

Section IV. COMMUNITY DEVELOPMENT

A. Assessment of Relationship of CDBG Funds to Goals and Objectives

The chart below lists the expenditures by goal and objective. This chart includes CDBG, HOME and ESG funds. Totals do not include CDBG or HOME administration funds.

Table 8
Summary of Expenditures for Completed Projects by Objective in 2008

Goal: To Provide Decent Housing	
Objective: Improve Availability/Accessibility for the Purpose of Providing Decent Affordable Housing	\$189,469*
Objective: Improve Sustainability for the Purpose of Providing Decent Affordable Housing	\$1,099,616*
Objective: Improve Affordability for the Purpose of Providing Decent Affordable Housing	\$1,133,134*
Goal: To Provide a Suitable Living Environment	
Objective: Improve Availability/Accessibility for the Purpose of Creating Suitable Living Environments	\$615,519*
Objective: Improve Sustainability for the Purpose of Creating a Suitable Living Environment	\$1,081,516*
Goal: To Expand Economic Opportunities	
Objective: Improve Availability/Accessibility for the Purpose of Creating Economic Opportunities	\$134,138*

**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.*

The Redevelopment Authority of the County of Lancaster accomplished the following in 2008:

- Ninety-one (91) owner-occupied housing units were rehabilitated or weatherized to sustain decent, affordable housing.
- Seventy-nine (79) affordable rental housing units were created to provide access to affordable housing.
- Two (2) low- and moderate-income households were assisted through Lancaster Housing Opportunity Partnership (LHOP) with HOME funds to purchase homes and to provide access to decent, affordable housing.

- Three neighborhood improvement projects were completed to help 520 people sustain a suitable living environment. Three (3) projects enabled 156 people to access sanitary sewer services.
- One water system improvement project was completed to improve the water distribution and public safety for 1,994 people
- Seventeen (17) programs run by community organizations provided needed social services for over 8,015 low- and moderate-income persons to help create a suitable living environment.
- One hundred and twenty-two (122) entrepreneurs and potential entrepreneurs were assisted to create or sustain economic opportunities.
- One thousand and sixty-nine (1,031) homeless people were sheltered and received support services to provide decent, affordable housing.

1. *Changes in Program Objectives:*

The *2006–2010 Consolidated Plan* was completed in 2005. That document emphasized that all activities funded must continue to address one of the three (3) primary objectives and one of the three (3) 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. Economic Opportunity	3. Improve Sustainability

As mentioned in previous sections, Lancaster County also completed two (2) updates to its Comprehensive Plan. The *Growth Management Element Update* and the *Housing Element Update*, which provided much of the context for the *2006–2010 Consolidated Plan* and are reflected in the projects of this 2008 CAPER.

2. *Assessment of Efforts in Carrying Out Planned Actions:*

The Redevelopment Authority has supported local applicants for State ESG funds, Supportive Housing Program funds, and Low Income Housing Tax Credit funds. To obtain support, applicants must submit a program description and budget to the Redevelopment Authority for review. After analyzing the application to determine if it has merit, if it is reasonable, and if it will further the goals of the Consolidated Plan; the Executive Director of the Redevelopment Authority will issue a certification of consistency. To date, no request for a certification of consistency has been denied.

3. *Assessment of Efforts in Carrying out Planned Actions for Funds Not Used for National Objectives:*

All CDBG funds were used to address a National Objective in 2008.

4. *Anti-Displacement and Relocation:*

- There was one acquisition and disposition for rehabilitation of a blighted property in Columbia, PA. Four (4) other properties were accepted into the program during 2008 and remain in process.
- Three (3) contiguous properties associated with the Perry Street Housing Project in Columbia (one acquired in 2007 and two in 2008) were sold to a qualified nonprofit developer for construction of a new affordable duplex. As this was the site of a previous fire, there were no relocations associated with this project.
- There were no activities that involved the rehabilitation or demolition of occupied property that caused displacement or relocation in 2008.

5. *Low/Mod Job Activities:*

Although several economic development activities created jobs, these activities were classified as Micro Enterprise Assistance (18C) – not low/mod job activities.

6. *Low/Mod Limited Clientele Activities:*

All activities funded under the County's CDBG and HOME programs must document the beneficiaries' income. The County of Lancaster requires that all public service activities verify that all beneficiaries are low and moderate income. Physical improvement projects that are funded must document through census data that they meet or exceed the County of Lancaster's area-wide benefit of a minimum of 43.5% low- and moderate-income population. Projects may also use income surveys to determine low- and moderate-income areas. However, a minimum of 51% of persons must be of low- and moderate-income to qualify.

7. *Program Income Received:*

CDBG Program Income received in 2008 was the following:

Home Improvement Program	\$353,624
Rental Housing Program	\$16,550
Miscellaneous	\$36,118

HOME Program Income received in 2008 was \$74,467.

8. *Prior Period Adjustments:*

There were no prior period adjustments.

9. *Loans and Other Receivables*

Programs including outstanding loans are listed below.

**Table 9
Outstanding Loans, 2008**

Home Repair Program	
14 Loans (for projects under construction)	\$222,740
327 Loans (for completed projects)	\$6,286,237
Acquisition/Disposition	
5 deferred loans (due on sale)	\$25,725
Rental Housing Program	
HOME Program Loans	
(17 loans completed)	\$11,149,227
(1 loan underway)	\$2,250,000
CDBG Program Loans	
(14 loans completed)	\$5,816,492
DCED Program Loans	
(10 loans completed)	\$2,071,627
(2 loans underway)	\$756,228
Total Of All Outstanding Loans	\$28,578,276

10. *Lump Sum Agreements:*

There were no lump sum agreements made in 2008.

11. *Housing Rehabilitation:*

Please refer to *Expenditures by Objectives* Table in the appendix for information on the types of programs and number of projects and units completed for each program. Also included in the chart are the total CDBG funds involved in the program, as well as other public and private funds involved.

12. *Neighborhood Revitalization Strategies*

The County of Lancaster had no HUD-approved neighborhood revitalization strategies in 2008.

B. Antipoverty Strategy

The Lancaster County Redevelopment Authority funded several public service programs whose intention is to help reduce the number of persons living below poverty level. The first program is the Family Self-Sufficiency Program, whose purpose is to provide families receiving Section 8 assistance with the skills and resources they need to become self-sufficient within five years of entering the program.

Several other CDBG-funded public service programs also assist residents of homeless shelters with housing while the individual obtains the education and training needed to improve their income, which is a primary step in rising above the poverty level. Examples include: Clare House, Jubilee House, Transitional Living Center, and Domestic Violence Services.