

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Lancaster County Redevelopment Authority is the lead agency for the County and is responsible for the administration and coordination of the consolidated planning and submission process for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant Program (ESG). Lancaster County is the Lead Entity of the HOME Consortium, formed with the City of Lancaster. 2019 was the fourth program year of the 2016-2020 Consolidated Plan for Lancaster County.

CDBG and HOME funds were used in several programs in the areas of owner-occupied housing, rental housing, infrastructure improvements, public services, blight remediation and acquisition.

- The Home Repair Program (HRP) uses CDBG dollars to provide financial and technical assistance to rehabilitate owner-occupied homes. During 2019, six (6) homes were rehabilitated county-wide with an additional five (5) under rehabilitation efforts. Repairs included but were not limited to: installation of windows and doors, heating systems, roofs, electrical repairs, plumbing repairs and radon remediation. One project involved lead remediation.
- The Rental Housing Program (RHP) funded one rental housing project that was completed in 2019; it involved the rehabilitation of 10 units of rental housing for families called Declaration House in Denver, PA (four are HOME-assisted). The development met the Section 215 definition of affordable housing.
- The Rental Housing Rehabilitation Program (RHRP) resulted with four multi-unit rental housing projects completed: 331 N. 3rd Street in Columbia Borough (2 units), Lincoln House, a Single Room Occupancy property in East Lampeter Township (8 bedrooms), 301 Locust Street Apartments, Columbia Borough (6 units); Rockford Chase Apartments, Mountville Borough (60 units).
- The Homebuyer Program enabled 20 households to purchase a home through HOME funds in 2019.
- The Public Improvement Program uses CDBG dollars to assist municipalities and non-profit organizations to complete public infrastructure projects in low- and moderate-income areas throughout the County. Three (3) public improvement projects were completed in 2019; a community facility in Manheim Township, and two road projects (a street culvert in Sadsbury Township and street reconstruction in Manheim Borough). Six (6) project are still underway as of the end of 2019; three community facilities, and three street improvements. This program impacted 13,474 residents.
- The Public Services Program uses CDBG dollars to assist persons experiencing homelessness in

Lancaster County. A total of 156,762 people received assistance through 9 programs, including the fair housing programs.

- The Blight Remediation Program completed one project at 8-10 East Main Street in Strasburg Borough and began planning another project at 521 Locust Street, Columbia Borough

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
Administrative Costs	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	0	0				
Assist Emergency Shelter Activities	Homeless	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	355		200	60	30.00%
Assist Emergency Shelter Activities	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	250	0	0.00%			
Assist First Time Homebuyers	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	50	35	70.00%	20	20	100.00%

Borough Revitalization Efforts	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	1315	65.75%			
Borough Revitalization Efforts	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	1	0	0.00%			
Borough Revitalization Efforts	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	1	0	0.00%			
Create Affordable Owner Units	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	20	0	0.00%	6	0	0.00%
Create Affordable Rental Units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	100	70	70.00%	60	10	16.67%
Public Facilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	650	130.00%	3291	0	0.00%
Reduce the Number of Blighted Properties	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0		0	1	

Reduce the Number of Blighted Properties	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	3	60.00%	5	0	0.00%
Reduce the Number of Blighted Properties	Affordable Housing Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	1	0	0.00%			
Rehabilitate Existing Owner Units	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	200	65	32.50%	30	6	20.00%
Rehabilitate Existing Renter Units	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	50	112	224.00%	10	76	760.00%
Support Economic Development Projects	Affordable Housing Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2	0	0.00%			
Support Housing Services	Affordable Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8000	246115	3,076.44%	620	224	36.13%
Support Housing Services	Affordable Housing Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		100	0	0.00%

Support Housing Services	Affordable Housing Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	60		200	60	30.00%
Support Housing Services	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
Support Rapid Re-housing Services	Homeless	CDBG: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		200	0	0.00%
Support Rapid Re-housing Services	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	7958	0	0.00%			
Water, Sewer, and Neighborhood Street Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	19024	95.12%	4000	13474	336.85%

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 Fiscal Year 2019 Annual Action Plan outlined the use of CDBG, HOME and ESG funding for the following objectives and priorities:

- To provide decent affordable housing, both rental and owner-occupied;
- To expand and improve public sanitary sewer and water service and upgrade public infrastructure;
- To assist in the provision of public services; and
- To reorient the homeless system to a Housing First philosophy that ends homelessness through programs like rapid rehousing.

