

**2021**  
**C**onsolidated  
**A**nnual  
**P**erformance and  
**E**valuation  
**R**eport

Lancaster County, Pennsylvania



LANCASTER COUNTY  
**Redevelopment**  
**Authority**

Prepared for the U.S. Department of  
Housing and Urban Development

County of Lancaster, PA  
c/o Redevelopment Authority of the  
County of Lancaster  
28 Penn Square, Suite 200  
Lancaster, PA 17603-3528  
[www.lchra.com](http://www.lchra.com)

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## 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 COVID-19 pandemic had a continued impact on the operations of the Lancaster County Redevelopment Authority in 2021. Several projects planned to occur in 2020 were pushed back until 2021 which increased the planned number of projects to occur in 2021. Other projects planned for 2021 experienced delayed progress or were delayed until 2022.

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 CDBG, HOME , and ESG Programs. Lancaster County is the lead entity of the HOME Consortium, formed with the City of Lancaster. 2021 was the first program year for the 2021-2025 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 2021, 6 homes were rehabilitated county-wide with an additional 11 with an application in progress or under active rehabilitation efforts. Repairs included but were not limited to: installation of windows and doors, heating systems, roofs, electrical repairs, plumbing repairs and radon remediation. Projects have been delayed due to material shortages, particularly because of timelines to acquire doors and windows.
- The CDBG funded Rental Housing Rehabilitation Program (RHRP) funded 2 rental housing projects in 2021; within each of these projects there were 4 affordable units rented to households at the 80% AMI. Both completed projects are located in Columbia Borough which is one of the Rivertown target areas identified in the consolidated plan. The developments met the Section 215 definition of affordable housing.
- The HOME funded Rental Housing Program (RHRP) resulted with two completed projects located in Lancaster City in partnership with the Spanish American Civic Association. One was an affordable homeownership project with 9 HOME funded units, the other project was 4 scattered site affordable rental units. There were also funds drawn for Park Place located in Elizabethtown Borough for temporary relocation costs for tenants, there were 16 households relocated in 2021.

- The Homebuyer Program enabled 0 households to purchase a home through HOME funds in 2021.
- 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. There were seven (7) completed Public Improvement Projects in 2021: Columbia Borough – Mill Street; Elizabethtown Borough – East Willow Sanitary Sewer Replacement and Repair; Emerald Foundation – Community Campus Improvements; United Churches Elizabethtown Area – Community Place on Washington Infrastructure; Manheim Borough – East Adele Avenue Drainage Improvements; Ephrata Borough – Grater Park Improvements; and Elizabethtown Community Housing and Outreach Services – Basement Shell.
- The Blight Remediation Program acquired a property located at 336 Main Street, Denver Borough. An existing business was assisted with relocation, a structural analysis was performed, and the authority is engaging in the required mitigation activity identified by the State Historic Preservation Office.
- The Public Services Program uses CDBG dollars to assist persons experiencing homelessness in Lancaster County. Approximately 60,500 people received assistance, including the fair housing programs.

**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	Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	0	0				

Assist Emergency Shelter Activities	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	112	22.40%	150	112	74.67%
Create Affordable Owner Units	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	40	9	22.50%	12	9	75.00%
Create Affordable Owner Units	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	14	0	0.00%			
Create Affordable Rental Units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	250	4	1.60%	60	12	20.00%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600000	11946	1.99%	2000	11946	597.30%
Reduce the Number of Blighted Properties	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	0	0		2	0	0.00%
Reduce the Number of Blighted Properties	Affordable Housing	CDBG: \$	Other	Other	45	2	4.44%			
Rehabilitate Existing Owner Units	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	28	11.20%	20	8	40.00%

Rehabilitate Existing Renter Units	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	1250	8	0.64%	18	8	44.44%
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200350	1410	0.70%	2000	1410	70.50%
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	127		0	127	
Support Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Support Rapid Re-housing Services	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	61	12.20%	200	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	500000	4425	0.89%	2000	4425	221.25%

**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 2021 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 several projects countywide through the Public Improvements Program. Fifteen (15) percent of the total CDBG grant was allocated to continue to assist public service programs throughout the county. Given the COVID-19 pandemic, Lancaster County is proud to have been able to accomplish all that it did.

