

Section I. GENERAL

A. Executive Summary

This year (2008), marked the third program year of the 2006–2010 Consolidated Plan for Lancaster County. The Consolidated Plan relies heavily on Lancaster County’s Housing Element Update and Growth Management Element Update to the County’s Comprehensive Plan. These documents were updated in 2005 with extensive citizen input and provide a basis for community planning for the next twenty-five years. The 2006–2010 Consolidated Plan’s strategic agenda for housing, homelessness, and community and economic development, outlines the specific activities Lancaster County has committed to achieve over this five-year period.

Lancaster County has continued to follow previously implemented performance measurements to aggregate performance data at the national level as prescribed by the United States Department of Housing and Urban Development (HUD). All activities funded address one of the three primary objectives and one of the three outcomes that benefit low- and moderate-income people. They are as follows:

Objectives	Outcomes
1. Suitable Living Environment	1. Improve Availability/Accessibility
2. Decent Housing	2. Improve Affordability
3. Creating Economic Opportunity	3. Improve Sustainability/Promoting Livable or Viable Communities

This 2008 CAPER continues the basic framework outline developed in 2004 for the Consolidated Plan Management Process (CPMP) tool.

Lancaster County expended \$7,124,238 in Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) dollars in 2008. Below is a summary of some of the uses of this funding.

CDBG Funds

In 2008, CDBG funds were used in 10 discrete programs in the areas of rental housing, infrastructure improvements and public services. While HOME funds supported development of major affordable rental complexes, CDBG funds balanced that by providing support to low-income homeowners across wide areas of the county. In this way it helped counter the natural tendency for affordable housing and services to concentrate in Lancaster City. Maintaining a

healthy balance between the two jurisdictions, the County and the City, ensures against concentration of poverty in the urban core.

The Home Repair Program used CDBG dollars to provide financial and technical assistance to rehabilitate owner-occupied homes to meet current building codes. CDBG funds were used to rehabilitate 47 homes owned by low- and moderate-income families helping them comply with local housing codes, standards and ordinances. In addition, 13 emergency loans were provided to low-income households to repair their heating systems, roofs and electrical systems. CDBG dollars were used to help 91 low- and moderate-income families weatherize their homes to conserve energy and save on fuel costs.

CDBG funds were used in the Historic Preservation and Lead Based Paint Abatement program to assist with the costs of HUD-required historic preservation and lead-based paint abatement mandates in housing rehabilitation projects.

The Vacant Property Reinvestment Board Program used CDBG dollars to acquire vacant, blighted residential properties and sell them to private developers to rehabilitate and resell the properties to first-time homebuyers. The program is gaining momentum and becoming recognized by the County's townships and boroughs as an important tool to combat blight in the housing stock. Major activity in 2008 included acquisition and rehabilitation of a blighted property in Columbia, PA. Four (4) other properties were accepted into this program during 2008 and remain in process.

The Borough Collaborative Program used CDBG funds to help borough officials identify methodologies for implementing affordable housing as part of a mixed-use/mixed-income strategy for borough revitalization. Effective use of these traditional community centers is key to Lancaster County's policy for distribution of affordable housing opportunities.

The Americans with Disabilities Act (ADA) Accessibility Improvement Program used CDBG dollars to make accessibility modifications to four (4) public facilities, 11 multifamily units and 21 owner-occupied homes.

In 2008, CDBG funds were used to complete two (2) Public Facilities projects. In one project, a new code required attic sprinkler system was installed along with a new sidewalk access door. In the other project, a new sand mound sewer system was completed and will allow the facility to expand and provide for 17 additional low-income residents, along with assuring a suitable living environment for the existing 47 residents.

During 2008, CDBG dollars were used to complete five (5) Public Infrastructure projects that provided improved water, storm and sanitary sewer lines; concrete curb and sidewalk improvements; improved and rebuilt streets; accessible

sidewalk ramps; and replacement of existing and installation of new fire hydrants in some of Lancaster County's low- and moderate-income neighborhoods.

