborhood conditions.

2025 Public Health Services & Community Health Promotion

In 2025, the City of Lancaster allocated \$49,000 in FY 2025 CDBG dollars toward piloting a new program to improve the quality of life among low-to-moderate income city residents through public health services and community health promotion. The purpose of the program is to improve public health through education, training, and exercises. Between July 2025 and December 2025, the City’s public health officers provided food safety and public sanitation education to 897 businesses and organizations; they provided healthy food access initiatives and nutrition education to 348 low-to-moderate income households; they provided vector control/mosquito prevention education to 43 local households; and they provided public health emergency preparedness training and exercises to 128 stakeholders. Notably, the City’s health officers are active in the housing code enforcement program, ensuring residential lead safety compliance through issuing notices, educating property owners on the requirements, referring to programs and resources, and issuing citations as needed through the housing.

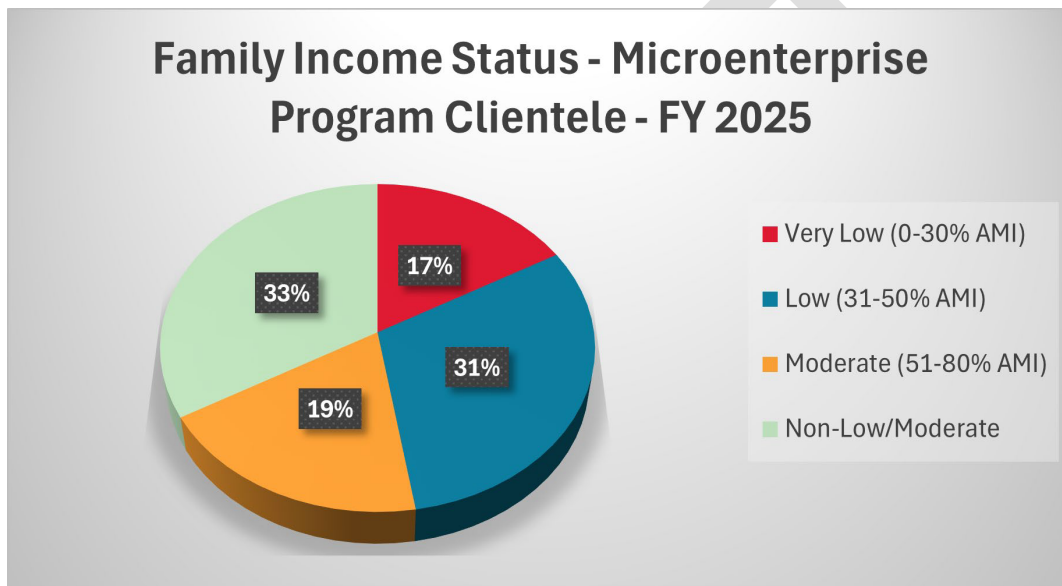
Community Garden

In 2025, the City of Lancaster expended \$14,737.63 of its reallocated 2021 CDBG funding in modifying a former WWII victory garden into a permanent, public garden facility for City residents. The following site improvements were made in 2025 with FY2021 CDBG funds: (1) Environmental hazard testing and remediation of soils, which identified lead and arsenic in the soil and was remediated through encapsulation techniques approved by the PA Department of Environmental Protection. (2) Installation of code-compliant fencing and access gates to the perimeter of the community garden. (3) Site planning and design for site improvements such as a storage shed, outdoor kitchen/education area, and pavilion/shaded seating area. In a related activity, CDBG-CV funds have been allocated to assist in the management of this community garden in response to the COVID-19 pandemic and the corresponding community health assessment.

Goal 4: Expand Economic Opportunities

The Small Business Development Activity (Microenterprise Development)

During 2025, this program utilized \$20,000 in FY2024 CDBG funding. The program served 155 City participants, 67% of whom were of low- and moderate-income, who were seeking to start or expand microenterprises thereby empowering them with the necessary training, support, and financial resources necessary for successful small business development. These empowered entrepreneurs positively contributed to the economic development of the City of Lancaster by expanding small business opportunities. Of the 155 new businesses launched through this program in 2025, 61 were spearheaded by female entrepreneurs. Income demographics for individuals served by this activity are demonstrated in the graphic below.



Capacity Building

In 2025, the City of Lancaster awarded \$25,000 in Capacity Building funds to Partners with Purpose (PWP), a small nonprofit dedicated to renovating and rehabilitating scattered site housing for low to moderate income families. This investment is designed to help PWP strengthen its organizational infrastructure so it can operate more effectively, sustainably, and strategically. Quality, affordable housing consistently ranks as a top priority for Lancaster residents, and PWP plays a vital role in meeting that need. By supporting the organization's internal capacity, the City's FY 2025 CDBG grant ensures that PWP can maximize the economic impact of every dollar invested in each rehabilitation project, ultimately expanding access to safe, stable housing for families across the community.

Goal 5: Support Homeless Services

Through the joint funding application process, the City worked with homeless service providers who met the growing need for emergency shelter, outreach, and rapid rehousing services.

In 2025, the City did not receive ESG entitlement funding. Additionally, it expended all remaining FY2021 ESG funding in 2022 and was therefore unable to implement any ESG-supported activities this program year. The City continues to seek funding to support homelessness services from alternative sources to continue to meet community needs.

In the absence of a direct ESG entitlement in 2025, the City of Lancaster, worked with Pennsylvania Department of Community and Economic Development (DCED) to complete the expenditure and reporting of \$277,117 in ESG funding, all of which is noted under section CR - 15.

DRAFT

2025 CDBG-CV ACTIVITIES

In 2025, the City of Lancaster invested \$75,823 in CDBG-CV funds in professional consulting fees to complete its revolutionary City-wide health analysis called “Healthy Lives, Healthy Lancaster” examining the health and well-being of Lancaster City residents in the post-COVID era. The City began evaluating and allocating funds to advance health equity to low-to-moderate income individuals based on the results of the study.

