

V. OTHER ACTIONS

1. **Public Housing Improvements and Resident Initiatives**

This section is not applicable to Lancaster County, as there are no public housing units in the local jurisdiction.

2. **Removal of Barriers to Affordable Housing**

The Consolidated Plan includes a discussion of development issues facing Lancaster County, which have resulted from the high levels of growth experienced during the 1990's. Within an environment marked by opposition against new development of almost any kind, the Lancaster County Commissioners authorized the Lancaster County Planning Commission (LCPC) to complete a County Growth Management Plan, identifying how and where growth can be accommodated. Managed growth is essential for local communities to meet the needs of residents for jobs, affordable housing, and transportation. A major goal of the Growth Management Plan is to direct growth to existing urban areas, and away from the County's agricultural and resource lands.

The Growth Management Plan was adopted by the Lancaster County Commissioners in October of 1994 and updated in 1997. Its framework is based on cooperative relationships with local government, balancing local versus regional needs.

During 1999, the Lancaster County Commissioners adopted an update to the Policy Plan for the Comprehensive Plan. Additionally, the LCPC continued its cross-acceptance process in 2003, meeting with local government officials to obtain consensus on the boundaries of the growth areas and to revise local land use ordinances to comply with its provisions. Twenty-five municipalities have adopted an Urban Growth Boundary. LCPC is hoping that a total of twenty-six municipalities will adopt Urban Growth Boundaries. Village Growth Boundaries have been adopted by five municipalities.

The County's limited land use powers under the Pennsylvania Municipal Planning Code continue to limit the County's ability to deal effectively with land use matters that affect the provision of housing. The County planning staff continues to consult with municipalities as they update their comprehensive plans, zoning, subdivision and land development ordinances to consider the recommendations included in the County's Housing Plan, adopted in May of 1995.

The County Housing Plan identifies current and projected housing needs for:

- specific geographic areas,
- specific impediments to the provision of housing in those areas, and
- actions that need to be taken to remove those impediments.

The recommended action steps that are consistent with the Growth Management Plan are incorporated into the County's Consolidated Plan. The Lancaster County Planning Commission is preparing to update the Housing Plan in 2004. Results from this plan will be incorporated into the 2005-2009 Consolidated Plan.

A full copy of the Lancaster County Housing Plan is available at the offices of the Redevelopment Authority, the Lancaster County Planning Commission and other local municipal offices.

The Lancaster County Redevelopment Authority, in partnership with the City of Lancaster, completed an updated joint *Analysis of Impediments to Fair Housing*. The County Commissioners adopted the plan on July 15, 1998, and the City of Lancaster approved the plan on July 28, 1998. A Fair Housing Action Committee, comprised of many diverse organizations, was formed in 1998 to implement many of the recommendations in the *Analysis of Impediments to Fair Housing*. The Human Relations Commission's Fair Housing Program has been allocated \$45,000 to:

- enforce fair housing rights,
- provide information,
- continue its testing program, and
- coordinate the activities of the Fair Housing Action Committee.

The Fair Housing Action Committee has three subcommittees to address the action steps listed in the *Analysis of Impediments to Fair Housing*:

- public education,
- government education, and
- fair lending practices.

Specific action items to be addressed by the committees include an analysis of the Home Mortgage Disclosure Act (HMDA) data for fair lending and the development of a public education campaign, including a play to increase the awareness of fair housing. The Fair Housing Action Committee addresses the action steps listed in the *Analysis of Impediments to Fair Housing*. Both the Fair Housing Action committee and the Fair Housing Program will participate in the update of the *Analysis of Impediments to Fair Housing* in 2004

3. Reduction of Lead-Based Paint Hazards

The Lancaster County Redevelopment Authority 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 Lancaster County Redevelopment Authority's Technical Services Department conduct risk assessments, lead hazard reduction work 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).

4. Development of Institutional Structure

As discussed in the Consolidated Plan, the Lancaster Housing Opportunity Partnership (LHOP), a private-public housing partnership, plays an integral role in the institutional structure as it relates to affordable housing. The Community Action Program Housing Corporation has increased its ability to serve as a full partner in the development of affordable housing in Lancaster County.