During 2008, 15% of the available CDBG funds were used to assist Lancaster County's low- and moderate-income residents through grants to 17 human service programs that served youth; adults in need of health care, legal aid, case management and budget counseling; as well as people who were homeless or disabled or victims of domestic violence. About 8,015 people received assistance through these funds.

The HUD Timeliness Standard for the expenditure of CDBG funds is 1.5 times the current year CDBG grant funding amount. This means that as of a predetermined date (October 30, 2008), the Redevelopment Authority could not have more than one and-a-half times its current year CDBG grant funding amount in its letter of credit balance. In 2008, the Lancaster County Redevelopment Authority again exceeded HUD's Timeliness Standard for the expenditure of CDBG funds, by having less than 1.5 times its current year CDBG grant funding amount in its letter of credit balance on October 30, 2008.

HOME Funds

HOME funds were used in the Rental Housing Program to complete 79 units of affordable rental housing; 21 of the units were occupied by the end of 2008. As mentioned above, this is balanced by the use of CDBG funds to rehabilitate widely distributed affordable units. Taken together, the two major funding sources (HOME and CDBG) support a comprehensive range of projects and services.

In 2008, construction was completed on one (1) rental housing development and construction continued on two (2) rental housing projects. Funding was also reserved for two (2) rental housing developments that will meet the Section 215 definition of affordable housing.

During 2008, at a rental housing development that is under construction, three (3) rental units were made ADA accessible and eight (8) units handicap adaptable. At another rental housing project that is under construction, six (6) rental units were made ADA accessible and 39 units are handicap adaptable.

Two (2) low- and moderate-income households were assisted with HOME funds that helped pay for the downpayment and closing costs when they purchased their homes.

ESG Funds

In 2008, ESG funds were used to operate and maintain emergency shelters for Lancaster County individuals. Below is a summary of some of the organizations that received ESG funds and some of their accomplishments:

- Domestic Violence Services shelter, where 98 victims of domestic violence and their children received a safe place to live and counseling/advocacy.
- Crispus Attucks Association, which provided shelter, food and case management to 199 people.
- Transitional Living Center, which provided transitional shelter, as well as counseling, to 212 men, women and children.
- Clare House, which provided transitional shelter and case management to 38 women and their dependent children.
- United Veterans Beacon House, which provided shelter and counseling to five (5) men.
- Tabor Community Services, which provided case management services to 202 homeless residents and helped move homeless people from shelters into permanent supportive housing.

B. General Questions

Assessment of the one-year goals and outcomes:

\$5,208,001 in **CDBG** funds were expended in 2008 for the following types of activities:

<u>Activity</u>	<u>Expenditures</u>	<u>Percent</u>
Housing Activities	\$1,656,679	32%
Public Facilities and Infrastructure	\$1,961,999	38%
Planning and Administration	\$896,268	17%
Public Service Activities	\$529,483	10%
Economic Development Activities	\$163,572	3%

\$1,771,266 in **HOME** funds were expended in 2008 for the following types of activities:

<u>Activity</u>	<u>Expenditures</u>	<u>Percent</u>
Housing Activities	\$1,632,661	92%
HOME Program Administration	\$126,605	7%
Tenant Rental Assistance	\$12,000	1%

\$144,972 in **ESG** funds were expended in 2008 for the following types of activities:

<u>Activity</u>	<u>Expenditures</u>	<u>Percent</u>
Operations and Maintenance	\$115,144	79%
Essential Services	\$29,828	21%

These expenditures helped accomplish the following:

Improve Sustainability for the Purpose of Providing Decent Affordable Housing

- Forty-seven (47) homeowners sustained decent, affordable housing through a housing rehabilitation program designed to maintain, upgrade, and make code-compliant the housing stock in Lancaster County.

- Ninety-one (91) homeowners improved their home's energy efficiency through a rehabilitation program designed to conserve energy and save on fuel costs.

Improve Availability/Accessibility for the Purpose of Providing Decent Affordable Housing

- Seventy-nine (79) rental units were created to provide access to decent, affordable housing.
- Two (2) low- and moderate-income households were assisted through Lancaster Housing Opportunity Partnership (LHOP) with HOME funds to purchase homes to provide access to decent, affordable housing.
- One thousand and thirty-one (1,031) homeless people were sheltered and received support services.

Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment

- A suitable living environment was sustained through three (3) programs that enabled 156 people to access sanitary sewer services.
- Eight thousand and fifteen (8,015) low- and moderate-income people were provided access to needed human services in 2008. These services included, but were not limited to: health care, legal services, homeless services, youth services, case management for persons with disabilities, and services for victims of domestic violence.
 - ⇒ 60% were very low-income persons;
 - ⇒ 31.5% were low-income persons;
 - ⇒ 9.5% were moderate-income persons;
 - ⇒ About 78% of the persons served were White, 8% were African-American and, in terms of ethnicity, 15% were Hispanic.

Improve Availability/Accessibility for the Purpose of Creating Economic Opportunities

- Twenty-eight (28) entrepreneurs were provided business training for the purpose of creating economic opportunities.
- Fifty-three (53) entrepreneurs were provided access to technical assistance and business capital for the purpose of sustaining economic opportunities.

- Forty-one (41) entrepreneurs, or existing microenterprises, were provided business counseling for the purpose of creating economic opportunities.

Improve Sustainability for the Purpose of Creating a Suitable Living Environment

- A suitable living environment was sustained through three projects that provided 520 people with a neighborhood improvement project.

Program Changes

In 2008, the Redevelopment Authority of Lancaster County continued to reevaluate the programs it has to offer its clients. In 2008, the Community Development staff evaluated the goals, objectives and policies of the Rental Rehabilitation Program and made several improvements to the program. All program changes were approved by the Board of Directors in November 2008. The Authority will continue in 2009 to look at each program to ensure it is effective in its effort to impact the lives of the low- and moderate-income citizens of Lancaster County.

Affirmatively Furthering Fair Housing

The Redevelopment Authority entered into a contract with the Lancaster Human Relations Commission for \$45,000 in Fiscal Year 2008 CDBG funds. The Lancaster Human Relations Commission's Fair Housing Program promotes the provision of fair and equal housing opportunities, regardless of a person's race, color, sex, ancestry, national origin, handicap/disability, religion, age or familial status, in accordance with State and Federal Fair Housing Laws. In 2008, the Fair Housing Program provided a multifaceted program that included:

- preventive measures in relation to potential discrimination,
- educational services for both housing providers and consumers, and
- aggressive compliance programming that works to ensure equal access to housing under the law.

The Fair Housing Program received, evaluated and processed twelve (12) complaints of housing discrimination under the provisions of Lancaster County Ordinance #64 of 2002. This included conciliation, settlement, public hearing, and court review. All complaints were investigated in 100 days or less of the date the complaint was filed with the Commission. Of the twelve (12) complaints: eight (8) were no probable cause; three (3) complaints were closed with settlement/mediation/administrative closure/withdrawal; and one (1) complaint was issued a probable cause determination. None of these complaints are currently being investigated.

Of the twelve (12) docketed complaints:

Three (3) docketed complaints were filed based on Race; three (3) based on National Origin; three (3) based on Disability; two (2) based on Familial Status; and one (1) based on Age.

The Fair Housing Program continued to provide educational programs for housing consumers and providers through special events and general program information efforts. These included, but were not limited to:

- Five thousand (5,000) Tenant/Landlord Rights and Responsibilities manuals were distributed throughout Lancaster County by mail and through events.
- Many people visited a newly created web site that offers the Fair Housing Program's Landlord/Tenant Manual, Disability Rights in Housing, How to File A Discrimination Complaint, and Frequently Asked Questions.
- Fifteen (15) Fair Housing Seminars and twenty-four (24) Landlord/Tenant Seminars were held.

The Redevelopment Authority and the Fair Housing Program also undertook several actions to address the impediments to fair housing choice. These actions are summarized in the table on the following page.