The City also invested \$1,519.41 to fund a public restroom with handwashing area for a popular congregation area for the City’s unsheltered population between January 2025 and June 2025. The City’s PR-07 report for CDBG-CV demonstrates residual draws for projects that were completed in 2024 but were not drawn until January 2025. The total amount of funding expended by the City for CDBG-CV activities in 2025 is \$77,342.41.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	328
Black or African American	211
Asian	13
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	1
Other/Multiracial	326
Declined or Not Applicable	14
Total	893
Hispanic	417
Not Hispanic	476

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

These statistics only include data from CDBG activities that were performed in 2025 and provided a direct benefit to specific households. These activities included the following:

1. Critical Repair and Lead Hazard Control Administration Program
2. Fair Housing Program
3. Health & Housing Social Worker Program
4. Small Business/Microenterprise Program
5. Affordable Housing Program

Please see *CR-05 - Goals and Outcomes* for more information on the impact of the indirect services provided to city residents. The chart provided at CR-10 91.520(a) on IDIS does not present the opportunity to enter demographic information for individuals who identified as "other multiracial" or for individuals who declined or failed to provide racial demographic information. Without these options, the HUD-generated chart is incomplete and must be supplemented with an attachment. Please see the image below entitled ***Complete Demographics for Persons Served with CDBG Funds - City of Lancaster FY 2025*** for more specific information about the racial and ethnic composition of the City and refer to the chart below for a complete breakdown of demographics by program and the accompanying graphic ***Demographics of the City of Lancaster, PA*** for information about the composition about the citizens of the City of Lancaster.

People Served by Race by Program									
	White	Black/African American	Asian	Native American/Alaskan Native	Native Hawaiian/Pacific Islander	Other/Multiracial	Declined or N/A	TOTALS	Hispanic/Latino
Critical Repair/Lead Hazard Control	44	40	2	0	0	70	0	156	90
Fair Housing Program	90	62	1	0	0	37	12	202	83
Health & Housing Social Worker	137	55	0	0	0	187	0	379	177
Small Business/Microenterprise	56	54	10	2	1	32	0	155	63
Affordable Housing	1	0	0	0	0	0	0	1	1
TOTALS	328	211	13	2	1	326	12	893	414

Latinos Served by Programming			
	Latino/Hispanic	Non-Latino	TOTALS
Critical Repair/Lead Hazard Control	90	66	156
Fair Housing Program	86	116	202
Health & Housing Social Worker	177	202	379
Small Business/Microenterprise	63	92	155
Affordable Housing	1	0	1
TOTALS	417	476	893

Gender (Head of Household) Served by Program				
	Male	Female	N/A	TOTALS
Critical Repair/Lead Hazard Control	112	44	20	176
Fair Housing Program	151	50	1	202
Health & Housing Social Worker	130	249	0	379
Small Business/Microenterprise	61	90	4	155
Affordable Housing	0	1	2	3
TOTALS	454	434	27	915

Income Level Served by Programming							
	Extremely Low (<30% AMI)	Low (30%-50% AMI)	Moderate (50%-80% AMI)	Over 81% AMI	Declined to answer	N/A	TOTALS
Critical Repair/Lead Hazard Control	55	53	45	3	0	20	176
Fair Housing Program	41	11	7	0	143	0	202
Health & Housing Social Worker	258	71	35	2	13	0	379
Small Business/Microenterprise	13	24	15	26	77	0	155
Affordable Housing	0	1	0	0	0	2	3
TOTALS	367	160	102	31	233	22	915

Complete Demographics for Persons Served with CDBG Funds - City of Lancaster FY 2025

Race and Hispanic Origin	
White alone, percent	51.5%
Black or African American alone, percent (a)	17.4%
American Indian and Alaska Native alone, percent (a)	0.4%
Asian alone, percent (a)	2.7%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	14.8%
Hispanic or Latino, percent (b)	39.4%
White alone, not Hispanic or Latino, percent	38.9%

Demographics of the City of Lancaster, PA (ACS 2022)

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,438,690	\$2,253,586.06
ESG	public - federal	\$0	\$0
CDBG-CV	public - federal	\$0	\$77,342.41

Table 3 - Resources Made Available

Narrative

From January 1, 2025 to December 31, 2025, the City of Lancaster delivered on its promise to address top community priorities by spending a total of \$2,253,586.06 from seven fiscal years, utilizing funds it reallocated through the substantial amendment process in 2025 to address top community needs as identified through community engagement and adding its 2025 entitlement allocation to further its commitment to maintain affordable, good quality housing, promote neighborhood quality of life, and expand economic opportunities.

The CDBG funds expended in 2025 originated from the following fiscal years:

Reallocated Funds Used in 2025	
FY 2019	\$23,757.31
FY 2020	\$102,505.73
FY 2021	\$174,497.68
FY 2022	\$67,662.55
FY 2023	\$381,463.68
FY 2024	\$1,134,528.87
NEW 2025 Entitlement Funds	\$369,170.24
TOTAL FUNDS UTILIZED	\$2,253,586.06

Additionally, \$75,823 in CDBG-CV funds were expended for the completion of the Healthy Lives, Healthy Lancaster health and well-being study, designed to identify and address individual and communal health needs, gaps, and disparities resulting from the COVID-19 pandemic and \$1,519.41 was expended for a public restroom with handwashing area at Culliton Park for a homeless encampment area for a total of \$77,342.41 expended in CDBG-CV funds in 2025.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
LANCASTER CITY	100%	100%	100% in the City of Lancaster with a focus on LMI individuals

