



# First Program Year Action Plan

The CPMP First Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

November 15, 1005	071193551	<b>Type of Submission</b>	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
Lancaster County		PA429071 LANCASTER COUNTY	
50 North Duke Street		071193551	
PO Box 83480		Organizational Unit	
Lancaster	Pennsylvania	Redevelopment Authority of Co. of Lancaster	
17608-3480	0	Division	
<b>Employer Identification Number (EIN):</b>		Lancaster County	
23-6003055		Program Year Start Date (01/06)	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: County		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Titles		Lancaster County	
\$3,600,000	\$0	Fiscal Year 2006 Community Development Block Grant Program for Lancaster County	
\$0		\$0	
\$35,000		\$1,968,970	
\$300,000		\$1,735,000 Carry-over funds	
Total Funds Leveraged for CDBG-based Project(s) \$4,038,970			

<b>Home Investment Partnerships Program</b>		14.239 HOME
HOME Project Titles		Lancaster County
\$1,175,000	0	Fiscal Year 2006 HOME Investment Partnerships Program for Lancaster County
\$0		\$0
\$255,425		\$4,338,605
0		Other (Describe)
\$4,594,030		

<b>Emergency Shelter Grants Program</b>		14.231 ESG
ESG Project Titles		Description of Areas Affected by ESG Project(s)
\$135,000	\$0	Fiscal Year 2006 Emergency Shelter Grant Program for Lancaster County
\$0		\$686,746
\$300,460		\$0
\$0		\$1,174,873
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Randy	S.	Patterson
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Signature of Authorized Representative		Date Signed

# Narrative Responses

## GENERAL

### Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 1 Action Plan Executive Summary:

### General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Program Year 1 Action Plan General Questions response:

Combined, the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), American Dream Downpayment Initiative (ADDI) and Emergency Shelter Grant (ESG) programs will help Lancaster County channel nearly \$7 million into public works, housing, economic development and social services to benefit low- and moderate-income communities and residents. The federal programs that comprise the \$6,945,000 in resources for Fiscal Year 2006 are as follows:

<b>Federal Funding Program</b>	<b>2006 Anticipated Allocation</b>
Fiscal Year 2006 CDBG Funds	\$3,600,000
Fiscal Year 2006 HOME Funds	\$1,100,000
Fiscal Year 2006 ADDI Funds	\$75,000
Fiscal Year 2006 ESG Funds	\$135,000
Program Income (estimated)	\$300,000
Reprogrammed prior years CDBG Funds	\$1,735,000

Funding for these programs is provided through the U.S. Department of Housing and Urban Development (HUD). Lancaster County is required to complete a five-year Consolidated Plan which governs the use of federal funds. HUD also requires Lancaster County to prepare an "Annual Action Plan" to describe how federal funds will be spent each year to accomplish the goals stated in the Consolidated Plan.

This is the first Annual Action Plan that Lancaster County has developed using HUD's new "CPMP Tool" which is a new computer program that will aid in tracking project and program goals.

The purpose of Lancaster County's 2006 Annual Action Plan is to make a clear presentation of projects, programs and initiatives that are intended to be funded during 2006 with federal dollars to accomplish the goals stated in the Consolidated Plan. The Redevelopment Authority of the County of Lancaster welcomes and encourages public comment on the 2006 Annual Action Plan.

Please refer to the maps in Section 8 of this plan to see the geographic distribution of CDBG-assisted physical improvement projects. In 2006, two public improvement projects will be in the eastern central part of the County. One in the central northern section; one in the western section; and two projects are located in the City of Lancaster but serve residents countywide.

Programs offering services County-wide:

- Housing programs funded through the CDBG Program offered to homeowners are provided on a county-wide, first-come, first-served basis. Economic Development Programs funded through the CDBG Program are offered to micro-enterprises on a county-wide basis.
- HOME funds reserved for rental housing activities are also provided on a county-wide basis to non-profit and for-profit developers of affordable housing. The Redevelopment Authority utilizes a Request for Proposals (RFP) process to allocate HOME funds for new construction and substantial rehabilitation of housing units. ADDI funds will be available for homebuyer assistance activities on a county-wide basis.
- ESG funding will support two emergency shelters, three transitional housing facilities and two programs providing essential services for the homeless. With the exception of Beacon House in Akron Borough, all shelters and activities are located in the City of Lancaster. All services are provided on a county-wide basis.