COVID-19 had an enormous impact on homeless and housing services in 2021. While Housing First is the priority activity, the pandemic and the related eviction moratoriums hampered the ability of people in shelters to move into permanent housing since the vacancy rate was minimal. However, the converse is also true; fewer people entered the homeless system due to the eviction moratoriums. Lancaster County has worked extensively with the Lancaster County Homeless Coalition in 2021, especially for the distribution of ESG-CV and CDBG-CV funds. Once the eviction moratoriums at both the federal and local level ended in August 2021, eviction rates and homelessness increased the Emergency Rental Assistance Program and Emergency Housing Voucher Program both administered by the County Housing Authority were critical in getting and keeping people housed and out of homelessness.

## 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)

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
White	765	155	121
Black or African American	317	13	24
Asian	7	0	0
American Indian or American Native	5	0	1
Native Hawaiian or Other Pacific Islander	1	0	0
<b>Total</b>	<b>1,095</b>	<b>168</b>	<b>146</b>
Hispanic	389	11	41
Not Hispanic	909	157	114

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

### Narrative

Households which self identified as a general multi-racial category or refused collection have not been included in the counts above. There were 40 households assisted using CDBG who identified as multi-racial, 249 households served had an unknown or refused to provide race information, and 17 unknown households were assisted using ESG. Some households served did not provide ethnicity information from CDBG funded programs 129 households did not self identify ethnicity, and there were 16 total households served by ESG that did not self identify as hispanic or not hispanic.



## 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	3,473,041	3,629,490
HOME	public - federal	2,045,428	1,844,956
ESG	public - federal	249,942	22,636

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	11	20.96	General
County of Lancaster	56	79.04	General
Rivertowns	33	16.87	\$957,045.00

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, including at least 5% of construction costs for the project. This can include soft costs prior to the construction of the project. Liquid Fuels funds (State) and other local or private capital improvement funding is usually the source of leveraged funds.

In 2021 we began working with the PennMedicine Lancaster General Health Lead-Free Families program to leverage our CDBG Home Repair Program dollars. The PennMedicine program provides up to \$11,000 in assistance with lead remediation activities which enables us to rehabilitated owner-occupied housing which has more extensive safety and security hazards present, in addition to addressing lead safety.

### ESG Program

Organizations receiving ESG funds for homeless services must provide a dollar-for-dollar 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 one-for-one 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. FHL Bank of Pittsburgh ensures the availability of funds for housing and enhances the quality of the communities it serves. FHL Bank of Pittsburgh is one of 12 FHL Banks 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 \$408,365 in recording fees in 2020. 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).

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	180,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	180,000
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	180,000

**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
SACA - Conestoga North (City) 1	02/11/2021	20,000	0	0	0	0	0	20,000
SACA - Conestoga North (City) 2	04/15/2021	10,000	0	0	0	0	0	10,000
SACA - Conestoga North (City) 3	04/08/2021	25,000	0	0	0	0	0	25,000
SACA - Conestoga North (City) 4	04/23/2021	10,000	0	0	0	0	0	10,000
SACA - Conestoga North (City) 5	05/25/2021	10,000	0	0	0	0	0	10,000
SACA - Conestoga North (City) 6	06/30/2021	5,000	0	0	0	0	0	5,000

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
SACA - Scattered Sites (City) 7	03/25/2021	50,000	0	0	0	0	0	50,000
SACA - Scattered Sites (City) 8	04/08/2021	10,000	0	0	0	0	0	10,000
SACA - Scattered Sites (City) 9	05/21/2021	40,000	0	0	0	0	0	40,000

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 \$
328,187	146,648	0	0	474,835

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>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</b>		
Parcels Acquired	1	200,000

Businesses Displaced	1	7,503
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	19	73,000

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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	100	0
Number of Non-Homeless households to be provided affordable housing units	100	30
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>200</b>	<b>30</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	60	13
Number of households supported through Rehab of Existing Units	15	17
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>75</b>	<b>30</b>

**Table 12 – Number of Households Supported**

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

A significant problem in reaching goals was the due to the COVID-19 pandemic. There were severe material shortages for most of the year which slowed construction speeds and progress, in addition to rising construction material costs slowing the pace of work due to increase in overall project costs which in some cases resulted in the need to source additional gap financing.