Table 4 – Identify the geographic distribution and location of investments

Narrative

In 2025, 100% of the Community Planning and Development funds were spent within the City of Lancaster, with a focus on primarily benefitting predominately low- and moderate-income areas and City residents.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City continues to utilize Federal CDBG funding to leverage private, state, and local funding sources. CDBG funds supplemented a variety of programs that have other sources of funding. The Place-Based Streetscape Improvements program utilized CDBG funding to supplement other state grant funds and the City Capital Improvement fund. The Critical Repair and Lead Hazard Control Programs continued to leverage the City's \$600,000 Healthy Homes Supplemental funding, a \$9.1M Lead Hazard Reduction Grant from the U.S. Department of Housing and Urban Development (HUD), and \$770,000 Lead Abatement and Remediation Funding from the Pennsylvania Department of Health. These combined services allowed the city to implement holistic, impactful approaches to strengthen the City's affordable housing stock and improve residents' wellbeing. Dollars allocated to the City of Lancaster expanded the Proactive Housing Code Enforcement Program, Neighborhood Engagement Program, and the Neighborhood Crime Reduction through Police Social Workers Program.

In 2025, the City of Lancaster invested \$69,000 in CDBG City Planning funds to amplify the impact of three additional funding sources and launch professional planning efforts for the East End Small Area Plan. These included \$122,500 from the Municipal Assistance Program, \$25,000 from the Keystone Historical and Museum Commission, and \$12,500 from the City's General Fund.

Also in 2025, the City partnered with the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED) to oversee two subgrantees in the expenditure of \$277,117 in Emergency Solutions Grant funding that was committed and reported in 2024. The City worked with Tenfold to utilize \$108,068 in emergency shelter funds for renovations to its Transitional Living Center at 105 East King Street. It also managed the \$169,049 operational budget for the 120 E. Clay Street Shelter, administered by the Lancaster City and Redevelopment Authority's nonprofit affiliate on behalf of DCED.

The CDBG funds used for the Small Business Development (Microenterprise Development/ASSETS) program accounted for less than 4% of their total program budget (the majority of their budget is comprised of privately raised funds). The Fair Housing Program also receives financial support from private, state, and local sources as well as County CDBG assistance.

Publicly owned property was 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) serves as the base for the City's Housing and Building Code Enforcement Programs, Critical Repair Program, Lead Hazard Control Program, Place-Based Streetscape Improvement Activities' Administration and Management Team and Community Development staff. Other than the above-listed use, publicly owned property and land were not utilized to address the needs identified in the plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	127	738
Number of Special-Needs households to be provided affordable housing units	0	0
Total	127	738

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	1
Number of households supported through Rehab of Existing Units	20	156
Number of households supported through Acquisition of Existing Units	0	0
Total	22	157

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In 2025, the City of Lancaster surpassed its one-year goal of serving 127 non-homeless households to be provided affordable housing units by providing 738 households with affordable housing through a combination of the Critical Repair and Lead Hazard Programming Activity (156 households), the Fair Housing Activity (202 households), the Health & Housing Social Worker Activity (379 households) and the Affordable Housing Development Solutions Activity (1 household).

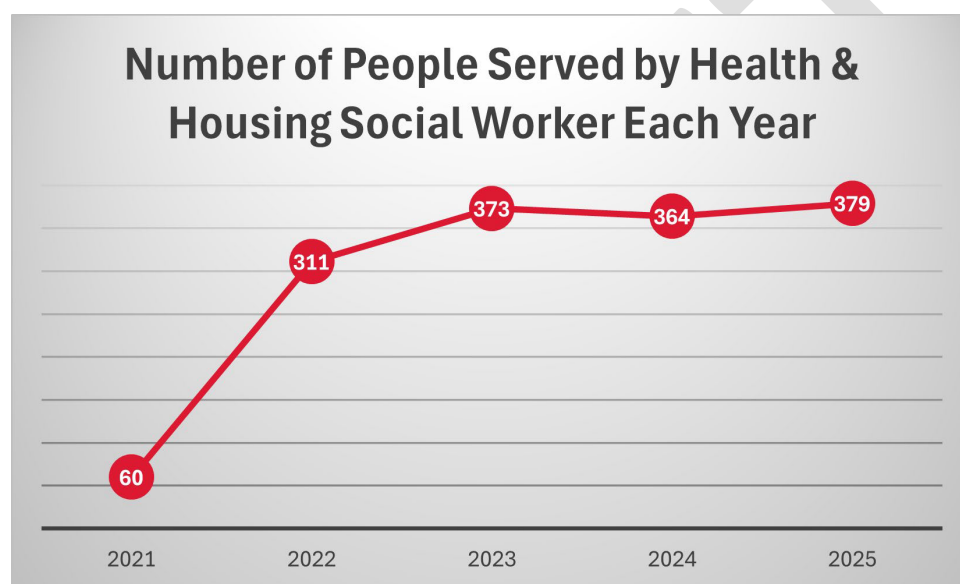
In 2025, the City collectively met or exceeded most of the goals and outcomes it had established for advancing affordable housing for our community. Overall, the City surpassed its housing rehabilitation goals by over 500%, maintaining and providing affordable housing for 156 households through our Critical Repair and Lead Hazard Control Programs (all low- or moderate-income) and one household through the Affordable Housing Development Solutions activity for a total of 157 households. In addition, 20 vacant units were rehabilitated and will be rented to LMI households.

Furthermore, the City invested an additional \$30,000 in affordable and fair housing support through the CDBG-assisted Fair Housing Services activity, an increase of \$10,000 over the previous year. This activity,

administered by the City’s subgrantee, Tenfold, oversaw set-aside units in the City and provided assistance to persons with disabilities in filing fair housing complaints and submitting reasonable modification and accommodation requests.

Discuss how these outcomes will impact future annual action plans.

The City has consistently achieved success in its Fair Housing, Critical Repair, and Lead Hazard Control Programs, which continue to deliver tangible, positive outcomes contributing to improving and strengthening accessibility to and availability of sustainable affordable housing opportunities in the City, particularly for low- and moderate-income households. Additionally, the City is also realizing success with the Health and Housing Social Worker program, which assisted 379 City residents who were seeking affordable housing, showing a steady increase since the program’s inception in September 2021.



