

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

York County's Housing and Community Development Plan, which serves as the County's Consolidated Plan, is a comprehensive five (5) YEAR PLAN (2020-2024) that identifies the needs of low and moderate income persons, as well as establishes objectives and outcomes for the County, and presents a strategy to address those needs and objectives. Within the Plan, long-term housing and community development goals and objectives, which focus on developing viable communities throughout the County, are established. The Plan also identifies an array of programs, agencies, and financial resources that are available to assist in meeting the established goals.

The County must supplement the Consolidated Plan with an Annual Action Plan. The purpose of the Annual Action Plan is to prioritize goals for the ensuing year in an effort to address the objectives and outcomes outlined in the Consolidated Plan. The Annual Action Plan sets forth the specific projects and activities that will be undertaken in a given year to progress toward meeting identified needs, goals, and objectives.

Each year, upon Congressional approval, the U.S. Department of Housing and Urban Development (HUD) allocates housing and community development funds to York County through three (3) entitlement grant programs. These entitlement programs include the Community Development Block Grant (CDBG) Program, the HOME Investment Partnership Act (HOME) Program, and the Emergency Solutions Grant (ESG) Program. The funds are administered by the York County Planning Commission, Housing, Community Development, and Programs Management and Compliance Divisions, under the direction of the County Commissioners.

The 2020 Annual Action Plan will cover the period July 1, 2020, through June 30, 2021, to address identified housing and community development needs and goals. For Program Year 2020, the County of York will receive \$2,231,356 in Community Development Block Grant (CDBG) funds, \$103,000.00 in CDBG Program Income and Revolving Loan Funds, \$846,832 in HOME Investment Partnership (HOME) funds, and \$185,759 in Emergency Solutions Grant (ESG) funds. In addition, the County estimates that it will receive \$250,000 in Affordable Housing Trust Funds (AHTF), for a grand total of \$3,616,947. The proposed use of funds is summarized below, and it is expected that 90% of the activities will benefit low/mod income persons.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives and outcomes identified in the Plan's Needs Assessment is a result of an extensive consultation and citizens participation process. This includes the needs identified from public

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meetings/hearings, housing/community development needs survey, small focus group discussions and presentations, and the involvement of the York County Coalition on Homelessness (YCCH) York City and County Continuum of Care PA-512.

Needs of Low and Moderate Income Individuals/Families: Overwhelmingly, the data revealed that as household income decreases, housing problems significantly increase. For example, data shows that the highest percentage of households with housing problems are those with extremely-low income. In 2018, there was a combined total of over 16,500 extremely low income renter and owner households that were experiencing a housing problem. Data also revealed that 67% of renters and 41% homeowners with low income (31-50% MFI) are experiencing a housing problem. While the percentage is lower for homeowners, almost half the low income homeowners were experiencing housing problems. Cost burden is also an issue for many households in York County. Based on data, 37% of the total renters in York County are cost burdened by 30-50% and 16.8% more than 50% cost burdened. The issue becomes more pronounced for those with lower incomes. Almost 71% of extremely low income renters are cost burdened 30-50%. The extremely low income households also have the highest prevalence for cost burden of more than 50% (3,434 renter households/3608 owner households).

Based on information obtained from the Housing Authority, approximately 70% of the waiting lists for public housing and Section 8 assistance was comprised of extremely low income households. Bell Socialization Services reports that 68% of the Rental Assistance consumers served in 2018-2019 were extremely low income.

Needs of the Homeless/Near Homeless: As part of the housing needs assessment and analysis, the housing and support service needs of the homeless/near homeless, including victims of domestic violence, were specifically reviewed by the York County Coalition on Homelessness – York City/County Continuum of Care (CoC) PA-512 utilizing HMIS data and homeless provider input. The assessment, analysis and goals are consistent with the current York 10-Year Plan to End Homelessness. High priority needs were established as affordable units for rapid re-housing, homeless prevention and permanent supportive housing. Emergency shelter and transitional housing were also included in the needs assessment.

