

**AGENDA FOR
PUBLIC HEARING ON LANCASTER COUNTY'S
SUBSTANTIAL CHANGE AMENDMENT
2016-2020 CONSOLIDATED PLAN
2019 ANNUAL ACTION PLAN**

Tuesday May 5, 2020 at 4:00 p.m. through Videoconference

1. Introduction

The purpose of the meeting is to obtain views from interested residents relating to Lancaster County's housing and community development needs and provide an opportunity to comment on the proposed changes to the County's Plans for COVID-19 response.

2. Lancaster County Entitlement Programs (U.S. Dept. of Housing and Urban Development)

3. Coronavirus Aid, Relief and Economic Security Act (CARES Act)

a. CDBG Coronavirus (CDBG-CV)

b. ESG Coronavirus (ESG-CV)

4. Planning Process

5. Proposed Substantial Amendments

6. Public Comment



Lancaster County Entitlement Programs U.S. Department of Housing and Urban Development (HUD)

Community Development Block Grant

CDBG funds can be used for a variety of housing (renter and owner occupied), community development, and public service activities that benefit low- and moderate-income persons throughout Lancaster County.

Emergency Solutions Grant (ESG)

ESG funds can be used support rapid re-housing services and shelter operating support in Lancaster County.

HOME Investment Partnership Program (HOME)

HOME dollars can be used for the construction of rental housing, down-payment and closing cost assistance for first time homebuyers, and for the rehabilitation of owner-occupied housing.

A cooperation agreement was entered into between Lancaster County and the City of Lancaster (Lancaster County as Lead Entity) to form a HOME Consortium under the National Affordable Housing Act for the program years of 2018 through 2020. The City and County have determined that joining together as a consortium to obtain funding under the HOME program will increase their ability to provide affordable housing for the very low-, low- and moderate-income residents of the City and County.



CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY ACT (CARES Act)

HUD has provided the County with an allocation of CDBG Coronavirus (CDBG-CV) and ESG Coronavirus (ESG-CV) to address funding gaps in its ability to respond to COVID-19.

- Funds are to be used to prevent, prepare for, and respond to the COVID-19 crisis.
- Reimbursement for costs that have already occurred is allowed for COVID response activities regardless of the date.
- Funds may not be used if another source of financial assistance (State, Federal or Local) is available to pay that cost. This includes SBA and FEMA assistance and loans.

<i>CDBG Expected Resources</i>	<i>Allocation</i>
CDBG-CV (CARES Act Allocation)	\$ 1,724,064.00

<i>ESG Expected Resources</i>	<i>Allocation</i>
ESG-CV (CARES Act Allocation)	\$ 854,500.00



Planning Process

Consolidated Plan – 2016 – 2020 (ConPlan)

The ConPlan is the 5-Year County Plan for administering the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). The Redevelopment Authority of the County of Lancaster is the lead agency for the County and is responsible for coordinating the consolidated planning and submission process.

- Builds on the Lancaster County Planning Commission's (LCPC) Comprehensive Plan for the County. This plan guides the development of land use for urban and rural areas through 2030.
- Looks at 5-year data for demographics, housing needs, homelessness, etc.
- Sets strategies and goals for the next 5 years for the three entitlement grants.

Annual Action Plan (AAP) – Yearly for the most recent Consolidated Plan

AAP is the formal application to receive these funds.

- Formula of funds to be received for the year
- Outlines which strategic goals from the ConPlan will be funded and the outcomes expected for the year
- Describes specific projects that will be funded for the year
 - Owner-Occupied Housing
 - Renter-Occupied Housing
 - Public Improvements
 - Public Services
 - Homeless Services
 - Administration and Planning
- Answers specific questions posed from HUD



**Proposed Substantial Change Amendments
 2016-2020 Consolidated Plan
 2019 Annual Action Plan**

<i>Amended Consolidated Plan and Annual Action Plan Goals</i>	<i>CDBG-CV</i>
Public Facilities	\$ 600,000.00
Public Services	\$ 774,064.00
Support Economic Development	\$ 350,000.00

<i>Amended Consolidated Plan and Annual Action Plan Goals</i>	<i>ESG-CV</i>
Support Rapid-Rehousing Services	\$ 148,614.00
Assist Emergency Shelter Activities	\$ 470,436.00
Homeless Prevention	\$ 150,000.00
Administration (7.5% - Up to 10% for CV)	\$ 85,450.00



Emergency Rental Assistance and Public Services: **\$774,064 CDBG-CV**

To provide temporary relief and support for those who have been furloughed, experienced a reduction of pay or have been laid off due to COVID-19, an emergency rental assistance program would be established to provide up to 3 months of assistance to income qualified individuals and families. Under CDBG regulations, the funding can be used for this limited period to address an emergency need. The funds will be used for direct rental payments to eligible tenants with incomes within 80% of area median income (AMI). Due to various CDBG restrictions on income and eligible expenses, the Redevelopment Authority will continue discussions and coordination with the Lancaster CARES Fund to address gaps such as funds for food, utility payments and perhaps tenants making more than the 80% AMI threshold for the CDBG Program.

Other areas that this funding could assist with is to assist our low-moderate income public service providers with the necessary equipment and supplies to make sure their organization can respond to client needs in a way that prevents the spread of COVID-19.

Public Facilities: **\$600,000 CDBG-CV**

CDBG-CV funding would support physical improvement needs at shelters and community hubs that provide food, counseling and other services to low-to-moderate income individuals affected by COVID-10. This may include improvements to maintain safe working conditions, or expanding or new public facilities, such as temporary or permanent shelter.

Homeless Prevention and Extended Shelter Operations: **\$854,500 ESG-CV**

ESG-CV funding would go to ongoing operational support for the homeless shelters, rapid rehousing as well as the eviction prevention program.

The Redevelopment Authority has developed a budget and will continue to monitor the need for changes in coordination with LanCo MyHome and City of Lancaster to provide services and housing for individuals in shelters or immediately at risk of becoming homeless.

Economic Development: **\$350,000 CDBG-CV**

A set aside for a supporting small or microenterprise businesses is proposed for CDBG-CV funds. The Redevelopment Authority is collaborating with the Economic Development Company (EDC) in figuring out the gaps that might exist for businesses that qualify for CDBG funding. This may include technical assistance to navigate other loan programs or funding to help small business meet CDC guidance and social distancing measures. Additionally, it could be used for small business loans for working capital when no other federal sources are available.



Operating Reserves for HOME Assisted Projects: **\$500,000 HOME (2019)**

A set aside for County and City HOME-assisted rental projects currently within the period of affordability to provide additional HOME funds to recapitalize operating deficit reserves for HOME-assisted rental projects that are experiencing operating deficits related to the economic effects of the COVID-19.

Additionally, the funding may be used to support Tenant Based Rental Assistance (TBRA) if the County determines there is a need and has the administrative capability to manage a TBRA program.



Public Comment

Public Hearing

- Videoconference on May 5, 2020

Public Notice and Comment Period

- A Public Notice was issued Wednesday April 29, 2020 announcing the availability of the draft amendments and the date of the Public Meeting. This started a 6-day comment period (required 30-day comment period was waived due to COVID-19). All comments received about the proposed changes will be made available to the County Commissioners at their regularly scheduled meeting after the comment period.

County Commissioners Meeting(s)

- The Substantial Change Amendments will be presented to the County Commissioners for approval on May 6, 2020, prior to submission to HUD.