Using CDBG funding, the County addressed its highest priority, the need for decent affordable housing by rehabilitating owner-occupied units through the Home Repair Program. The County also addressed the ongoing need to expand and upgrade public infrastructure by funding three projects countywide through the Public Improvements Program assisting 13,474 people. Fifteen (15) percent of the total CDBG grant was allocated to continue to assist public service programs throughout the county.

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	HOME	ESG
White	1,831	80	234
Black or African American	872	0	164
Asian	19	0	0
American Indian or American Native	11	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Total	2,733	80	398
Hispanic	1,098	61	184
Not Hispanic	1,817	19	244

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

Narrative

The CDBG column of the chart above does not allow for the entry of an additional 173 families; 11 that reported a racial status of Black/White and 162 that reported being Other multi-racial. The ESG column of the chart above does not allow for Other multi-racial data to be entered. There were 30 additional families assisted.

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	3,270,212	4,093,126
HOME	public - federal	2,231,158	1,319,366
ESG	public - federal	242,965	255,948

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Lancaster	14	2	General
County of Lancaster	70	86	General
Rivertowns	17	12	Funds were expended in Columbia and Marietta Borough.

Table 4 – Identify the geographic distribution and location of investments

Narrative

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.

CDBG Program

Public Improvement Projects are required to provide a 20% match to the total project cost. This can include soft costs prior to the construction of the project. Liquid Fuels funds (State) and other local capital improvement funding is usually the sources of leveraged funds.

ESG Program

Organizations receiving ESG funds for homeless services must provide a one to one match of other federal, state, local and private funds. Every dollar of ESG funds leveraged at least one dollar from another source. The Lancaster County Redevelopment Authority worked with the Lancaster County Homelessness Coalition, the United Way of Lancaster County and the City of Lancaster to make effective use of available matching resources across the Lancaster continuum of care to provide services to persons experiencing homelessness. As a result, the leveraged funds exceed the required one to one match.

HOME Program

The Tax Reform Act of 1986 includes Section 42 of the Tax Code, the Low-Income Housing Tax Credit Program. The Tax Credit program provides a tax incentive to owners of affordable rental housing. The incentive is an annual tax credit (a dollar for dollar reduction in the taxpayer's federal taxes) earned in the initial ten years following the time when the units are placed in service, assuming program requirements are met. A developer markets, or "syndicates", the credits allocated to the development to investors whose contributions are used as equity in the developers financing plan. The Pennsylvania Housing Finance Agency (PHFA) has been designated as the allocating agency for Pennsylvania. The PHFA continues to be a major source of financing for projects in Lancaster County for the acquisition, rehabilitation, construction, or preservation of affordable rental housing.

The County also encourages applicants to apply to The Federal Home Loan Bank of Pittsburgh (FHLBank Pittsburgh). The FHLBank of Pittsburgh provides low-cost funding and opportunities for affordable housing and community development to 317 member financial institutions in Delaware, Pennsylvania and West Virginia. FHLBank of Pittsburgh ensures the availability of funds for housing and enhances the quality of the communities it serves. FHLBank of Pittsburgh

is one of 12 FHLBanks nationwide. Congress created this national network of privately owned wholesale banks in 1932.

Lancaster County continues to receive revenue through the Affordable Housing Trust Fund (PA Act 137), 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 received \$354,361 in recording fees in 2019. The Affordable Housing Trust 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).

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	10,222,962
2. Match contributed during current Federal fiscal year	403,418
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	10,626,380
4. Match liability for current Federal fiscal year	311,250
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,315,130

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
549,451	68,795	102,469	0	446,981

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	1	0	0	0	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	119,802	0	119,802			
Number	1	0	1			
Sub-Contracts						
Number	29	0	29			
Dollar Amount	480,198	0	480,198			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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	131	112
Number of Special-Needs households to be provided affordable housing units	0	0
Total	131	112

Table 11 – 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	66	10
Number of households supported through Rehab of Existing Units	40	82
Number of households supported through Acquisition of Existing Units	5	20
Total	111	112

Table 12 – Number of Households Supported

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

The actual production of housing units was lower than the amount planned due to the delay in the State's LIHTC process. Lancaster County did not have any of its committed projects receive a LIHTC allocation in 2019.