### **Discuss how these outcomes will impact future annual action plans.**



The long-term impacts of the COVID-19 pandemic on the community needs of Lancaster County and our most vulnerable resident populations are yet to be determined. Lancaster County will continue to focus on the needs of extremely low-income, low-income, moderate-income households in the future, and adapt programming to meet the highest area of need for these populations.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3	0
Low-income	2	4
Moderate-income	12	9
<b>Total</b>	<b>17</b>	<b>13</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

There were 13 total new affordable units in Lancaster added in 2021 using HOME dollars, 9 were affordable homeownership units and the other 4 were scattered site affordable rental units. More new and rehabbed HOME funded affordable units were expected to come online in 2021, but due to construction setbacks and material shortages, as well as delays in the availability of Pennsylvania LIHTC funds, projects were delayed and are now expected to be completed in 2022. The preservation of existing affordable home-owner housing units was a priority for Lancaster County in 2021.

## **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. 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 aid individuals by referring them to other resources. During calendar year 2021, there were 7588 housing-related calls. Of this number 1473 were eligible to be referred to the CHART program for a more-in depth assessment.

The growth of "hubs" in the county with locations in Elizabethtown, Gap, Columbia, Quarryville, Ephrata, Denver, and New Holland have provided increased access to services for persons experiencing or at risk of homelessness in their home communities. Some of the hub locations have day centers where persons experiencing homelessness can stay during the day to access services and personal hygiene and laundry facilities. Several federally funded service providers reach out to persons experiencing homelessness at these sites. New in 2021 was the creation of a low barrier mobile hygiene unit – Refresh Lancaster – which was partially funded using CDBG-CV and managed by the CoC Lancaster County Homeless Coalition. Refresh Lancaster provides free access to hot showers as well as medical services provided by the Lancaster EMS Community Paramedicine program.

### **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 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. However, the pandemic has significantly reduced the number of vacant units for households to rent.

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 2021. The efforts in Paradise Township and Columbia Borough both 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**

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. New in 2021 was the Emergency Housing Voucher program, Lancaster County Housing Authority had 38 EHV's available to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

The Housing Authority currently administers rental assistance for 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 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.

**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 COVID-19 pandemic significantly changed homeless prevention efforts in 2021. The Commonwealth of Pennsylvania and the federal CDC issued eviction moratoriums which prevented tenants from becoming homeless due to nonpayment of rent, both of which expired in late 2021. Federal and State funds provided through the Emergency Rental Assistance Program enabled tenants impacted by COVID-19 to receive rental assistance to avoid loss of housing. As a result, a portion CARES funds from HUD, CDBG and ESG funds were also allocated for rental assistance and homeless prevention in 2021.

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

**Actions taken to address the needs of public housing**

The County of Lancaster does not have any public housing.

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

Not applicable

**Actions taken to provide assistance to troubled PHAs**

Not applicable

## **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 Tenfold 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 at the local level by individual municipalities (zoning, subdivision, fees and charges, growth limitations, etc.). The majority of municipalities follow the state-wide building code. There are 60 municipalities in Lancaster County.

Lancaster County is a member of the Coalition for Sustainable Housing (C4SH) which is comprised of stakeholders committed to increasing the amount and availability of affordable and sustainable housing in Lancaster County.

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

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 three staff members certified to conduct risk assessments and clearance inspections in 2021. 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 can also provide lead-based paint remediation work.

During 2021, 1 low - and moderate-income owner-occupied home using the County Home Repair Program received lead grants for lead remediation and were certified as lead-safe

because of CDBG-funded activities. All owner-occupied units which are rehabbed through

Due to the pandemic, the Lancaster County Housing Authority was only able to conduct inspections/visual assessments for lead-based paint all rental units that participate in the Housing Choice Voucher Program for half of the year.

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 \$ 594,896.03 in CDBG funding in calendar year 2021 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, 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 Tenfold and the Lancaster County Homeless Coalition.

- The Authority began actions to absorb the operations of the CoC from the organization through which it previously operated in late 2021.

#### **Other Committee Participation**

- The Executive Director is an ex-officio member of Tenfold, 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 Governance Board Member for the County Homeless Coalition, a board member of the county Economic Development Corporation, and a member for two affordable housing advocacy groups the South Central Assembly and the Housing Alliance of PA.

- Staff of the Redevelopment Authority were members of the Lancaster County Community Foundation's funding group to coordinate pandemic funding.

- The Executive Director, Director of the Redevelopment Authority, and one additional staff members served roles in the Coalition for Sustainable Housing.

- The Director of the Redevelopment Authority and an additional staff member both serve on the City of Lancaster Planning Commission.

- The Director of the Redevelopment Authority serves on the board public housing advocate Partners with Purpose

- 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)**

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.