Needs of Special Non-Homeless Persons: This Plan also reviewed the housing needs of special non-homeless groups, including those who are elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol/drug addiction, and persons with HIV/AIDS. Although there is no specific count of persons who fall within this category, the need to provide supportive housing and other services to such individuals/families is clearly evident. The priority needs identified in the Plan are safe, decent, affordable housing; specialized services for families and children; supportive housing (e.g. group homes, care facilities, SRO housing, boarding homes) that is integrated within residential neighborhoods; job training/retraining; transportation; and drug/alcohol programs.

Overall, five (5) housing priority needs were identified: housing affordability, housing supply, housing supportive services, housing conditions, and rapid re-housing/homeless prevention. The strategies to meet each of these needs are addressed by the establishment of specific goals and objectives. This section also addresses strategies to address affordable housing/fair housing, as well as presents the County's homeless, public housing, anti-poverty, and lead based paint hazards strategies.

3. Evaluation of past performance

York County's past performance and accomplishments specific to the HUD outcomes and objectives of providing decent housing, providing a suitable living environment, and expanding economic opportunities primarily for low/moderate income households are consistent with the goals established in County's housing and community development strategy identified in the 2015-2019 Consolidated Plan and have made a significant impact on meeting the County's priority housing and community development needs.

In particular, the 2019 accomplishments have had the result of :

1. Increasing the availability of affordable rental housing for extremely low, very low/low, and low/moderate income households.
2. Making home ownership a reality for low income households.
3. Assisting low/moderate income homeowners with home improvements.
4. Providing homeless prevention and rapid re-housing activities, emergency shelter, transitional housing, and permanent supportive housing as well as essential services for numerous homeless and at-risk persons/families in a manner that supports the York City and County Continuum of Care PA 512.
5. Providing needed services to enable low/moderate income households, particularly the elderly and disabled, to remain in their homes.
6. Upgrading and revitalizing deteriorating neighborhoods.
7. Providing improved access for disabled persons.
8. Making communities more attractive to commercial and industrial businesses.

Together, these and other accomplishments have had the effect of improving the overall quality of life for many households in York County, particularly those with extremely low to moderate incomes, and have served to make York County more attractive to potential employers. Nevertheless, these accomplishments only represent a nominal stride toward achieving the statutory goals of providing decent housing, providing a suitable living environment, and expanding economic opportunities. The

County must continue its efforts to accomplish the newly established goals and objectives set forth in this Consolidated Plan.

With regard to the HOME, CDBG, and ESG Programs, the projects and activities funded through these Programs are, for the most part, on schedule and monies are being expended in a timely manner. Overall, the projects and activities are in keeping with the goals and objectives identified in the Housing and Community Development Plan, and have effectively met the needs of many households and neighborhoods. For the year 2019, York County has been carrying out activities that are in keeping with the Consolidated Plan for Fiscal Years 2015-2019 and will make every effort to continue to effectively meet the needs of extremely low to moderate income persons and families, as well as persons with special needs.

4. Summary of citizen participation process and consultation process

Summary from citizen participation section of plan.

5. Summary of public comments

No comments were received during the Citizen Participation Process.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and questions received by the County during the public participation process are accepted and summarized in the County's planning and application documents.

7. Summary

The York County 2020-2024 Consolidated Plan incorporates all Community Planning and Development (CPD) planning and application materials for three (3) formula grant programs that are administered by the U.S. Department of Housing and Urban Development into a single submission document. The grant programs include Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG). By consolidating the planning and submission requirements, the County is afforded a greater opportunity to coordinate housing and community development activities and to develop an effective strategy to combat existing problems and to revitalize deteriorating neighborhoods. Through the consultation process, the County has worked with the community to identify the housing and community development goals and will administer the activities that assist in working towards achieving them.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	YORK COUNTY	York County Planning Commission
HOME Administrator	YORK COUNTY	York County Planning Commission
ESG Administrator	YORK COUNTY	York County Planning Commission

Table 1 – Responsible Agencies

Narrative

Each year, upon Congressional approval, The U.S. Department of Housing and Urban Development (HUD) allocates housing and community development funds to York County through three (3) entitlement grant programs - CDBG, HOME, and ESG. The funds are administered by the York County Planning Commission; Housing, Community Development, and Programs Management and Compliance Divisions, under the direction of the York County Commissioners.