Furthermore, the Police Social Workers funded by CDBG dollars reported 17% of their total calls in 2024 were related to housing and homelessness. Given the measurable effectiveness of these programs, the City will continue to support and expand them, leveraging their successes to guide the development and implementation of future affordable housing initiatives.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	367	0
Low-income	160	0
Moderate-income	102	0
Total	629	0

Table 7 – Number of Households Served

Narrative Information

The data above reflects the number of households served through direct benefit, affordable housing-related programs supported by CDBG dollars during the 2024 program year. A breakdown by income level and activity is provided below:

The Critical Repair and Lead Hazard Control Program Activities: 153 Low-and Moderate-Income Beneficiaries (98.1% LMI)

- Extremely Low-Income: 55 households
- Low-Income: 53 households
- Moderate-Income: 45 households

The Fair Housing Services Program Activity: The majority of people (143) benefitting from this program declined to provide income information. From the 59 individuals who reported income information, the breakdown is as follows:

- Extremely Low-Income: 41 households
- Low-Income: 11 households
- Moderate-Income: 7 households

The Health and Housing Social Worker Program Activity: 364 Low- and Moderate-Income Beneficiaries (96% LMI)

- Extremely Low-Income: 258 households
- Low-Income: 71 households
- Moderate-Income: 35 households

The Affordable Housing Development Solutions Program: 1 Low- Income Beneficiary (100% LMI)

- Extremely Low-Income: 0 households
- Low-Income: 1 household
- Moderate-Income: 0 households

Overall in 2025, the City provided direct affordable housing benefits to a total of 893 households through HUD-assisted programming. Specifically, it served 367 extremely-low-income households, 160 low-income households, and 120 moderate-income households. As a result, 75% of the City's total CDBG-supported direct affordable housing beneficiaries were low- or moderate-income households, thereby advancing HUD's Community Planning & Development (CPD) Program goal of providing tangible affordable housing benefit to predominately low- and moderate-income persons and/or households.

The number of individuals served through HOME funded programs is included in the Lancaster County portion of the CAPER, as the County is the lead entity for the HOME consortium.

Citizens can also explore the City's work to further affordable housing opportunities at the following website, <https://lancaster-pa.maps.arcgis.com/apps/webappviewer/index.html?id=f584d91cd03f49ac802940603cac7e6a> which details relevant investments the City has made in housing projects.

Please see CR-05 - Goals and Outcomes for more information on the impact of all services provided to City residents.

The City participates in a HOME Consortium with Lancaster County and therefore the number of HOME persons served by the City is located in the Lancaster County CAPER as the County is the lead entity for the HOME consortium.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Over the course of this period of performance, the City has substantially expanded its outreach efforts to help address homelessness and special needs by allocating funds to the Health and Housing Social Worker and the Police Social Worker positions. As the City has not been a direct recipient of ESG entitlement funding since 2021, the City participates in the Lancaster County Homelessness Coalition's Steering Committee and Grants Action Team to support the work of the Continuum of Care. In 2025, Lancaster County continued operating its successful coordinated assessment/single point of entry system (SPE), known as the Community Homeless Assessment and Referral Team (CHART). In 2025, the Lancaster County Homelessness Coalition streamlined the coordinated entry system to be a single entity for improved efficiency. CHART contracted with the United Way/211 to provide initial client screening into the single point of entry system. CHART workers were mobile, allowing them to conduct face-to-face initial assessments of clients at emergency shelters, the daytime drop-in center, on the street, or in other locations. Outreach Workers were trained to conduct CHART assessments, reducing the number of contacts needed for a client needed to be connected with essential services. CHART does the following:

- Ensures that households at imminent risk of homelessness receive the right services at the right time and at the appropriate level;
- Provides a single, trusted access point individuals and families can turn to for homelessness prevention services, assessments, light case management, and referral to emergency housing and other services to help them get back on their feet;
- Focuses on diversion and prevention whenever possible, with shelter entry only when no other option or resource is available;
- Recognizes that a successful SPE is dependent upon full provider buy-in. Sufficient housing specialists, diversion, and rapid re-housing resources must be available, and permanent housing resource identification/referrals must be included at the point of entry.

The City of Lancaster allocated \$14,250 in FY 2025 funding to its Police Social Worker program and \$74,486 in FY 2025 funding to its Health and Housing Social Worker Program to provide direct communication to people experiencing homelessness or at-risk of experiencing homelessness. These positions are uniquely positioned to meet with unsheltered community members, assess their needs, and make appropriate referrals for services and case management.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter services aim to assist individuals who are literally homeless and sleeping on the streets or in places not meant for human habitation and are at high risk of physical, mental, financial, and emotional harm, by helping them find suitable sleeping accommodations and connect with other appropriate support services. In 2025 the Lancaster County Homelessness Coalition, in collaboration with the City, continued operation of the 80-bed low-barrier Clay Street Shelter at Otterbein United Methodist Church. The City of Lancaster worked with the Lancaster County Housing and Redevelopment

Authority to administer \$169,049 in Emergency Services Grant funding from the Commonwealth of Pennsylvania's Department of Community and Economic Development to assist with improving operational functions.

Other current City Shelters include TLC (overnight and day shelter), Good Samaritan Services (overnight), YWCA (overnight, for women), and the Water Street Mission (overnight). Tenfold also opened an additional low-barrier shelter with 40 beds during the extreme cold weather between December 2025 and February 2026.