County CARES funding was allocated to the Eviction Prevention Network administered by Tenfold which met weekly (virtually) to discuss issues related to distribution of funds and methods to enhance coordination between housing providers and community partners.

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

**Impediment 1: With an increasing number of people in the County, there is more demand for an ongoing education program for fair housing requirements.**

176 Lancaster County residents were provided Fair Housing education. Topics included but were not limited to: Assistance Animals and Housing; COVID-19 Landlord Forum; Housing Rights for Individuals with disabilities, etc.

- Provided technical assistance to 668 community members.
- Distributed 3,200 Landlord & Tenant Guides to municipal offices, Magisterial District Court offices, and Elected Representative offices to ensure guides are available at public offices. There was increased demand from court and representative offices.
- 3,000 additional English guides were printed. With funding from PHRC, the design and content were updated for the following languages: Amharic, Kinyarwanda, and Pashto. Website numbers indicate that the Landlord & Tenant guide is also accessed frequently online.

**Impediment 2: People with limited English proficiency may have barriers to fair housing.**

- The HRRC at Tenfold continues to provide language line service for individuals with LEP.
- The HRRC at Tenfold conducts monthly interviews on WLCH 013FM on fair housing and housing resource topics. These have stopped recently but will restart once we hire an Intake specialist.



- The HRRC at Tenfold has also done several workshops specifically for refugee clients in partnership with IU-13 and Church World Service.
- The HRRC continues to offer the Landlord/Tenant Guide in a multitude of languages online.
- The HRRC at Tenfold has been a regular contributor to collaborative meetings at regional hubs to spread relevant information regarding fair housing programs, updated landlord and tenant guidance, and other helpful housing information.

**Impediment 3: An increased need exists for ongoing education of municipal officials of the benefits and requirements of fair housing.**

- Many of the guides were given to local municipal and MDJ offices, allowing their employees access to fair housing information.
- Municipal officials were invited to Fair Housing summits and Fair Housing Month activities

**Impediment 4: Persons with disabilities are limited in where they go due to architectural barriers in the community and in private home construction like curbs, sidewalk, steps, narrow door openings, etc.**

- Of the 668 fair housing intake calls, 463 were from people with disabilities. Many of these calls were regarding reasonable modifications and accommodations.

**Impediment 5: Home financing data indicates a disparity between denial rates among racial and ethnic groups.**

- From January to December 2021, Tenfold provided 513 potential homebuyers, in 30 classes, with fair housing/fair lending training through first time homebuyer classes.

**Impediment 11: Housing Codes, including lead-based paint ordinances could inadvertently encourage discrimination against families.**

- HRRC has held several Landlord Forums in partnership with Lancaster General Health and the City of Lancaster Lead programs to promote those programs and educate landlords about fair housing.

## **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**

Due to the pandemic, the Lancaster County Redevelopment Authority was unable to follow 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 resumed in 2021 as allowed by the preventative efforts to address the pandemic. While formal monitoring occurred at a lower than outlined rate, staff coordinated with LancCoMyHome to ensure safe provision of homeless services and keep track of county-wide efforts to address the pandemic. Staff also checked in with each funded subrecipient to understand the impact of the pandemic on the provision of homeless services.

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. 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.

Monitoring efforts for HOME-funded rental housing projects scheduled to be monitored in 2021 resumed from the delay in 2020. Technical staff were present on the job sites for bi-weekly or monthly construction monitoring meetings. HOME Compliance Worksheets were submitted by all HOME-funded rental housing developments. Staff reviewed and approved the 2020 rents and tenant incomes for all HOME funded rental housing developments and approved the proposed rent levels for 2021.

## **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 2021 and 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 7, 2022, 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, 2021. The 2021 CAPER was also posted on the Redevelopment Authority's web site at [www.lchra.com](http://www.lchra.com). The public comment period for the 2021 CAPER was March 8, 2021, to March 24, 2021.

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.**

There have not been any significant changes in Lancaster County's program objectives.

**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.

1. Brunswick Farms Apartments - No findings
2. Country Club Apartments - No findings
3. Manor Heights Apartments - There was one Finding related to the use of an outdated HOME Lease Prohibition document. Manor Heights Apartments must begin requiring tenants in HOME-Assisted units to sign a HOME Lease Prohibition document to include in tenant files at the next lease renewal.
4. Marietta Senior Housing - No findings
5. Mountain View Terrace - No findings
6. Park Avenue Apartments - No findings
7. Rockford Chase Apartments - No findings
8. Willow Run Apartments - There was one Finding related to the lack of a HOME Lease Prohibition document. Willow Run must begin requiring tenants in HOME-Assisted units to sign a HOME Lease Prohibition document to include in tenant files.