Discuss how these outcomes will impact future annual action plans.

With the projects continuing through the following fiscal year and an unknown time frame for the grant agreements for new funding, future annual action plans will have to account for prior year's projects continuing, and shortened one-year outcomes for new projects, unless the Fiscal Year is adjusted with the timeframe of the formula allocation.

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	26	2
Low-income	39	1
Moderate-income	30	21
Total	95	24

Table 13 – Number of Households Served

Narrative Information

All activities, except the public improvements activities which rely on Census Data to determine eligibility, collect information on income by family size to determine income eligibility. The table above reflects the number of extremely low-income, low-income, and moderate-income persons assisted in 2019 through the County housing programs.

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

The Lancaster County Redevelopment Authority provided ESG funds for the pre-screening efforts for Lancaster County's coordinated entry system in tandem with the Lancaster County Homeless Coalition. Other funds in the community include State Homeless Assistance Program funds and United Way funds to provide resources to fund several Outreach Workers, whose purpose is to reach out to homeless persons as assessing their individual needs. County ESG funds assisted in supporting the initial prescreening process run by the United Way of Lancaster County. All callers seeking homeless services are directed to call 211 to determine initial eligibility. If callers are not eligible for homeless services, 211 is able to provide assistance to other resources. During calendar year there were 5,918 housing-related calls. Of this number 1,501 were eligible to be referred to the CHART program which conducts a more-indepth assessment.

The growth of "hubs" in the county (Elizabethtown, Gap, Quarryville) has provided more services to persons experiencing or at risk of homelessness in their home communities. Some of the HUB has locations where persons experiencing homelessness can stay during the day to access services and avail themselves of showers and laundry facilities. Water Street Ministries, a faith-based provider of homeless services, offers a daytime drop-in center for persons experiencing homelessness. Several federally funded service providers reach out to persons experiencing homelessness at this site.

Addressing the emergency shelter and transitional housing needs of homeless persons

Lancaster County works collaboratively with the City of Lancaster, the United Way, and the Lancaster County Homeless Coalition to address the emergency shelter needs of homeless persons in Lancaster County. CDBG and ESG resources were used to provide emergency shelter beds for families. The faith-based community supplies shelter beds for individuals in Lancaster County. Lancaster County continued to build and improve the rapid rehousing programs in the community to shorten lengths of stay in shelter, and to reduce the need for additional shelter beds.

There is a winter shelter located in the City of Lancaster for women administered by the Lancaster County Council of Churches at St. Mary's Catholic Church. Columbia and Elizabethtown, and Paradise Township continued to offer winter shelter sites for persons experiencing homelessness. The winter shelter in Elizabethtown, operated by ECHOS, received County CDBG and ESG funding in 2019. The effort in Paradise Township and Columbia remain privately funded.

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

Homeless prevention activities are a challenge with federal funds but the County and City are working with the Lancaster County Homeless Coalition to look at the issue from a broader perspective. The existing homeless prevention efforts are supported by other funding sources, including but not limited to United Way dollars and faith-based support. Examples include, but are not limited to, Outreach programs to help persons in rural areas of the county to access services; provision of legal services to address housing issues; representative payee services for persons on SSDI benefits that are required to have this service as a condition of receiving funds; food and clothing banks; and domestic violence services.

The Coalition also works with publicly funded institutions and systems of care on discharge planning issues to prevent people from being discharged into homelessness.

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 members of the Lancaster County Homeless Coalition, including the County and City of Lancaster, are working to shorten the length of stay in shelters and facilitating the transition into permanent housing through increasing support of rapid rehousing programs. Both ESG and CDBG funds for public services are being used to support rapid rehousing efforts. Rapid rehousing programs work extensively with clients to prevent their return to homelessness. The Coalition works with the management agents for local affordable housing developments to facilitate access for persons experiencing homelessness into permanent affordable housing units.

The Lancaster County Housing Authority continues to honor a Housing Choice Voucher Program preference for persons experiencing homelessness, committing 20% of newly-issued Vouchers to these households. Four (4) Vouchers were provided to homeless preference referrals. Three (3) were made available but not under lease by the end of 2019.