The City of Lancaster also worked with Tenfold to administer \$108,068 in Emergency Services Grant funding from the Commonwealth of Pennsylvania's Department of Community and Economic Development to assist with the renovation of the Transitional Living Center at 105 E. King Street.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

A critical component of the Lancaster homeless service infrastructure is outreach. Many outreach clients require not only practical supplies like food, sleeping bags, and hygiene items, but also case management services, such as assistance in filling out SSI or welfare applications, linking to area resources, or help locating jobs or affordable housing.

The Lancaster County Continuum of Care works with the Lancaster County Children and Youth Agency (CYA), which established the Independent Living (IL) Unit to ensure that youth aging out of foster care are not discharged into homelessness. The IL Unit offers education and supportive services for ages 16-21. Staff members facilitate weekly groups about daily living skills such as budgeting, employment, and cooking; including an advanced group to address the specific needs of older IL youth. Community volunteers also mentor youth for ongoing support as they transition into independent housing.

The Lancaster County Continuum of Care has met with publicly funded institutions to ensure proper discharge planning. Hospitals, county behavioral health services, housing, and other social service providers were represented at various levels of the Continuum of Care, including its Homeless Service Provider Network (front-line staff), Continuum of Care Planning Committee (management level staff), Leadership Board (upper management) and Executive Committee (sub-set of the Leadership Board). City and County staff also participated at all levels of the Continuum of Care. The LCCH is operated under the purview of the Lancaster County Redevelopment Authority in an effort to streamline the provision of care.

The City of Lancaster has committed funding from two other sources to specifically address homelessness among youth ages 16-21. Manor Youth House, a nine-unit affordable housing structure designed for youth aging out of foster care. Construction is now underway on this project.

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

The Lancaster County Homelessness Coalition uses a single point of entry system to streamline referrals and reduce the time individuals and families remain unhoused. In 2025, the Coalition designated a single coordinated entity to further improve efficiency.

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

The skills and disciplines taught through the provision of rapid re-housing casework services, as well as 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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In 2025, the City worked with the Lancaster City Housing Authority (LCHA) to maintain existing public housing and to continue to find ways to make more units accessible. City Staff and LCHA staff are exploring Choice Neighborhood funding programs and sharing information as it becomes available with a goal to apply to the program as soon as it reopens. In the interim, the City continues to provide environmental reviews to LCHA upon request for federal funding opportunities as they become available.

LCHA owns and operates 564 public housing units consisting of 259 family units and 305 elderly/disabled units set across six (6) communities. Housing is also provided through the Section 8 Housing Choice Voucher Program, with LCHA administering 1,003 vouchers by matching eligible applicants with participating private landlords. Additionally, LCHA 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.

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

LCHA strives to foster the development, ownership, and successful management of the City's public housing programs to empower citizens toward 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.

Actions taken to provide assistance to troubled PHAs

Not applicable, as the City of Lancaster's public housing authority is not considered a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Lancaster continues to seek opportunities to provide housing for residents in the City identified as “in need of affordable shelter” and to reduce barriers to affordable housing for City residents. The main barriers to meeting the needs of the underserved continue to be:

- The limited funds available to address the scarcity of affordable housing;
- The high cost of land available for development/redevelopment; and
- The fact that there is an extremely limited amount of land available in the City for new construction.

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. Key accomplishments in 2025 include:

(1) The City continues to implement the Health and Housing Social Worker activity to help reduce barriers to affordable housing by providing a dedicated affordable housing resource that works to connect City residents to better housing opportunities and provides support and education to assist residents in navigating the complex housing and supportive services policies and procedures to enable improved comprehension and access.

(2) Our Future Lancaster, the City’s Comprehensive Plan adopted in 2023, names Housing Choice as a major policy initiative in System 1 – Strengthening Neighborhoods & Housing. Policies included in this element include Housing Production, Housing Preservation, Housing Affordability, Housing Quality and Safety, Homelessness, Housing Inclusion and Innovation, Energy-Efficient Rehabilitation, Housing Stability, and Home Ownership. Through this plan, the City administration continues to further affordable housing development. The entire plan can be viewed at <https://compplan.cityoflancasterpa.gov/>.

(3) The City also provides Language Access services 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.

(4) The Health and Housing Social Worker also provides bilingual English and Spanish support to further reduce access barriers to affordable housing.

(5) City staff continues to work with the Redevelopment Authority of the City of Lancaster to implement income and affordability requirements to generate improved affordable housing opportunities for its low- and moderate-income residents.

Further, the City’s Interim Housing Strategy continues to guide policy and funding decisions and has set the following goals and actions seeking to diminish the aforementioned barriers to affordable housing to

be achieved by the end of 2026:

1. Goal 1: Produce approximately 2000 new units, 300 of which are affordable

- a. Create and implement City, land use, and zoning policies that advance housing supply and focus on rehabilitation of existing buildings, increasing density, and building up instead of out.
- b. Leverage financial tools like Local Economic Revitalization Tax Assistance (LERTA) and the City Revitalization and Improvement Zone (CRIZ) to stimulate land development and attract investment capital for housing and mix-use projects.
- c. Leverage HOME, CDBG, NAP, PHARE, and ARPA funding to help subsidize the development and sustainability of affordable units, as appropriate.

2. Goal 2: Protect approximately 14,000 existing units, and improve 100+ units

- a. Utilize proactive and complaint-based inspection and maintenance efforts to promote the provision of safe, high-quality housing to sustain the City's current housing stock. Update the City's Rental Property and Lead ordinances to concentrate resources and inspection efforts based on need and incentivize unit upgrades. Improve landlord outreach and education efforts to facilitate understanding and buy-in.
- b. Continue to provide Lead Remediation and Healthy Homes Grants to underserved and vulnerable low- and moderate-income households.
- c. Continue to provide Critical Repair Grants and Loans to help disadvantaged homeowners offset the economic hardship caused by emergency repairs to critical household systems and fixtures for low- and moderate-income households.