Table 1
Actions Taken in 2008 to Address Identified Impediments to Fair Housing Choice

Impediment to Fair Housing Choice	Plan or Method Proposed to Overcome Impediment	Actions Taken in 2008 to Address Impediment
Discrimination is a barrier to furthering fair housing.	Provide education on issues of fair housing and discrimination.	The Lancaster Human Relations Commission was awarded \$45,000 in CDBG funds to conduct a Fair Housing Program to address fair housing issues.
Management practices in rental housing are often barriers to fair housing choice.	Educate the housing providers in Lancaster County to ensure that all management practices are legal and encourage fair housing choice.	The Fair Housing Program held seminars with housing providers in Lancaster County to ensure their compliance with the Fair Housing Law.
Land use regulations and controls can drive up the cost of housing, preventing fair housing choice for persons with low and moderate incomes.	Update the Housing Element of the Lancaster County Comprehensive Plan to address land use controls and regulations. Address action items identified in the Comprehensive Plan.	The Fair Housing Program Specialist was an active member of the Housing Steering Committee of the Lancaster County Planning Commission. The Executive Director served as Chairman for the Board of Directors for the Lancaster Housing Coalition. The Coalition organized the Housing Summit held in November 2008.

Impediment to Fair Housing Choice	Plan or Method Proposed to Overcome Impediment	Actions Taken in 2008 to Address Impediment
Discrimination based on Disability has increased locally and nationally.	The creation of the Disability Rights in Housing Conference.	The Equal Access Conference was held on April 29, 2008 at the Eden Resort Inn in Lancaster. The conference was planned by eleven (11) Disability Groups and the Commission. There were about 150 participants present and from this effort came the creation of a Disability Rights Action Committee; separate from the Commission, but whose mission is to lobby/advocate for the disabled in Lancaster County.
The lack of affordable housing in the County outside the City hinders fair housing choices for persons with low and moderate incomes.	Creating additional safe, decent, affordable housing in Lancaster County, outside the City of Lancaster.	<p>Redevelopment assistance was given to developers to provide:</p> <p>Forty-seven (47) owner-occupied housing units that were rehabilitated to sustain decent, affordable housing.</p> <p>Seventy-nine (79) affordable rental housing units that were created to provide access to decent, affordable housing.</p>

Impediment to Fair Housing Choice	Plan or Method Proposed to Overcome Impediment	Actions Taken in 2008 to Address Impediment
The lack of affordable, accessible housing prevents fair housing choice for persons with disabilities.	Working with organizations that represent persons with disabilities to encourage landlords and homeowners to make their properties more accessible.	In 2007, the Redevelopment Authority initially developed the ADA Accessibility Improvements Program. This program is administered by United Disabilities Services and it proposes to improve ADA accessibility at local public facilities, multifamily residential units and owner-occupied residential units to improve accessibility for persons with disabilities. In 2008, there were 4 public facility projects completed, 11 multifamily residential projects completed and 21 owner-occupied residential projects completed.
Insufficient income is an impediment to fair housing choice.	See Antipoverty, Section 4.	See Antipoverty, Section 4.

Americans with Disabilities Act (ADA) Accessibility Improvement

In 2008, improvements were made to address the accessibility problems in the housing stock and public facilities. The projects included:

- Four (4) public facility projects, 11 multifamily residential units and 21 owner-occupied units were completed in the ADA Accessibility Improvements Program.
- Three (3) rental units at Country Club Apartments were made ADA accessible and eight (8) units handicap adaptable.
- Eighteen (18) accessible ramps were installed as part of three street improvement projects.
- Six (6) rental units at Dial Apartments were made ADA accessible and 39 units handicap adaptable.

Leveraging Resources

Sources of leveraged funds include state, federal, local and private funds. Each dollar (\$1.00) of CDBG, HOME and ESG funds leveraged approximately \$5.40 in funds from other sources in 2008.