The Housing Authority currently administers rental assistance for 42 Lancaster-County-resident participants funded by the Veterans Administration Supportive Housing (VASH) Programs of neighboring

Housing Authorities, for veterans experiencing homelessness. The Lancaster County Housing Authority continues to administer 22 Project-Based Vouchers for mentally-ill homeless at Lincoln House and Fordney Road. Whenever a room/Voucher becomes available, the Authority can serve a new homeless individual.

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

Actions taken to address the needs of public housing

There is no public housing in Lancaster County located outside the City of Lancaster.

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

See above, NA

Actions taken to provide assistance to troubled PHAs

NA

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)

The Lancaster County Redevelopment Authority supports the efforts of the Lancaster County Planning Commission and the Lancaster Housing Opportunity Partnership (LHOP) in educating and advocating on behalf of local municipal officials to remove or ameliorate public policies that serve as barriers to affordable housing. As Pennsylvania is a Commonwealth, most public policies affecting affordable housing are controlled by municipalities (zoning, subdivision, fees and charges, growth limitations, etc.). Most municipalities follow the state-wide building code. There are 60 municipalities in Lancaster County alone.

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

The greatest obstacle in meeting underserved needs for low- and moderate-income residents is the diminishing resources at the federal, state and local levels. However, numerous efforts are underway in Lancaster County to improve the infrastructure and processes used to make optimal use of the funds received.

When allocating CDBG, ESG and HOME funds, careful attention is given to targeting low - and moderate - income persons in Lancaster County. By reaching out to low - and moderate - income populations through networking, public meetings, public notices and speaking opportunities, Lancaster County makes sure information about its programs reaches the target customers.

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

The Lancaster County Redevelopment Authority complies with the Lead Safe Housing Rule through the policies established 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.

There were two staff members certified to conduct risk assessments and clearance inspections in 2019. Certified contractors conduct the lead hazard reduction work. There are three (3) contractors certified by the Commonwealth of Pennsylvania to complete lead-based paint hazard reduction/abatement in Lancaster County. There is one lead certified contract in adjacent Chester County that could also provide lead based paint remediation work.

During 2019, one (1) low - and moderate-income owner-occupied homes using the County Home Repair Program received lead grants for lead remediation and were certified as lead-safe because of CDBG-

funded activities.

The Lancaster County Housing Authority conducts visual assessments for lead-based paint for all rental units that participate in the Housing Choice Voucher Program.

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

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

The Lancaster County Redevelopment Authority provided \$411,607.67 in CDBG funding in calendar year 2019 through CDBG public service dollars to provide ancillary services that augment poverty reduction efforts, such as: operating costs for homeless shelters, legal services, tenant/landlord counseling, health services and other public services.

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

The Lancaster County Redevelopment Authority is active in various committees that work to develop and strengthen institutional structures to provide housing and services. Organizational committees are headed by various agencies including but not limited to Lancaster Housing Opportunity Partnership and the Lancaster County Homeless Coalition.

- The Executive Director served on the Lancaster County Homeless Coalition's Governance Board, which oversees program's funding.
- A representative served on the Lancaster County Homeless Coalition's Funder's Group and the HMIS Advisory Committee.

Other Committee Participation

- The Executive Director is an ex-officio member of the Lancaster Housing Opportunity Partnership (LHOP), a nonprofit created by county and municipal government, business and civic leaders focused housing affordability for low- to moderate-income people living and working in Lancaster County.
- A representative of the Redevelopment Authority served on the Lancaster Housing Opportunity Partnership's Housing Equity and Equality Institute Advisory Committee.
- The Executive Director sits on the Borough Collective Working Group of the Economic Development Company of Lancaster(EDC).
- A staff member served on the EDC Loan Committee.
- Staff representatives from EDC, Lancaster County Planning Commission and the Redevelopment Authority meet twice per month to discuss community and economic development issues in the boroughs of Lancaster County.
- A representative served on the Lancaster Conservancy's Riverlands Conservation Landscape Committee.
- Redevelopment Authority provides staff support for the Lancaster County Land Bank Authority, Redevelopment Fund, and the Vacant Property Reinvestment Program.
- Two staff members serve as grant reviewers for the Lancaster County Community Foundation.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Two staff members from the Redevelopment Authority serve on two committees with the Lancaster County Homelessness Coalition which brings together public and private housing and social service agencies to coordinate efforts. These committees include the Funders Group and the Governance Board.