Due to the pandemic and the waiver updated in the December 2020 Memo on-site monitoring was temporarily suspended through 2021.

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

Affirmative Marketing efforts are assessed during tenant file monitoring visits. Due to the pandemic, no tenant file monitoring occurred in 2021.

**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**

No program income was disbursed for HOME projects in 2021

**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)**

Not applicable

## **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**

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

##### **ESG Contact Name**

<b>Prefix</b>	Mr
<b>First Name</b>	Justin
<b>Middle Name</b>	M
<b>Last Name</b>	Eby
<b>Suffix</b>	0
<b>Title</b>	Executive Director

##### **ESG Contact Address**

<b>Street Address 1</b>	28 Penn Square
<b>Street Address 2</b>	Suite 200
<b>City</b>	Lancaster
<b>State</b>	PA
<b>ZIP Code</b>	17603-
<b>Phone Number</b>	7173940793
<b>Extension</b>	225
<b>Fax Number</b>	0
<b>Email Address</b>	jeby@lchra.com

##### **ESG Secondary Contact**

<b>Prefix</b>	
<b>First Name</b>	
<b>Last Name</b>	

**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

## **2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 01/01/2021  
**Program Year End Date** 12/31/2021

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

**Subrecipient or Contractor Name:** LANCASTER COUNTY  
**City:** Lancaster  
**State:** PA  
**Zip Code:** 17603, 3562  
**DUNS Number:** 071193551  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Unit of Government  
**ESG Subgrant or Contract Award Amount:** 18745

**Subrecipient or Contractor Name:** YWCA Lancaster  
**City:** Lancaster  
**State:** PA  
**Zip Code:** 17602, 2923  
**DUNS Number:** 075318626  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 23500

**Subrecipient or Contractor Name:** United Way of Lancaster County  
**City:** Lancaster  
**State:** PA  
**Zip Code:** 17601, 4527  
**DUNS Number:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 32997

**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:** 74700

**Subrecipient or Contractor Name:** Columbia Presbyterian Church

**City:** Columbia

**State:** PA

**Zip Code:** 17512, 1121

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 10000

**Subrecipient or Contractor Name:** Ephrata Public Library

**City:** Ephrata

**State:** PA

**Zip Code:** 17522, 1834

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 50000

**Subrecipient or Contractor Name:** Crossnet Ministries

**City:** New Holland

**State:** PA

**Zip Code:** 17557, 1613

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 33750



## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	40
Children	20
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>61</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	81
Children	31
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>112</b>

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
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	121
Children	51
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>173</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	80
Female	92
Transgender	0
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>173</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	51
18-24	19
25 and over	102
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>173</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

Subpopulation	Number of Persons in Households			
	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	8	0	6	2
Victims of Domestic Violence	21	0	15	6
Elderly	10	0	2	8
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	4
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	38	0	23	15
Chronic Substance Abuse	12	0	10	2
Other Disability	55	0	32	23
Total (Unduplicated if possible)	113	0	68	45

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	12,775
Total Number of bed-nights provided	10,922
Capacity Utilization	85.50%

**Table 24 – Shelter Capacity**

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

The COVID-19 pandemic caused an upheaval in tracking and monitoring performance standards. Since the local and CDC moratorium on evictions, rental housing vacancies decreased significantly in 2021, and negatively affecting the placement rate of rapid rehousing programs and increasing the length of stay in emergency shelters. The Performance Standards developed in consultation with the CoC were not changed in 2021.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
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
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
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	82,256	134,337	12,636
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>82,256</b>	<b>134,337</b>	<b>12,636</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	0	0	0
Operations	60,233	34,405	10,000
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>60,233</b>	<b>34,405</b>	<b>10,000</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	0	0	0
HMIS	0	0	0
Administration	4,793	17,495	0

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2019	2020	2021
	147,282	186,237	22,636

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2019</b>	<b>2020</b>	<b>2021</b>
Other Non-ESG HUD Funds	0	125,000	0
Other Federal Funds	150	150,000	0
State Government	0	25,000	0
Local Government	0	0	112,755
Private Funds	213,578	68,560	313,194
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>213,728</b>	<b>368,560</b>	<b>425,949</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	361,010	554,797	448,585

**Table 31 - Total Amount of Funds Expended on ESG Activities**



# Attachment