The leveraging for completed projects by objective is summarized below:

Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment

Amount Spent:	\$615,519*
Amount Leveraged:	\$12,851,128

Improve Availability/Accessibility for the Purpose of Providing Decent Affordable Housing

Amount Spent:	\$189,469*
Amount Leveraged:	\$486,011

Improve Availability/Accessibility for the Purpose of Creating Economic Opportunities

Amount Spent:	\$134,138*
Amount Leveraged:	\$1,604,531

Improve Sustainability for the Purpose of Creating a Suitable Living Environment

Amount Spent:	\$1,081,516*
Amount Leveraged:	\$750,117

Improve Sustainability for the Purpose of Providing Decent Affordable Housing

Amount Spent:	\$1,099,616*
Amount Leveraged:	\$1,168,750

Improve Affordability for the Purpose of Providing Decent Affordable Housing

Amount Spent:	\$1,133,134*
Amount Leveraged:	\$6,105,802

*The amount spent does not represent only 2008 expenditures. It is the cumulative spending for the projects from their beginning until they were completed in 2008.

Please see the table in the Appendix titled “2008 Expenditures for Completed Projects by Performance Objective” for information on resources leveraged through the individual project expenditure of CDBG, HOME, ADDI and ESG funds.

The following chart shows the amount of grant funds anticipated, and the amount actually received in 2008.

**Table 2
Resources Anticipated and Made Available in 2008**

<u>Funding Source</u>	<u>Amount Anticipated</u>	<u>Amount Received</u>	<u>Amount Committed</u>
Community Development Block Grant (CDBG)			
New Funds	\$3,400,000	\$3,328,250	\$2,998,537
Program Income	\$350,000	\$406,292	\$406,292
Prior Years Funds	\$1,436,000	\$1,380,414	\$1,380,414
HOME Investment Partnerships Program (HOME)			
New Funds	\$1,224,000*	\$1,175,886**	\$1,175,886
Program Income	\$25,000	\$74,467	\$74,467
Prior Years Funds	\$780,000	\$1,017,489	\$1,017,489
Emergency Shelter Grant (ESG)			
New Funds	\$149,000	\$148,561	\$148,561
Totals	\$7,364,000	\$7,531,359	\$7,201,646

*Includes ADDI funds of \$24,000

**Includes ADDI funds of \$9,718

In terms of other funding received by nonprofits and other entities for housing-related activities, the Redevelopment Authority received the same amount of funds as anticipated, except for the Optional County Affordable Housing Funds Act, PA Act 137, which provided \$17,046 more than expected. Lancaster County continues to receive revenue through the Housing Trust Fund, which was initiated in 1994. The Lancaster County Commissioners approved an ordinance to charge mortgage recording fees in the County to generate the revenue for the fund. The County estimated that recording fees would generate about \$35,000 per month. In 2008, the amount raised was \$437,046 (about \$36,421 per month). The Affordable Housing Fee Fund revenues are used to cover the required 25% match for the County’s HOME Program, if needed, and to provide

funds to the Lancaster Housing Opportunity Partnership (LHOP). None of these funds were needed or used as the HOME match in 2008. All funds were made available to LHOP.

**Table 3
Other Funding Received by Non-Profits and Other Entities
For Investment in Housing Development Activities**

Funding Source	Amount Anticipated	Amount Received	Beneficiary
PHFA First Mortgage PHFA PennHOMES DCED PA Act 137/LHOP FHLB Funds Syndicated Proceeds (Bank Equity)	\$3,081,119 \$1,500,000 \$500,000 \$500,000 \$250,000 \$11,448,000	\$0 \$1,424,393 \$500,000 \$0 \$250,000 \$8,608,938	Country Club Apartments
PHFA First Mortgage PHFA PennHOMES City of Lancaster, PA PA Act 137/LHOP FHLB Funds DCED Syndicated Proceeds (Bank Equity)	\$1,200,000 \$300,000 \$300,000 \$256,228 \$5,244,860	\$1,100,000 \$300,000 \$300,000 \$250,000 \$4,000,000	Dial Apartments
Bank Funds	\$78,000	\$78,000	Rothsville School Apartments
PA Act 137	\$420,000	\$437,046	LHOP
Totals	\$25,078,207	\$17,248,377	