Consolidated Plan Public Contact Information

York County Planning Commission
 Division of Programs Management and Compliance
 28 East Market Street, 3rd Floor
 York, PA 17401-1580
 Contact: George Barnock, Division Chief
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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

York County Planning Commission, as an important part of its Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs, has developed and used a Citizen Participation (CP) Plan to assist the County Commissioners to develop programs and to obtain citizen participation and municipal/agency consultation in program planning, amendments, implementation and evaluation. Despite the COVID-19 pandemic, the Plan was followed for the consultation phase of the Consolidated Plan process. Supplementing the actions followed per the CP Plan, the County engaged in an extensive outreach effort to ensure inclusion of all public and private stakeholders, which included public Zoom meetings, municipal/agency surveys, and Local Government Advisory Commission (LGAC) and York County Coalition on Homelessness (York County & City CoC PA-512) presentations and discussion.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The County distributed a Community Development Needs Survey to community service providers including housing and health services. Providers were given the opportunity to rank various needs and to provide us with additional comments. The County’s presence at numerous agency and committee meetings throughout the year fosters cooperation and coordination between agencies. Specifically, the York County Coalition on Homelessness and Local Government Advisory Commission sub-committee in making a conscious effort to coordinate agency activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

York County Planning Commission (YCPC) serves several roles that assist in the coordination between the Consolidated Plan and the efforts to address the needs of homeless persons and persons at risk of homelessness. In addition to being the Consolidated Plan agency for York County, YCPC serves as the lead agency for the York City/County CoC PA-512 and is responsible for the final coordination of efforts to address homelessness that culminates in the annual application for CoC & H-ESG funding to HUD. YCPC also took the lead on the creation and implementation of a 10 Year Plan to End Homelessness in the community. For data analysis purposes, YCPC is also the Homeless Management Information System (HMIS) lead agency for the York City/County CoC. As lead agency, 10 Year Plan organizing agency, and HMIS lead agency, the YCPC is able to closely monitor trends and incorporate data into the local goals to end homelessness and serve those at risk of homelessness. YCPC also coordinated needs assessment for

CARES Act programs, including ESG-CV, and the response and preparation to COVID-19 as it related to our most vulnerable populations.

The York County Coalition on Homelessness and YCPC work closely with agencies that release to homelessness such as healthcare, foster care, mental health and corrections institutions through the work of sub-committees attending to the 10 Year Plan goals, as well as through membership in the CoC which keeps lines of communication open.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The York County Planning Commission (YCPC) utilizes the York County Coalition on Homelessness (York County & City CoC PA-512) Leadership Board and its approval process (as laid out in the CoC Governance Charter) to account for and distribute ESG funds in York County through the CoC's Review and Ranking process. The CoC provides a structure for discussion of the primary needs that the ESG funding stream can cover, as well as a voting board to assure that ESG funds are distributed and expended in the way that best serves the community. Performance standards and outcomes are also addressed at the CoC level, which allows York County to create and measure similar goals for ESG and CoC funding, and to serve those who are experiencing or at risk of homelessness in the most effective manner. For HMIS funding, policies, and procedures, all decisions regarding HMIS funding, distribution of data, participation and policies/procedures for use are discussed monthly at the YCCH meetings. YCCH Board votes on changes/additions/deletions to the HMIS, and a sub-committee of the CoC exists to assist with those changes. The HMIS sub-committee includes membership from the provider agencies utilizing the software, as well as the System Administrator (who is employed by YCPC).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BELL SOCIALIZATION SERVICES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
2	Agency/Group/Organization	Community Progress Council
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.

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3	Agency/Group/Organization	Turning Point Interfaith Mission
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
4	Agency/Group/Organization	United Way of York County
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Planning organization Neighborhood Organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
5	Agency/Group/Organization	YWCA of York and York County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.

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6	Agency/Group/Organization	YWCA OF HANOVER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
7	Agency/Group/Organization	YMCA OF YORK & YORK COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims

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	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
8	Agency/Group/Organization	HANOVER AREA COUNCIL OF CHURCHES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment Services - Victims Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.