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

Lancaster Housing Opportunity Partnership (LHOP) runs the Housing Equality and Equity Institute (HEEI) and works to overcome impediments to fair housing. During calendar year 2019, the HEEI has done the following:

- HEEI staff sponsored 8 Fair Housing workshops to individuals from Lancaster county's Landlords, tenants, real estate sales and rental professionals, social service agencies approximately 150 individuals were given information regarding Fair Housing through these workshops.
- HEEI held the Fair Housing Summit in April 2019. An estimate 100 attendees received information regarding Fair Housing, Reasonable Accommodation, and Zoning issues when confronted with Fair Housing laws. The event was held at The Emerald Foundation Community Campus.
- HEEI staff responded to 347 inquiries: 62% from County residents, 32% from City residents and 6% from people outside of Lancaster county.
- Callers asked predominantly about issues concerning Terms and Conditions, Implied Warranty of Habitability, Evictions.
- Of the 347 calls, 99 were received from individuals who identified themselves as having a disability.
- The HEEI at LHOP has redesigned the Know Your Rights Landlord & Tenant Guide to meet with its advertising standards. Under the new version a new section was added entitles What Housing Providers should know. The result of this partnership was the NEW Know Your Rights Landlord & Tenant Guide. A first run printing of 2,500 was received in January 2020. Funding has been approved in partnership with PA Human Relations Commission to print the additional 7 languages and 2 new languages of Swahili and French Creole. A total of 1,112 Landlord Teenant Guides were distributed in 2019.
- In 2019 Fair Lending /Fair Housing training was provided to 500 participants.
- HEEI staff provided technical assistance in filing fair housing complaints to consumers. The five complaints submitted were from the following protected classes:
 - o Sex
 - o Race/Familial Status
 - o Disability
 - o Race/Disability
 - o Sex/Religion
- HEEI staff performed 7 Informal Housing Resolutions which resulted in stabilization of housing for

those served.

- HEEI staff presented fair housing topics on two separate 15-minute interviews on WLCH 91.3FM, Community Public Radio and Rumba 100.5FM. The interviews were also carried cable channel 499. The audience was encouraged to call in with question on all interviews with topics that included HUD agencies and Limited English Proficiency accommodations, general Fair Housing law facts, and “The Difference Between What is Unfair in Housing” and Fair Housing Law.
- HEEI continued a print advertising campaign in the Busy Beaver, a publication specifically used by the plain community in Lancaster county. The campaign started in January 2019 and we have received to calls from plain community landlords requesting information and responses to their questions.
- HEEI performed 58 visits to municipal governments, libraries, property management companies throughout Lancaster county. Information regarding fair housing, landlord-tenant, the Analysis of Impediments were some of the subject discussed during these visits.

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

The Lancaster County Redevelopment Authority follows its Monitoring Plan which outlines the timing and procedures for monitoring all funded activities related to homelessness as well as other federal grant-funded activities. Monitoring visits track progress toward the community outcomes and indicators for reducing and ending homelessness.

All public infrastructure improvement projects and CDBG and HOME housing projects are monitored regularly during and after construction. Each activity file contains a copy of the respective monitoring reports.

All HOME-funded rental housing projects scheduled to be monitored were issued reports as to the project's adherence to the HOME requirements found in the loan closing documents. Twelve (12) regularly scheduled monitorings for tenant file compliance were completed in 2019. There were no Findings or Concerns.

For public improvement projects, in the bid documents, is information requiring bidders to the greatest extent feasible, to contract with MBE's and WBE's.

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 County's Citizen Participation Plan, which was updated in January of 2016, sets forth the policies and procedures to enhance public participation for the County's Entitlement Grants. The plan outlines the public involvement for reviewing and commenting on all plans and reports.

The Redevelopment Authority published a notice on March 6, 2020, announcing the availability of the CAPER which covered the County's Community Development Block Grant Program, HOME Investment Partnerships Program, Emergency Solutions Grant Program for the year ending December 31, 2019. The 2019 CAPER was also posted on the Redevelopment Authority's web site at www.lchra.com. The public comment period for the 2019 CAPER was March 9, 2020, to March 27, 2020.