3. Goal 3: Acquire approximately 200 units for affordability-focused redevelopment

- a. Work with the Redevelopment Authority of the City of Lancaster (RACL) to acquire vacant and blighted properties for resale and rehabilitation geared at providing affordable housing to low- and moderate-income households.
- b. Collaborate with the City's Land Bank to purchase properties to be redeveloped as affordable housing by Community Housing Development Organizations.
- c. Promote City-Led conversion, with properties purchased and redeveloped with the goal of creating affordable and mixed-income redevelopment of City-acquired and directed property.
- d. Work with the County and local Continuum of Care (CoC) providers to develop permanent transitional housing facilities offering wrap-around services to support City residents who are transitioning from homelessness to a stable living situation.

4. Goal 4: Innovate to create approximately 100 new units

- a. Promote and facilitate the development of home-sharing and community living models, accessory dwelling units, tiny homes, and a reduction of parking requirements, as appropriate, to enable the expansion of, access to, and availability of affordable housing opportunities and mechanisms to better align with the City's typical households and support

those with lower or fixed incomes.

5. Goal 5: Sustain existing affordability and neighborhood vitality

- a. Continue to provide financial support to prevent housing insecurity caused by the impact of COVID-19 to prevent eviction and displacement.
- b. Expand and investigate avenues to assist low-income residents in homeownership through Low-Interest Home Loans and Façade Improvement Grants.
- c. Help low-income residents achieve homeownership and build wealth with mechanisms such as Down Payment Assistance, Live Near Your Work Grants, and the Tenant Opportunity to Purchase Act.
- d. Continue to contribute resources to strengthen and expand the City's homeless shelter system to better meet the needs of this vulnerable population, including expanding current capacity by 20 – 30 shelter beds and 100 emergency shelter beds.

A copy of the City's Interim Housing Strategy is included as an attachment to this report.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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% of Area Median Income (AMI). To alleviate financial burdens for beneficiaries below 50% AMI, the Critical Repair program adjusted its design in 2021 to provide grants for emergency critical repairs in lieu of forgivable or due upon sale loans requiring liens, to better serve the lowest income households. The City's Proactive Code Enforcement Programs assisted in ensuring the maintenance of housing, businesses, and buildings throughout the City, with a focus on the rental and business community which often struggle with quality and/or affordability. The City also works with local non-profit development corporations and CHDOs in their development of affordable housing, particularly in the Southeast area of Lancaster City, which has a concentration of low-income households, on various CDBG and HOME-assisted initiatives detailed in Lancaster County's Consortium reporting.

Specifically, the City utilized 2025 CDBG funds to address the needs of the underserved in 4 main ways.

- (1) The Critical Repair and Lead Hazard Control Programs focused on addressing the housing health, safety, and stability of owner-occupied units through lead-paint testing and remediation, addressing critical health and safety components, and overall preservation of the City's affordable housing stock.
- (2) The Fair Housing Services program provided community education and mediated issues between landlords and tenants to improve City residents' quality of life, their understanding of fair housing rights, and access to affordable housing opportunities and mechanisms.
- (3) The City completed a city-focused Health Needs Assessment utilizing CDBG-CV funding to identify and analyze unmet health needs exacerbated by the pandemic, utilizing a Social Determinants of Health (SDOH) framework. The assessment was completed in late 2024 and findings were delivered to the City in early 2025.
- (4) CDBG Affordable Housing Development Solutions funding allocated in 2023 and 2024 to SACA Development Corporation funded two additional housing units and sold them to verified low-income and very-low-income homebuyers in 2024 and 2025. Another unit is expected to close in 2026.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Lancaster administers a Lead-Based Paint program that assists eligible property owners and tenants with reducing and/or abating lead hazards in their properties and supplemented with CDBG funding.

In 2019, the City was awarded a \$9.1M Lead Hazard Reduction Grant funded through the U.S. Department of Housing and Urban Development, plus an additional \$600,000 in Healthy Homes Supplemental funding to address lead-based paint and other housing-related health hazards in five targeted census tracts 8, 9, 10, 14, and 147, where 20,520 residents live. The program's primary goals were to reduce health and safety hazards, prevent childhood lead poisoning, stabilize homes and neighborhoods, preserve affordable housing and sustain homeownership, and support local contractors and small businesses through targeted remediation, education, and community partnerships. In 2022, Census Tract 8 was added to expand the program's impact and address an unmet need. Over the course of the grant, the program enrolled and completed lead hazard control and healthy homes interventions in 403 residential units. These efforts directly benefited 310 families.

Of the 403 units enrolled, 359 were single-family homes and 44 were multi-family dwellings. Each unit underwent a comprehensive lead inspection, risk assessment and Healthy Homes evaluation. Work completed included window and door replacement, lead-based paint stabilization or abatement, ventilation improvements, moisture control, and safety repairs. The project did not fully align with the approved budget and performance targets due to an increase in the average cost per unit. As a result, all available funds were expended before reaching the original goal of 435 units. However, to ensure the effectiveness and quality of lead hazard control work, a budget revision was needed to allocate more funds per unit, allowing the project to successfully complete lead hazard control activities in 403 units. All enrolled units received clearance under EPA/HUD guidelines, and residents reported high satisfaction with the improvements made to their homes.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Mayor Sorace's *Block by Block* Strategic Plan (2018-2026) identified a "Sustainable Economy" as a cornerstone of the City's long-term development and sought 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.

Research indicates that households facing housing cost burdens often prioritize certain necessities over others, with tradeoffs that might include monthly rent or mortgage payments, food, healthcare, and transportation. These trade-offs impact the health, stability, and future of our community members. The City has made an effort to address these tradeoffs through proactive programmatic interventions designed to alleviate poverty-driven economic, health, and housing constraints and strengthen well-being and socioeconomic viability in the City of Lancaster.