Lancaster County utilizes a competitive application process to allocate funds using a citizen panel to review applications and make funding recommendations to the Board of the Lancaster County Commissioners. This is a highly competitive process which considers how the application seeks to address the priorities and needs of Lancaster County in areas with the highest concentration of people that are low and moderate income. With limited funding available, the projects were also reviewed as to their readiness to process.

Thirty-three municipalities have census block groups that meet the low and moderate income exemption criteria for the Community Development Block Grant program. However, Lancaster County has many pockets of poverty. Over half of the Redevelopment Authority's public infrastructure improvement projects are qualified by income survey.

CDBG, HOME, ADDI and ESG funds will be directed toward accomplishing the following primary goals and objectives during 2006:

1. To provide decent affordable housing, both rental and owner-occupied;
2. To expand public sanitary sewer service;
3. To upgrade public infrastructure;
4. To coordinate the provision of human services;
5. To improve and expand emergency shelters, transitional housing facilities, and supportive services for homeless persons to improve their living situations;
6. To provide economic development opportunities;
7. To expand and improve public water resources;
8. To provide or improve basic community facilities; and
9. To improve accessibility for persons with disabilities.

**Fiscal Year 2006 Annual Action Plan Financial Summary**

**Public Improvements/Infrastructure Projects**

Street/Neighborhood Improvements (2 projects) (CDBG)	\$416,282
Water/Sanitary Sewer Improvements (2 projects) (CDBG)	\$500,000
Community Facilities (2 projects) (CDBG)	\$199,078

**Housing Activities**

Rental Housing New Construction and Rehabilitation - projects to be determined (CDBG, HOME and Program Income)	\$1,875,000
Assistance for Home Owners (3 programs) (CDBG and Program Income)	\$1,375,000
Assistance for Home Buyers (2 programs) (CDBG and ADDI)	\$225,000
Vacant Property Reinvestment (1 program) (CDBG)	\$200,000

**Human/Public Services**

Homeless and Emergency Shelter Activities (6 programs) (ESG)	\$135,000
Human Service Programs - activities to be determined (CDBG)	\$540,000

**Economic Development Activities**

Economic Development Support Services (3 programs) (CDBG)	\$140,000
Micro-enterprise Loan Fund - activities to be determined (CDBG and Program Income)	\$100,000

**Other Activities/Services**

Fair Housing (1 program) (CDBG)	\$45,000
Operating Support for Community Housing Organizations (1 program) (HOME)	\$30,000
Program Administration (CDBG and HOME)	\$760,000
Local Option Contingency (CDBG) (activities to be determined)	\$404,640

**TOTAL USES OF FUNDS** **\$6,945,000**

The greatest obstacle to meeting underserved needs for low- and moderate-income residents is diminishing resources at the federal, state and local level.

In order to address non-financial obstacles, the County of Lancaster will encourage municipalities to revise ordinances to adapt to the needs of low- and moderate-income persons in the community. Some local municipalities have used their regulatory powers to provide developers with “density bonuses” for providing a percentage of below market rate homes for low income families. Others have permitted the development of mixed use, traditional neighborhood designs.

The County will also work to educate the municipal officials and the public on the concept of managed growth as essential for local communities to meet the needs of residents for jobs, affordable housing, and transportation. A goal of the Draft Growth Management Plan is to direct growth to existing urban areas, and away from the County of Lancaster's agricultural and resource lands.

A “Smart Growth Toolbox” will be available for use by municipalities and Lancaster County community planners via the web. Planners will conduct “Smart Growth Audits” to evaluate consistency in comprehensive plans, regional plans, ordinances, Act 537 plans with the goals and objectives of the Growth Management Element. The toolbox highlights many incentives to improve the availability of affordable housing.