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9	Agency/Group/Organization	Valley Youth House
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education Services-Employment Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
10	Agency/Group/Organization	York Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Services-Health Services-Education Services-Employment Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Planning organization Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
11	Agency/Group/Organization	YORK COUNTY LITERACY COUNCIL
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service need assessment participant
12	Agency/Group/Organization	JEWISH COMMUNITY CENTER
	Agency/Group/Organization Type	Services-Education Service-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public services fair housing needs assessment.

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13	Agency/Group/Organization	CPC MASON DISON FAMILY EMERGENCY SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Services needs assessment.
14	Agency/Group/Organization	YORK COUNTY HUMAN SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Health Agency Child Welfare Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process, as well as a major community funder for homeless services through Pennsylvania state HAP/HSDF funds.

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15	Agency/Group/Organization	York County Children, Youth, & Families
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus group meetings and the YCCH/CoC consultation process.
16	Agency/Group/Organization	Wellspan Health
	Agency/Group/Organization Type	Services-Health Health Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process, as well as a major community funder for homeless services through Pennsylvania state HAP/HSDf funds.
17	Agency/Group/Organization	Family First Health
	Agency/Group/Organization Type	Services-Health Services-Education Health Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Agency is part of the CoC consultation process, as well as a major community funder for homeless services through Pennsylvania state HAP/HSDf funds.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were consulted with, either through focus group Zoom meetings, small group discussions and/or surveys.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	York County Planning Commission	The York County Planning Commission is the lead agency for both the York Continuum of Care 10-Year Plan and County Consolidated Plan process, the homeless needs and strategy to address homelessness are consistent. The Planning Commission also implements the County's HMIS and utilizes the system for data analysis and local service planning for both the York CoC 10-Year Plan to End Homelessness and Consolidated Plan.
York County Pathways to Home	York County Coalition on Homelessness/York County Planning Commission	Coordinated Entry referral plan for Homelessness Strategy, Housing Plan.
York County Fair Housing Analysis	York County Planning Commission	The County's Analysis of Impediments to Fair Housing Choice is a document that is thoroughly analyzed during the Consolidated Plan process to ensure goals and strategies are consistent when assessing the barriers to housing choice and affordable housing.
York County 10-Year Plan to End Veteran Homelessness	Lebanon VA	The York CoC 10-Year Plan goals to end homelessness among veterans maintains consistency with the 10-Year Plan implemented by the Lebanon VA, whose catchment area includes York County.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
York County Comprehensive Plan	York County Planning Commission	The York County Consolidated Plan has addressed housing and community development while the York County Comprehensive Plan has included components dealing with housing and community facilities. The goals overlap and the Consolidated Plan will be utilized to update the Housing and Community Development component of the Comprehensive Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County reaches out to other entities soliciting participation and/or input into all of its community development and housing planning. Specifically, it is mandated in our Citizen Participation Plan that the County notify surrounding municipalities, the State of Pennsylvania and the City of York when beginning the preparation of the Consolidated Plan. In addition to receiving the notice sent to all surrounding communities, City of York officials were also sent a flyer publicizing the County’s virtual public hearings and were asked to post copies of the flyer in appropriate venues.

Narrative (optional):

York County Planning Commission, as an important part of its Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs, has developed and used a Citizen Participation (CP) Plan to assist the County Commissioners to develop programs and to obtain citizen participation and municipal/agency consultation in program planning, amendments, implementation and evaluation. Despite the COVID-19 pandemic, the Plan was followed for the consultation phase of the Consolidated Plan process. Supplementating the actions followed per the CP Plan, the County engaged in an extensive outreach effort to ensure inclusion of all public and private stakeholders, which included public Zoom meetings, municipal/agency surveys, and Local Government Advisory Commission (LGAC) and York County Coalition on Homelessness (York County & City CoC PA-512) presentations and discussion.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The Summary of Citizen Participation process can be seen at ES-05 #4. While formulating the goals for 2020 through 2024, the information gleaned over from the survey and feedback from the various virtual meetings and calls was reviewed, weighted and compared to past performance. All of the comments in ES-05 #5 were considered when goals were prioritized, for example. The information gathered in the survey, also, was a determining factor in establishing goals. The tools used to gather information for the Consolidated Plan are helpful in clarifying and ranking needs assessed by housing and community development staff who have contact with municipalities and service agencies on a daily basis.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Virtual Meetings & Presentations	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	See CP process and outreach in the Executive Summary, Consultation Section, and the attached summary to this Plan.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A variety of sources, including the updated ACS, needs assessments, agency input, and related plans and studies were consulted in the identification of the general housing needs. As a result, the general housing needs are as follows:

- regardless of household size, extremely low income persons have higher incidences of housing problems
- lack of affordable housing options for rental and homeownership
- need for better coordination between housing and service agencies

Additionally , through the planning process, the County held public meetings to discuss and to obtain public comment regarding housing and related needs. Those identified needs are listed below. The primary housing needs identified through the meeting include the following:

- the need for funding for housing counseling services
- the need for education, specifically related to landlord/tenant and fair housing

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment includes needs identified from the analysis of data provided by HUD through the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), public virtual meetings/hearings, agencies providing housing/support services, and by County Housing Summits. Needs identified by the York Housing Authority are included, as are housing needs by categories of persons affected (renters/owners, extremely low, low, moderate and above 80% AMI).

Needs of Low and Moderate Income Individuals/Families: Overwhelmingly, the data revealed that as household income decreases, housing problems significantly increase. For example, data shows that the highest percentage of households with housing problems are those with extremely-low income. In 2018, there was a combined total of over 16,500 extremely low income renter and owner households that were experiencing a housing problem. This is further substantiated by data from the United Way of York County, the Community Progress Council and the York Housing Authority, all of which reported that the majority of persons/families seeking information, referral, and/or assistance, with respect to housing problems, were of low/moderate income (households with incomes of less than 80% of the median area income).

Data also revealed that 67% of renters and 41% homeowners with low income (31-50% AMI) are experiencing a housing problem. While the percentage is lower for homeowners, almost half the low income homeowners were experiencing housing problems. Considering information from local agencies, both the Community Progress Council of York and the Housing Authority stated that the majority of persons/families requesting assistance were renters.

Cost burden is also an issue for many households in York County. Based on data, 31% of the total renters in York County are cost burdened by 30-50% and 14.2% more than 50% cost burdened. The issue becomes more pronounced for those with lower incomes. Almost 71% of extremely low income renters are cost burdened 30-50%. The extremely low income households also have the highest prevalence for cost burden of more than 50% (3,434 renter households/3608 owner households).

Based on information obtained from the Housing Authority, approximately 71% of the waiting lists for public housing and Section 8 assistance was comprised of extremely low income households. The Bell Socialization Services reports that 82% of the Rental Assistance consumers served in 2017-2018 were extremely low income.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	379,262	398,150	5%
Households	148,316	153,145	3%
Median Income	\$56,271.00	\$61,707.00	10%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,194	15,598	25,284	17,880	83,170
Small Family Households	2,624	4,229	8,363	7,319	47,500
Large Family Households	593	767	1,749	1,325	6,536
Household contains at least one person 62-74 years of age	2,409	4,072	6,596	4,495	18,151
Household contains at least one person age 75 or older	2,915	4,784	5,001	2,259	4,608
Households with one or more children 6 years old or younger	1,338	1,953	3,975	2,861	9,607

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	208	209	204	45	666	42	52	91	28	213
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	8	4	34	24	70	0	26	8	46	80
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	128	147	158	215	648	0	86	134	91	311
Housing cost burden greater than 50% of income (and none of the above problems)	3,293	1,889	330	0	5,512	3,651	2,565	1,793	443	8,452

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	531	3,021	3,394	420	7,366	1,057	2,738	5,068	2,837	11,700
Zero/negative Income (and none of the above problems)	302	0	0	0	302	606	0	0	0	606