In 2025, the City continued 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 incidences of poverty. The following CDBG programs represent actions that the City undertook in 2025 to ameliorate conditions and issues sustaining poverty for the City's most vulnerable households 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 support necessary to address lead hazards and conduct emergency critical repairs in 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, combating housing inequality and housing cost burden.
4. The Fair Housing Services Activity: Furthering the provision and accessibility of 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.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Department of Community Planning and Economic Development (CPED) assisted with many efforts to overcome gaps in the institutional structure of the service delivery system in the City. CPED worked to collaborate within and across departments and organizations to develop practical solutions to addressing homelessness. The internal Homelessness Response Team (HRT) continued in 2025 to connect key decision-makers in the City from the Bureaus of Health and Police, the Bureau of Health, Parks Department, and Community Development to strategize and coordinate policy and implementation approaches. Further, HRT members participated in both the Steering Committee and the Joint Funding Committee/Grants Action Team for the Lancaster County Homelessness Coalition.

Moreover, 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.

During 2026, CPED representatives participated in a variety of committees and boards to enhance intra-city collaboration, communication, and relationship-building, continuing to develop institutional structures. This involvement helps the City 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 persons 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In an effort to enhance community coordination, City employees participate in various boards and committees whose memberships provide a network that spans private housing and social service agencies – such as Tenfold and the Lancaster County Homelessness Coalition. Additionally, the Health and Housing Social Worker provides a direct connection to both public and private housing opportunities and coordinates with supportive social services, as needed. The City also facilitates continuous agency-level coordination between the Lancaster City Housing Authority, Lancaster County Redevelopment Authority, and Lancaster County Homelessness Coalition to streamline the provision of affordable housing and supportive services.

Through the Police Social Worker activity, the City has taken actions to enhance coordination between itself, the Bureau of Police, and local health, housing, and social service agencies to address the intersecting needs of residents. This activity provides a mechanism to collocate and enhance public and private coordination, offering direct assistance to city residents and connecting them to the appropriate agencies and services.

The City works with SACA Development Corporation, which develops affordable housing for low and moderate-income households. SACA also provides social services to seniors and other community members and operates a workforce training facility. One Coalition, in particular, the Lancaster County Homelessness Coalition, has made significant strides in enhancing coordination among community stakeholders. The Coalition consists of various social services organizations, civil servants, faith-based community members, mental health providers, and housing agencies. While the main goal of the coalition is focused on ending homelessness, housing plays a key role in executing that goal. The coalition also fosters partnerships and networking between various agencies.

In 2025, the City of Lancaster awarded \$25,000 in Capacity Building funds to Partners with Purpose, a non-profit extension of the Lancaster City Housing Authority, that renovates and rehabilitates scattered-site housing for low- to moderate-income families, to strengthen its organizational infrastructure and improve overall effectiveness. By investing in PWP's internal capacity, the City's FY 2025 CDBG grant helps the organization maximize the economic impact of its rehabilitation projects and expand access to safe, stable, and affordable housing for families across the city.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In 2025, the City of Lancaster continued to support the Fair Housing Services Program. This program, carried out by Tenfold's Housing Rights and Resources Center (HRRRC), receives CDBG administrative funding to address and rectify pervasive impediments identified in the 2021 Analysis of Impediments to Fair Housing Choice. The program also provides services to landlords and tenants regarding Fair Housing law and landlord/tenant issues and worked to address Impediments 1, 2, 4, 5, and 6 identified in this analysis.

The lack of ADA accessibility persists as a barrier impacting fair housing choices in the City. The City's Healthy Homes funding also provided an avenue to make accessibility modifications to homes when appropriate.

The City also continues to ensure meaningful access to programs and activities by Limited English Proficient (LEP) persons to counteract language-based impediments. We have completed our Language Access Plan and have a Language Access Coordinator to facilitate language accessibility. Federally-funded programs carried out by the City (Critical Repair, Healthy Homes, Lead Hazard Control Programs) have documents and information available in both English and Spanish. Additionally, the Lead Program Coordinator and Housing Social Worker are bilingual and available as a translation resource for Spanish-speaking residents.

The City regularly works with the Spanish American Civic Association (SACA) which provides services to the Latinx community. 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 2025 CAPER for a comprehensive understanding of how HOME funding is being utilized to address the identified *Impediments to Fair Housing* (2021).

Please see below for details on how, in 2025, the Fair Housing Services Program was tasked with addressing the following impediments:

Fair Housing Services Program - Impediment 1: *With an increasing number of people in the County, there is more demand for an ongoing education program for fair housing requirements.*

This impediment is being addressed with Tenfold's HRRRC 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 questionnaires to the proper city and/or state enforcement entities.
4. Distribution of the Landlord & Tenant Guide in print and electronically in multiple languages.
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.

Fair Housing Services Program - Impediment 4: *Persons with disabilities are limited in where they go due to architectural barriers in the community and in private home construction like curbs, sidewalk, steps, narrow door openings, etc.*

This impediment is being addressed with Tenfold's HRRC conducting the following activities:

1. Work with local disability organizations to explore creation of housing opportunities that will increase housing choice for this community.
2. Provide 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.
3. One (1) Fair Housing Summit.

Fair Housing Services Program - Impediment 5: *Home financing data indicates a disparity between denial rates among racial and ethnic groups.*

This impediment is being addressed with Tenfold's HRRC conducting the following activities:

1. Provide Fair Lending information to consumers through homebuyer classes.
2. Host one (1) Fair Lending network event for city lending institutions.

Fair Housing Services Program - Impediments 2 and 6: *People with limited English proficiency may have barriers to fair housing (2); and, Lancaster County and the City of Lancaster are racially and ethnically concentrated/segregated (6).*

These impediments are being addressed with Tenfold's HRRC conducting the following activities:

1. Distribution of the Landlord & Tenant Guide in print and electronically in multiple languages.
2. Utilize telephonic language lines to serve consumers with varying language needs.
3. Utilize American Sign Language (ASL) video interpreting service for consumers in need of this service.