PennHOMES Pennsylvania Housing Finance Agency
Act 137 Optional County Affordable Housing Funds
LHOP Lancaster Housing Opportunity Partnerships
DCED Department of Community and Economic Development
AHP Affordable Housing Program
FHLB Federal Home Loan Bank

C. Managing the Process

The Lancaster County Redevelopment Authority has a Citizen Participation Plan that relies on citizen-based review panels to make funding recommendations to the Lancaster County Board of Commissioners. For physical improvement projects, the citizen-based process may use three (3) regional committees and an overarching steering committee to make funding recommendations; or the committees may merge if there are only a few applications in a given year. In 2008, one (1) committee was formed to review six (6) projects. For the ESG and public service dollars of the CDBG program, committees of citizens, most with backgrounds in human services, were used to provide funding recommendations. Economic Development applications were also reviewed separately by a committee composed of representatives from the economic development and financial service industries. The use of citizen panels is described at length in the County's "Citizen Participation Plan." Copies of the plan are available upon request.

For the twenty-fifth year in a row, there have been no "Findings" or "Concerns" expressed in the independent financial audits completed for the Lancaster County Housing and Redevelopment Authorities.

HUD has a Timeliness Standard for the expenditure of CDBG funds of 1.5 times the current year CDBG grant funding amount. This means that as of a predetermined date (October 30, 2008), the Redevelopment Authority could not have more than one and-a-half times its current year CDBG grant funding amount in its letter of credit balance. In 2008, the Lancaster County Redevelopment Authority again exceeded HUD's Timeliness Standard for the CDBG Program, by having less than 1.5 times its current year CDBG grant funding amount in its letter of credit balance on October 30, 2008.

D. Citizen Participation

The Authority published a notice on March 6, 2009, announcing the availability of the Consolidated Annual Performance Evaluation Report (CAPER); which covered the County's Community Development Block Grant Program, HOME Investment Partnerships Program, American Dream Downpayment Initiative and Emergency Shelter Grant Program activity for the year ending December 31, 2008. The 2008 CAPER was also posted on the Redevelopment Authority's web site at www.lchra.com. The public comment period for the 2008 CAPER was March 9, 2009, to March 24, 2009.

Section VII contains three maps that show the geographic distribution of activities funded with CDBG funds and HOME funds. The Home Repair Program (HRP) projects were similarly evenly distributed among small boroughs, rural townships and suburban townships.

E. Institutional Structure

During 2008, the Redevelopment Authority assisted with many efforts to overcome gaps in the institutional structure of the service delivery system in Lancaster County. These efforts included, but were not limited to:

- The Executive Director of the Housing and Redevelopment Authorities sat on the Housing and Redevelopment Authority Consortium, a group of housing authority directors from around the state who meet with a group of PHFA and state officials to discuss new ways to facilitate the transition to independent living.
- The Executive Director served as the interim chairman of the Lancaster Housing Coalition, which draws together multiple agencies that advocate and produce affordable housing. The objective is to build better public awareness of an issue, often misunderstood and subject to “Not In My Back Yard” (NIMBY) opposition. Also included is an occasional series of policy discussion meetings with the executive officers of the participating organizations, with the goal of generating creative review and analysis of key issues.
- The Executive Director sat on the Executive Committee of the Lancaster Housing Opportunity Partnership (LHOP), a nonprofit dedicated to preparing low-income residents for homeownership through training classes and providing support for their first purchase of a home.
- The Executive Director chaired a subcommittee on urban revitalization as part of the LancasterProsper initiative (see the full plan at www.lancasterprospers.com) sponsored by the Economic Development Company of Lancaster. This is an inter-disciplinary effort, combining housing and economic development interests in defining new strategies for the downtown areas in the County’s outlying boroughs. Key issues include mixed-use and mixed-income development, and the pooling of housing and economic development funding sources.
- The Redevelopment Authority made a major commitment to implementing “Heading Home”, The Ten Year Action Plan to End Homelessness in Lancaster County (see the full plan at www.lchra.com) , which is co-chaired by the three Lancaster County Commissioners and a private sector CEO.
- A representative of the Redevelopment Authority served on the Continuum of Care subcommittee of the Interagency Council for the Homeless (ICH) (www.ich.gov).