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,628	2,233	723	284	6,868	3,696	2,752	2,039	616	9,103
Having none of four housing problems	1,512	4,305	7,378	3,812	17,007	1,443	6,318	15,158	13,145	36,064
Household has negative income, but none of the other housing problems	302	0	0	0	302	606	0	0	0	606

Table 8 – Housing Problems 2

Demo

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,348	2,112	1,539	4,999	860	1,240	2,488	4,588
Large Related	378	296	252	926	161	200	715	1,076
Elderly	1,052	1,778	973	3,803	2,944	3,348	2,617	8,909
Other	1,332	989	1,093	3,414	766	712	1,188	2,666
Total need by income	4,110	5,175	3,857	13,142	4,731	5,500	7,008	17,239

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,175	766	32	1,973	787	679	623	2,089
Large Related	253	48	30	331	151	82	81	314
Elderly	839	772	210	1,821	2,087	1,389	737	4,213
Other	1,207	388	93	1,688	645	459	350	1,454
Total need by income	3,474	1,974	365	5,813	3,670	2,609	1,791	8,070

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	113	186	177	140	616	0	102	157	114	373

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	19	0	15	90	124	0	10	4	23	37
Other, non-family households	4	10	0	24	38	0	0	0	0	0
Total need by income	136	196	192	254	778	0	112	161	137	410

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

It is estimated that per ACS data, that there are 43,117 non family households in the County, excluding the City of York. Of those households, 35,296 live alone. There is no data that supports household type for these figures.

Based on the data received from the County's Action Agency, Bell Socialization Services, 45% of those referred to the Rental Assistance Program are individuals.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The 2017 ACS shows that of the 153,145 total households in the balance of the County, 16,554 or about 10%, had a head of household who was disabled. Of the total number of disabled households in the balance of the County, 10,698 (72%) were homeowners and 5,856 (28%) were renters.

As shown, the highest number of disabled households with housing problems were within the extremely low income range (0-30% AMI), comprising 41 % of owners and 59% of renters respectively.

Regarding information pertaining to victims of domestic violence, the County's HMIS system does not gather DV information. However, during the 2019 Point-In-Time Count/Survey of sheltered and unsheltered homeless populations, 31 individuals and 23 adults in families reported that they were victims of domestic violence. This information was not asked to permanent housing participants, only emergency and transitional shelter programs.

What are the most common housing problems?

As shown in the CHAS data tables above, the most common housing problem in the County is housing cost burden, both 30%-50% and greater than 50%. This is true for both renter and owner occupied households. In addition, data still supports housing problems including overcrowding and households lacking kitchen and/or bathroom facilities. Severe housing problems (2 or more housing problems) exist for both renters and owners, specifically extremely low income and low income renters, and extremely low, low and moderate income homeowners.

Are any populations/household types more affected than others by these problems?

As mentioned previously, extremely low and low income renters and owners are experiencing severe housing problems, including housing cost burden. Small related households and the elderly are facing a high rate of cost burden of both 30%-50% and greater than 50%, especially for owners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. According to homeless providers, there are a growing number of single mothers and fathers with children who are becoming homeless. Many of these single parents have a disability and/or lack of employment skills. These factors make long-term employment an ongoing challenge for single mothers who wish to achieve independence and find an affordable rental unit in the area.

Regarding the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance, the County Rapid Re-Housing (RRH) program was initiated during the 2014 program year. Even though the program is new, case managers working with RRH consumers have noted employment being a need of those formerly homeless families and individuals, including budgeting skills and preparation.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The County does not have an estimate of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Families and individuals facing potential homelessness frequently are in that position due to the loss of their home by eviction, mortgage foreclosure, or disaster, such as fire or flood, or through the loss of employment. Families facing eviction due to non-payment of rent or other lease violations, or facing foreclosure due to non-payment of mortgage may be aided by services provided by the Rental Assistance Program through Bell Socialization Services, Valley Youth House and the York County Assistance Office, and/or the Salvation Army. These agencies attempt to secure emergency rental or mortgage assistance to forestall eviction/foreclosure for economic reasons. Unfortunately, economic assistance is usually not the sole problem facing these families. Often Case Management for other, non-housing related problems, is recommended for those participating in these programs. Once barriers are remedied for near homeless individuals and families, the lack of affordable housing stock still remains for those searching for an independent living situation.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The 2013-2017 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD adjusted Median Family Income (AMI) levels. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding
- Cost burden greater than 30%