CR-40 - Monitoring 91.220 and 91.230

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

Proper agency monitoring involves on-site visits and regular in-house reviews of monthly performance reports and reimbursement requests received from Subrecipients for CDBG-assisted activities. Additionally, the City, in collaboration with the Lancaster County Homelessness Coalition, reviews outcomes for ESG-funded programs and data-standard monitoring. These outcomes and data standards have been adopted by the local CoC and are based on best-practices and HUD requirements and/or recommendations.

The City also annually updates its Subrecipient Monitoring methodology and procedures within its **CDBG Policy and Procedures Manual** to include actions that will strengthen program oversight, provide proactivity opportunities for course correction, as needed, and improve program impact:

In order to adequately track and monitor activity performance, the City will undertake the following specific steps to ensure subrecipients and activities achieve performance objectives on schedule and within budget, comply with all applicable financial, operational, and programmatic regulations, properly expend allocated funding in a timely manner, and to proactively address and resolve emergent issues:

1. Time of Performance
 - a. The City of Lancaster enters into one-year contracts with Subrecipients unless otherwise specified.
 - b. Subrecipients are required to carry out the obligations specified in their Subrecipient Agreements.
 - c. The period of performance may only begin upon the completion of an environmental review pursuant to 24 CFR Part 58.
2. Requests for Reimbursement
 - a. The Subrecipient must submit requisitions for reimbursement to the City on a monthly basis unless otherwise agreed upon using itemized vouchers (monthly invoices) provided by the City.
 - b. Requisitions for Reimbursement must indicate how project expenditures directly relate to services provided under the Subrecipient Agreement.
 - c. A Participant Characteristic Report (provided by the City) detailing the demographics of persons serviced by the contracted services will accompany each Requisition for Reimbursement.
3. Limitations of Reimbursement
 - a. Cash Advances – The City shall not provide any cash advances to the Subrecipient for anticipated costs. All grant funds shall be release to the Subrecipient by the City only as a reimbursement for actual costs incurred for providing the level of Project services provided during the previous month, or other interval of time if previously agreed upon by both parties.
 - b. Accumulation of Funds – The Subrecipient certifies that it will not accumulate Program Funds in reserve. Any interest earned on reimbursements that exceed actual costs incurred during the previous month shall be governed as “program income.”

- c. Documentation – Subrecipient must maintain appropriate and necessary documentation supporting the monthly invoices submitted for reimbursement for services provided by it under its Subrecipient Agreement and detailing the types of service. It shall be available for review by the City at all reasonable times upon request.
 - d. Compliance – Subrecipient must be able to certify its compliance with the Subrecipient Agreement provisions at all times maintaining appropriate supporting financial documentation and by making said documentation available to the City at all reasonable times upon request.
 - e. Eligibility/Acceptability – The City shall retain the right, after consultation with the Subrecipient, to determine the final eligibility of the units of service provided and claimed for reimbursement by the Subrecipient under the terms of the Subrecipient Agreement.
- 4. Performance Monitoring and Reporting
 - a. The City will monitor the performance of the Subrecipient against the goals and performance standards specifically enumerated in the Subrecipient’s Agreement.
 - b. The Subrecipient shall submit regular progress reports to the City in the form, with the content, and at the frequency required by the City (pursuant to the Subrecipient’s Agreement with the City).
 - c. The Subrecipient is required to submit an annual audit prepared by independent auditors to the City on or before nine months (270 days) of the end of its fiscal year, even if the amount of federal funds received by the Subrecipient is below the federal audit threshold. Failure to submit the proper audit (and corrective action plan, if required), to the City within this 270 day period may result in the suspension of federal grant payments.
- 5. Technical Provision
 - a. The City will provide the necessary technical assistance and support to subrecipients and partners who are conducting activities facing performance and spending challenges based on the results of the preceding monitoring.
- 6. Additional Terms
 - a. Insurance – Subrecipients shall carry sufficient insurance to protect contract assets from loss due to theft, fraud and/or undue physical damage, and at a minimum shall purchase a blanket fidelity bond covering all employees in an amount not less than the amount granted from the City.
 - b. Uniform Administrative Requirements - The Subrecipient shall comply with the requirements of 2 CFR Part 200, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” as applicable, as outlined in 24 CFR Part 570 Section 570.502 and 24 CFR Part 85 regarding Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments or 24 CFR Part 84 regarding Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Nonprofit Organizations.
 - c. The Subrecipient shall comply with the requirements and standards of 2 CFR 230, “Cost Principles for Non-profit Organizations” (formerly OMB Circular A-122 “Cost Principles for Non-Profit Organizations) or OMB Circular No. A-21, “Cost Principles for Educational Institutions,” as applicable, and OMB Circular A-133, “Audits of Institutions of Higher Education and Other Nonprofit Institutions” (as set forth in 24 CFR Part 45). Audits shall be conducted annually.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Lancaster remains committed to providing clear and easily accessible methods for residents, businesses, institutions, organizations, etc. to provide input on key city projects, plans, and reports.

With regard to this CAPER document, the City of Lancaster placed a legal advertisement in the City of Lancaster's most prominent local newspaper, the LNP, on Monday, March 2, 2026, announcing a 14+ day public comment period that began on March 16, 2026, and will conclude on March 30, 2026. A copy of the draft report was posted on the City's website on March 13, 2026 and a hard copy version of the report was made available in City Hall during this period. A public meeting will also be held at City Hall in City Council Chambers on Monday, March 30, 2026, at 1:00 PM, and streamed online with the recording available on the City's YouTube page. The City will solicit public comments and feedback on its 2025 performance report via the following link:

<https://www.cityoflanasterpa.gov/departments/departments-of-community-planning-economic-development/community-development/>.

(Public comments and the meeting sign in sheet will be attached to this document.)

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Not applicable.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding child care.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Not applicable