## **Managing the Process**

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

The Redevelopment Authority of the County of Lancaster has been designated by the Lancaster County Board of Commissioners as the lead agency responsible for coordinating the consolidated planning and submission process of the Consolidated Plan and the Annual Action Plan. The Redevelopment Authority is also responsible for the administration of the programs covered by the Annual Action Plan.

The Redevelopment Authority of the County of Lancaster has a Citizen Participation Plan that relies upon citizen-based review panels to make funding recommendations to the Lancaster County Board of Commissions. For physical improvement projects, the citizen-based process uses a steering committee to make funding recommendations. For economic development projects, an allocation panel comprised of citizens with experience in business counseling and private-sector financing was developed to evaluate programs serving micro enterprises. For the ESG Program and public service dollars of the CDBG Program, committees of citizens with backgrounds in human services provide funding recommendations. Over 100 volunteers from all areas of the County, outside the City, make funding recommendations on applications for CDBG and ESG funds annually. The use of citizen panels is described at length in the County's Citizen Participation Plan referenced above.

Because of the complexity of housing development finance, HOME funds are distributed based upon recommendations of staff.

## **Citizen Participation**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 Action Plan Citizen Participation response:

The formal public comment period for the Fiscal Year 2006 Annual Action Plan began September 18, 2005 when the summary of the plan was published in the Lancaster Sunday News. This notice also included an invitation to the public hearing which was held on September 27, 2005. Copies of the Fiscal Year 2006 Annual Action Plan were forwarded to all the public libraries, the Community Action Program office, the Spanish American Civic Association office, the Urban League of Lancaster office, the Lancaster County Planning Commission and the City of Lancaster.

A notice of the availability of the Fiscal Year 2006 Annual Action Plan was emailed to all municipal offices. A notice announcing the availability of the Fiscal Year 2006 Annual Action Plan, a summary of the plan and the date, time and location of the public hearing was also posted on the Authority's web site.

The Comment period for the Fiscal Year 2006 Annual Action Plan ended on October 18, 2005. The County received      written comments during the 30-day review period for the Fiscal Year 2006 Annual Action Plan. The Board of the Redevelopment Authority of the County of Lancaster approved the Consolidated Plan and Annual Action Plan on October 27, 2005. The Lancaster County Commissioners approved the Consolidated Plan and Fiscal Year 2006 Annual Action Plan at their regularly scheduled Commissioner's meeting on November 2, 2005.

## **Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

The goals, objectives, and strategies to implement the "Vision for Housing" in Lancaster County were developed in detail by the committees overseeing the Lancaster County Draft Growth Management Element and Draft Housing Element

Update. Some of the goals, objectives and strategies that will enhance the coordination of public and private housing, health and social services agencies are:

1. Public Education and Awareness
2. Customized Housing Information and Technical Assistance
3. Inclusionary Housing Tools
4. Maximize existing countywide programs that provide homeownership and rental assistance.
5. Support advocacy and planning activities with organizations whose primary mission relates to the provision of housing for low- and moderate-income households.

In order to ensure coordination with County goals, the Redevelopment Authority requires that Community Development Block Grant infrastructure projects, such as sewer and water extensions, are approved by the Planning Commission as consistent with Urban and Village Growth Areas. Priorities for the Consolidated Plan's program activities are consistent with the objectives and strategies reported in Lancaster County's Draft Growth Management Plan.

Staff participation on local committees and boards involved in community development provides input on community needs and a means to work toward better coordination of services for low- and moderate-income residents. The Redevelopment Authority of the County of Lancaster will continue to be involved in interagency efforts to strengthen the institutional structure for housing and economic development, including but not limited to, having a representative serve on:

1. The advisory committee of the Lancaster County Planning Commission's update of several elements of the Lancaster County Comprehensive Plan (Housing Element Plan, Growth Management Element Plan, Cultural Heritage Plan, Smart Growth Awards Committee);
2. Sovereign Bank's Community Reinvestment Act (CRA) Advisory Board;
3. The South Central Assembly for Effective Governance's Predatory Lending Task Force and Housing Committee;
4. The local Economic Development Action Group;
5. The Lancaster County Housing Opportunity Partnership's Suburban Production Committee; and
6. United Way of Lancaster's Housing and Homelessness Leadership Group.

## Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

In order to ensure that sub-recipients are able to attain program objectives within established time periods, the Redevelopment Authority of the County of Lancaster has developed a system of monitoring. The monitoring system enabled the staff of the Redevelopment Authority to determine problems, delays, or adverse conditions that may materially affect the sub-recipients' ability to complete the work outlined in the contract. The staff of the Redevelopment Authority is then able to recommend corrective actions or provide technical assistance to the sub-recipients to resolve the situation. Monitoring also provides an opportunity for Redevelopment Authority staff to share effective and efficient models of program administration for sub-recipients to replicate.

The Redevelopment Authority of the County of Lancaster has developed a Monitoring Plan that establishes policies and procedures for program oversight of sub-recipients and applies to all contracts involving non-profit organizations and contracts involving the provision of services to low and moderate income clients. These include projects funded through the federal CDBG, HOME, and ESG programs. Separate procedures have been developed for housing programs operated by the Redevelopment Authority. These monitoring procedures are included in the operations manual for each housing program.

In 2006, all economic development and public service activities will be individually monitored and monitoring reports issued. Also, all physical improvement projects and CDBG housing projects will be monitored regularly during and after construction. Each activity file will contain a copy of their respective monitoring reports.

During 2006, the Redevelopment Authority will inspect all rental properties funded with HOME Investment Partnerships Program funds in accordance with HOME regulations which determine the schedule of inspections based on the size of developments.

## **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Program Year 1 Action Plan Lead-based Paint response:

The Redevelopment Authority of the County of Lancaster complies with the Lead-Based Paint Rule, which went into effect September, 2000. The Authority developed a policy related to lead-based paint for each housing program funded with CDBG, HOME or ESG dollars, as well as the County Housing Authority's Section 8 Housing Choice Voucher Program to ensure compliance with the regulations.

The staff members of the Redevelopment Authority's Technical Services Department conduct risk assessments and clearance inspections.

There are two contractors certified to complete lead-based paint hazard reduction/abatement in Lancaster County (The Energy Conservation Center and Pro-Coat Painting). On average, seven properties are tested and pass clearance inspections in the Section 8 Housing Choice Voucher program per year. On average, 32 housing units in the Home Improvement Program are tested and involve some form of lead-based paint abatement per year.

All properties purchased with the financial assistance of the County's Community Homebuyer Program must have inspections for lead-based paint hazards prior to final approval of application for assistance. Purchase subsidies are only issued after receipt of inspection report revealing that there are no lead-based paint hazards present at the time of purchase.

## HOUSING

### Specific Housing Objectives

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

In addition to the CDBG and HOME funds to be provided by the County for the housing activities listed below, funding will be provided through the Pennsylvania Department of Community and Economic Development, the Federal Home Loan Bank, the Pennsylvania Housing Finance Agency, private lending institutions and investors, and from Lancaster County through the Affordable Housing Trust Fund (PA Act 137).

The following chart outlines the priorities and specific housing objectives for 2006:

2006 Housing Goals			
< 30% MFI	Renter	Other Households	42
		Elderly	24
	Owner	Other Households	26
		Elderly	26
31% - 50% MFI	Renter	Other Households	35
		Elderly	19
	Owner	Other Households	34
		Elderly	19
51% - 80% MFI	Renter	Other Households	29
		Elderly	13
	Owner	Other Households	69
		Elderly	14
Total			350

### Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

There are no public housing units in Lancaster County, outside the City of Lancaster.

## Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

The Consolidated Plan for 2006-2010 includes a discussion of development issues facing Lancaster County, which have contributed to the barriers to affordable housing. As a part of the Lancaster County Comprehensive Plan, the Lancaster County Planning Commission (LCPC) recently completed a Draft Growth Management Element, identifying how and where growth can be accommodated. This Housing Element outlines steps and timetables to address several of the barriers to affordable housing.

The goals, vision and implementation strategy outlined in the Draft Growth Management Update and the Draft Housing Element provides a framework for developing integrated communities that through the process of implementation will begin to ameliorate the barriers to affordable housing. Inclusionary zoning practices, incentive for the development of affordable housing and planning for mixed use developments will be central to sustaining livable communities in Lancaster County.

## HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
    - a. Describe the planned use of the ADDI funds.
    - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
    - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

Lancaster County will utilize HOME funds in 2006 primarily for the new construction of rental housing units. Lancaster County provides up to \$25,000 per HOME-assisted rental unit. HOME funding is generally combined with funding from the Pennsylvania Housing Financing Agency through the federal Low Income Housing Tax Credit Program. Matching funds are provided to these projects with money the County receives through the Affordable Housing Trust Fund (PA Act 137).

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

Up to \$30,000 in HOME funds will be made available to support the operational costs of County-certified Community Housing Development Organizations (CHDOs) and 15% of the amount of HOME funds received will be reserved for rental housing projects to be owned, developed or sponsored by CHDOs.

ADDI funds will be utilized to provide assistance for down-payment, closing costs and rehabilitation costs for first-time homebuyers in accordance with the American Dream Downpayment Assistance Act. ADDI funds will be provided only to households participating in the Section 8 Homeownership Program operated by the Lancaster County Housing Authority. To be eligible to receive ADDI funds, the household must be enrolled in the Housing Authority's Family Self-Sufficiency Program and must successfully complete a homeownership counseling course offered locally by the Lancaster Housing Opportunity Partnership Program.

Lancaster County invests HOME funds in eligible projects only as interest-bearing and non-interest-bearing loans. No other forms of assistance are anticipated at this time.

HOME/ADDI funds provided for homebuyer assistance are subject to full recapture. The amount provided to eligible homebuyers is due in full upon sale of the property.

HOME funds provided for rental housing activities are due in full either as deferred loans due on sale of the property or as fully amortizing loans. There are no forgiveness provisions and properties are subject to the applicable affordability periods specified at the time HOME funds were invested in the project.

## HOMELESS

### Specific Homeless Prevention Elements

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

[The lead entity](#) that addresses the issue of homelessness [is the Lancaster Interagency Council for the Homeless \(ICH\)](#). [The ICH is composed of 39 member organizations including consumers, Social Service Providers, Homeless Service Providers, Funders, Neighborhood and Faith Based Groups, Local Government, and Mainstream Service Providers.](#)

The ICH updates the Continuum of Care Plan for the Homeless in Lancaster each year. The 2005 Continuum of Care Plan outlines specific steps, timetables responsible entities to implement the goals established in the Plan to address the issue of homelessness.

Please refer to the 2005 Continuum of Care Plan for the Homeless for a thorough discussion of specific homeless prevention elements, sources of funds to address homelessness, and the goals and objectives to address homelessness. This document is included in the Consolidated Plan for 2006-2010 and is available at [www.lchra.com](http://www.lchra.com). Also, please refer to the Homeless Needs Table in Section 9 of this document for a description of the Homeless population in Lancaster.

In summary, the primary federal, state and local resources that will be invested to address homelessness in 2006 are:

- HUD's Supportive Housing Program and Shelter + Care Program
- County CDBG
- County ESG
- FEMA funds
- State DCED/ESG funds
- United Way funds
- Private contributions
- Mainstream resources

The individual allocations of County ESG funds for 2006 are listed by project in Section 7. The distribution of County ESG funds for 2006 is:

- Domestic Violence Services; \$39,099
- Transitional Living Center; \$28,659
- Clare House; \$13,639
- Crispus Attucks Community Center; \$25,945
- United Veterans Beacon House; \$3,548

The Project Priorities chart and the Supplemental Resources Project Leveraging Chart outline how funds from HUD's Supportive Housing Program will be used in 2006, if awarded. The funds allocated through the County ESG funds are directed primarily to existing operations of emergency shelter and transitional housing facilities. The Goals and System section of the Continuum of Care Plan discusses the priority needs of the Annual Action Plan as well as the obstacles.

The Continuum of Care Plan outlines the goals and strategies to address chronic homelessness, along with the entities responsible and timeframes for completion in Section 1a(2) and 1a(3). The barriers to achieving these actions are also discussed in this section 1a(1)(a) and (b).