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is low income, 50%-80% AMI is moderate-income, and 80%-100% is middle income. The following racial/ethnic household groups experienced disproportionately greater housing need, for both renters and owners combined, as exemplified by housing problems:

- Black/African American households with incomes at 0%-30%, 30%-50% AMI
- Asian households with incomes at 30%-50%, 50%-80% and 80%-100%AMI
- White households at 30%-50% and 80%-100% AMI

Note that all identified groups above have small sample sizes in comparison to the jurisdiction as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,652	1,485	786
White	8,429	1,426	752
Black / African American	216	30	14
Asian	190	14	10
American Indian, Alaska Native	30	0	4
Pacific Islander	0	0	0
Hispanic	615	10	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Demo

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,144	5,252	0
White	10,035	5,010	0
Black / African American	254	0	0
Asian	167	29	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	569	110	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,206	14,733	0
White	9,882	13,633	0
Black / African American	627	418	0
Asian	114	86	0
American Indian, Alaska Native	14	4	0
Pacific Islander	0	0	0
Hispanic	491	424	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Demo

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,398	12,741	0
White	4,129	11,971	0
Black / African American	50	210	0
Asian	68	110	0
American Indian, Alaska Native	4	0	0
Pacific Islander	4	0	0
Hispanic	118	344	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The 2013-2017 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD adjusted Median Family Income (AMI) levels. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding
- Cost burden greater than 50%

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is low income, 50%-80% AMI is moderate-income, and 80%-100% is middle income. The following racial/ethnic household groups experienced disproportionately greater housing need, for both renters and owners combined, as exemplified by housing problems:

- Black/African American households with incomes at 0%-30% and 80%-100% AMI
- Hispanic households with incomes at 0%-30% and 50%- 80% AMI
- Asian households at 30%-50%, 50%-80%, 80%-100% AMI
- American Indian, Alaska Native households at 80%-100% AMI

Note that all identified groups above have small sample sizes in comparison to the jurisdiction as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,983	3,166	786
White	6,965	2,938	752
Black / African American	187	59	14
Asian	176	28	10
American Indian, Alaska Native	30	0	4
Pacific Islander	0	0	0

Demo

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	515	105	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,061	11,331	0
White	4,784	10,256	0
Black / African American	46	208	0
Asian	75	121	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	103	571	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,769	23,204	0
White	2,335	21,209	0

Demo

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	142	902	0
Asian	99	101	0
American Indian, Alaska Native	0	18	0
Pacific Islander	0	0	0
Hispanic	142	766	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	908	16,255	0
White	834	15,248	0
Black / African American	0	261	0
Asian	25	153	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	4	0
Hispanic	50	412	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The data in the this section shows the percentage of each racial/ethnic group experiencing housing cost burden. Racial/ethnic groups are subdivided into the percentage of each group paying less than 30% (no cost burden), between 31%-50% (cost burden), and above 50% (severely cost burden) of their gross income on housing costs. The column labeled "no/negative income" is the population paying 100% of their gross income on housing costs. This, however, is assuming that these households have housing costs. Based on these definitions, the following household types experienced disproportionately greater housing cost burden in York:

- American Indian, Alaska Native households with housing cost burden paying 30%-50%
- Asian households with housing cost burden paying <=30% and >50%
- Hispanic households with housing cost burden paying <=30% and 30-50%

Note that the identified group above represents a small sample size in comparison to the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	108,434	26,474	15,512	781
White	102,389	23,755	13,964	752
Black / African American	2,157	1,029	388	14
Asian	1,026	274	346	10
American Indian, Alaska Native	70	18	30	4
Pacific Islander	20	4	0	0
Hispanic	1,922	1,095	637	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The following is an overall summary of the disproportionately greater needs in York County:

Housing Problems:

- Black/African American households with incomes at 0%-30% AMI
- Asian households with incomes at 30%-50%, 50%-80% and 80%-100%AMI
- American Indian, Alaska Native households at 30%-50%, 50%-80% and 80%-100% AMI