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.

The disbursement of the grants did not commence until October 2019. The disbursement of CDBG funds for several public improvement projects had to be delayed to the spring of 2020 because of the later than anticipated disbursement. The public service programs operate on one-year contracts from July 1-June 30 and were not affected. In the Fall of 2019, the Lancaster County Redevelopment Authority met 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.

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

No

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

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During 2019, there were fourteen (14) HOME-funded rental properties that were inspected per the revised HOME regulations. There were a few with minor corrections, most of which were completed by the end of 2019. Only one project (Fordney Road SRO) was unable to make the necessary corrections by the end of 2019; the project is preparing for a major rehabilitation in 2020.

HOME-assisted Rental Housing Projects

List of Projects that Require Inspections in 2019

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Lancaster County requires all housing containing five or more HOME-assisted units to comply with the County's Affirmative Marketing Policies. Compliance with these policies is determined during the monitoring reviews.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2019, Program Income was expended for the City's Home Repair Program. A total of \$65,238 was expended to assist income eligible families in the City of Lancaster with critical repairs to their homes.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

the Redevelopment Authority works with local affordable housing developers to not only create new affordable rental housing but to help rehabilitate existing housing in need of rehabilitation. The Redevelopment Authority works with developers to access the 4% tax credits through the state for funding to rehab existing units. The Redevelopment Authority has the ability to float bonds for housing efforts.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	LANCASTER COUNTY
Organizational DUNS Number	071193551
EIN/TIN Number	236003055
Identify the Field Office	PHILADELPHIA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Lancaster City & County CoC

ESG Contact Name

Prefix	Mr
First Name	MATTHEW
Middle Name	T
Last Name	STERNBERG
Suffix	0
Title	Executive Director

ESG Contact Address

Street Address 1	28 Penn Square
Street Address 2	Suite 200
City	Lancaster
State	PA
ZIP Code	17603-
Phone Number	7173940793
Extension	203
Fax Number	0
Email Address	msternberg@lchra.com

ESG Secondary Contact

Prefix	Mr
First Name	Justin
Last Name	Eby
Suffix	0
Title	Community Development Director
Phone Number	7173940793

Extension 225
Email Address jeby@lchra.com

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2019
Program Year End Date 12/31/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: YWCA OF LANCASTER
City: LANCASTER COUNTY
State: PA
Zip Code: ,
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 60233

Subrecipient or Contractor Name: TABOR COMMUNITY SERVICES
City: Lancaster
State: PA
Zip Code: 17602, 5013
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 105328

Subrecipient or Contractor Name: Elizabethtown Community Housing and Outreach Services
City: Elizabethtown
State: PA
Zip Code: 17022, 2332
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 59182

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	155
Children	214
Don't Know/Refused/Other	0
Missing Information	0
Total	369

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	51
Children	9
Don't Know/Refused/Other	0
Missing Information	0
Total	60

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	176
Children	252
Don't Know/Refused/Other	0
Missing Information	0
Total	428

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	168
Female	260
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	428

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	252
18-24	29
25 and over	147
Don't Know/Refused/Other	0
Missing Information	0
Total	428

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	1	0	1	0
Victims of Domestic Violence	70	0	50	20
Elderly	2	0	2	0
HIV/AIDS	0	0	0	0
Chronically Homeless	26	0	20	6
Persons with Disabilities:				
Severely Mentally Ill	94	0	94	0
Chronic Substance Abuse	0	0	0	0
Other Disability	62	0	39	23
Total (Unduplicated if possible)	153	0	126	27

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	3,650
Total Number of bed-nights provided	3,650
Capacity Utilization	100.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The Lancaster County Homelessness Coalition measures positive exit destinations, length of stay, increase in income and data quality.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	89,645	186,989	82,256
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	89,645	186,989	82,256

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	56,872	103,866	60,233
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	56,872	103,866	60,233

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS	0	0	0
Administration	6,115	36,239	4,793

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	152,632	327,094	147,282

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	175,000	150,000
State Government	0	172,456	0
Local Government	0	55,143	0
Private Funds	146,517	78,744	213,578
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	146,517	481,343	363,578

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	299,149	808,437	510,860

Table 31 - Total Amount of Funds Expended on ESG Activities