- A representative of the Redevelopment Authority served as a member of the Federal Emergency Management Agency (FEMA) fund distribution committee for homeless agencies administered by the United Way.
- A representative of the Redevelopment Authority served on the County's Mental Health/Mental Retardation/Early Intervention Advisory Board.

Redevelopment Authority staff was also involved in interagency efforts to strengthen institutional structure for housing and economic development. A representative of the Redevelopment Authority served on the advisory committee of the Lancaster County Planning Commission's Smart Growth Awards Committee.

Other interagency activities that strengthened the institutional structure in which the Redevelopment Authority participated in 2008 in varying capacities were:

- Sovereign Bank's CRA Advisory Board;
- Lancaster County Planning Commission Brownfield Steering Committee; and
- The Churchtowne Advisory Committee and chairing the Housing Acquisition Subcommittee.

F. Monitoring

The Lancaster County Redevelopment Authority has a Monitoring Plan for all activities funded through the CDBG, HOME and ESG programs. The purpose of the Monitoring Plan is to outline procedures the Redevelopment Authority will take to ensure that sub recipients are able to attain program objectives within established time periods. A copy of the Monitoring Plan is available at www.lchra.com under the "reports and documents" menu item.

In 2008, all public service activities were individually monitored and monitoring reports were issued. Table 4 below refers to Human Services Activities Monitored in 2008 That Had Findings. The Redevelopment Authority is also contracted by the Lancaster County Controller's Office to conduct monitoring for programs funded through the State's Human Service Development Funds (HSDF).

Also, all physical improvement projects and CDBG and HOME housing projects are monitored regularly during and after construction. Each activity file contains a copy of their respective monitoring reports.

**Table 4
Human Services Activities Monitored In 2008
That Had Findings**

Program	Funding Sources	Issues	Status
SouthEast Lancaster Health Services Medical & Dental Care Program	CDBG	Concern - Inadequate data collection in Program client's files	Resolved
		Concern - Failure to list mandatory "Equal Opportunity Employment" text or symbol in posted help-wanted ads	Resolved

Self-Evaluation

Listed at the beginning of this section is a description of the expenditures and resulting outcomes from 2008. This shows how the Redevelopment Authority provided decent housing, a suitable living environment and expanded economic opportunity for low- and moderate-income persons.

The Redevelopment Authority has made significant progress in providing decent housing in 2008 with the creation of 79 affordable rental units.

Status of Public Facilities and Infrastructure Projects

CDBG funds were used to complete two (2) Public Facilities projects. In one project, a new code required attic sprinkler system was installed along with a new sidewalk access door. In the other project, a new sand mound sewer system was completed and will allow the facility to expand and provide for 17 additional low-income residents, along with assuring a suitable living environment for the existing forty-seven (47) residents.

CDBG funds were used to complete five (5) Public Infrastructure projects that provided improved water, storm and sanitary sewer lines; concrete curb and sidewalk improvements; improved and rebuilt streets; accessible sidewalk ramps; and replacement of existing and installation of new fire hydrants in some of Lancaster County's low- and moderate-income neighborhoods.

G. Lead-based Paint

The Lancaster County Redevelopment Authority complies with the Lead-Based Paint Regulations, which went into effect September 2000. The Authority has a policy related to lead-based paint for each housing program funded with CDBG,

HOME or ESG dollars, as well as, the Lancaster County Housing Authority's Section 8 Housing Choice Voucher Program, to ensure compliance with the regulations.

The staff members of the Redevelopment Authority conduct risk assessments and clearance inspections. Certified contractors conduct the lead hazard reduction work. There are three contractors certified by the Commonwealth of Pennsylvania to complete lead-based paint hazard reduction/abatement in Lancaster County.

All rental units rehabilitated under the Rental Housing Program must be lead-safe.

During 2008, 47 low- and moderate-income owner-occupied homes using the Home Repair Program were certified as lead-safe as a result of CDBG-funded activities.