Homelessness Prevention is discussed at length in the Continuum of Care Service Activity Chart. The majority of the homeless prevention activities will be addressed by non-County funds. This is also described under the Enrollment and Participation in Mainstream Programs section of the Continuum of Care Plan.

Lancaster's Discharge Coordination Policy is summarized in the Discharge Planning Policy Chart in the Continuum of Care Plan. In particular, the County will intensify its efforts to strengthen the coordination between the Lancaster County Prison and homeless service providers.

In summary, the goals for chronic homelessness are:

**Goal 1.** Develop a long term comprehensive strategic plan to end homelessness in the community with a focus on ending chronic homelessness.

**Goal 2:** Increase the identification of and outreach to the chronically homeless allowing them improved access to mainstream services.

**Goal 3:** Increase movement of chronically homeless persons through the continuum into permanent housing.

**Goal 4:** Increase the number of housing options available for chronically homeless.

**Goal 5.** Increase the number of permanent housing units for the chronically homeless.

The goals for all other homeless are:

**Goal 1:** Increase prevention efforts to reduce the number of individuals and families entering the homeless service system.

**Goal 2:** Increase access to mainstream and community resources.

**Goal 3:** Increase/maintain transitional housing options.

**Goal 4:** Increase access to and movement into permanent housing.

## Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

NA

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

Please refer to the Community Development Table in Section 9 of this document for the long term and short term community development objectives.

The following are the non-housing community development projects proposed for 2006 which will assist in accomplishing the objectives established in the Community Development Table referenced above. Specific information on the projects referenced can be found in the specific project sheets in Section 7.

PUBLIC IMPROVEMENTS/INFRASTRUCTURE PROJECTS

Street/Neighborhood Improvements (2 projects) (CDBG)	\$416,282
Water/Sanitary Sewer Improvements (1 project) (CDBG)	\$500,000
Community Facilities (3 projects) (CDBG)	\$199,078

HUMAN/PUBLIC SERVICES

Homeless and Emergency Shelter Activities (6 programs) (ESG)	\$135,000
Human Service Programs - activities to be determined (CDBG)	\$540,000

ECONOMIC DEVELOPMENT ACTIVITIES

Economic Development Support Services (3 programs) (CDBG)	\$140,000
Micro-enterprise Loan Fund - activities to be determined (CDBG and Program Income)	\$100,000

## Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

The County of Lancaster administers a variety of human service programming funded through federal, state and local sources aimed at reducing the number of households with incomes below the poverty level. These include programs available to the general population, as well as those targeted to special needs groups. Examples include job training, education, and placement services offered by CareerLink, the Workforce Investment Board, vocational training administered by the Lancaster County Office of Mental Health/Mental Retardation, and self-sufficiency programs of the Lancaster County Office of Aging.

The allocation of CDBG public service dollars to specific sub-recipients will be deferred until the Spring of 2006. CDBG public service funds are awarded through a competitive application process and are reviewed by a citizen allocation panel based on established criteria. The contracts for the program that receive funding will begin on July 1, 2006 and end June 30, 2007. This funding allocation process enables the County to better coordinate contract periods with other funding sources. These funds will be leveraged by a variety of other government funds, United Way funds and private donations.

The County currently funds a program directly targeted to reducing the number of households below poverty level called the Self-Sufficiency Program, administered through the Lancaster County Housing Authority under a contract with Tabor Community Services. Families in this program are on Section 8 rental assistance. Participants develop case management plans designed to address needs and

establish goals to increase household income and reduce dependency on rental assistance. Four are expected to graduate in Fiscal Year 2006.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### **Non-homeless Special Needs (91.220 (c) and (e))**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

The housing needs for special needs population are outlined in the Consolidated Plan. There are no specific projects proposed for 2006 that address these special housing needs. Although not specifically targeted for these populations, many with these special needs may be able to access the housing opportunities that are proposed in 2006.

Supportive service needs for non-homeless special needs populations will be addressed in the Spring of 2006 when the CDBG public service dollars are allocated.

### **Housing Opportunities for People with AIDS**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

NA

### **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

NA

### **Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.