Severe Housing Problems:

- Black/African American households with incomes at 0%-30% and 80%-100% AMI
- Hispanic households with incomes at 0%-30% and 50%- 80% AMI
- Asian households at 30%-50%, 50%-80%, 80%-100% AMI
- American Indian, Alaska Native households at 80%-100% AMI

Housing Cost Burden:

- American Indian, Alaska Native households with housing cost burden paying 30%-50%

Note that all identified groups above have small sample sizes in comparison to the jurisdiction as a whole. Overall, White households had the largest number of households with housing problems, severe housing problems and cost burden.

If they have needs not identified above, what are those needs?

The needs are identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Concentrations of racial and ethnic groups vary by community. To determine concentrations, Census tract-level data was consulted. For the balance of York County, a "concentration" of racial or ethnic groups is **7.2%**, calculated as twice the County's average. Looking at concentrations for the balance of the County, sorted by municipality, the Census tract and block group outside the City of York with the highest concentration of racial groups, is in Springettsbury Township (29.14%). Parts of Fairview, West Manchester and York Townships and parts of West York Borough have over ten percent (10%).For Hispanic/Latino concentrations for the balance of the County, sorted by municipality, the Census tract

Demo

and block group with the highest concentration of Hispanic/Latino is in Springettsbury Township (21.1%). Parts of Fairview, Manchester, North Codorus, Penn and Spring Garden Townships and parts of West York Borough have over five percent (5%) Hispanic/Latino population.

NA-35 Public Housing – 91.205(b)

Introduction

The York Housing Authority (YHA) owns and manages 1,451 assisted rental housing units in the County and is one of the largest providers of assisted housing within the jurisdiction. While maintaining and managing housing for low-income households in York is an important role, YHA's mission is directed primarily to extremely low-income renter households consisting of those with incomes between 0-30% of median income. YHA's housing program serves as a major source of housing for extremely low-income households in York while serving families, the elderly and disabled.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	83	1,049	1,394	0	1,377	4	13	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,504	12,831	12,040	0	12,024	19,749	11,391
Average length of stay	0	3	6	5	0	5	1	4
Average Household size	0	1	2	2	0	2	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	10	363	318	0	317	0	1
# of Disabled Families	0	25	346	436	0	431	4	1
# of Families requesting accessibility features	0	83	1,049	1,394	0	1,377	4	13
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	72	772	968	0	959	2	7	0
Black/African American	0	10	267	416	0	408	2	6	0
Asian	0	0	6	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	6	0	6	0	0	0
Pacific Islander	0	1	2	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	15	312	372	0	372	0	0	0
Not Hispanic	0	68	737	1,022	0	1,005	4	13	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Annually, YHA completes a Section 504 needs assessment and schedules projects under a five-year improvement program. YHA provides improvements necessary for individuals and families with disabilities when required by law and when funding is available. When an existing accessible unit becomes available, the vacated unit is made available to existing public housing residents who need accessible housing. Once that list is exhausted, the unit is made available to households on the waiting list.

YHA collects information about households on their waiting lists. The lists provide an indication of need for accessible units. As of 9/17/2019, there were no households with disabilities on the public housing list, but 105 (26%) households on the Section 8 waiting list had at least one member with a disability.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The York Housing Authority (YHA) indicated in the Agency Plan that as of 10/8/2019, 4,997 households were on the waiting list for a public housing unit and that 427 households were on the waiting list for a Section 8 rental subsidy.

Of the households on the public housing waiting list, approximately 82% of the households on the waiting list have extremely low incomes, 15% have very low incomes, and 4% have low incomes. Small families make up 64% of the households on the wait list while 9% are elderly. Approximately 45% of the households are white, 36% black and 30% are Hispanic.

Of the households on the Section 8 waiting list, 266 (66%) are extremely low income; 136 (34%) are very low income; 3 (<1%) are low income. Approximately 60% are small family households while 26% of the households contain individuals with disabilities. Of the households on the waiting list, 152 are seeking one-bedroom units; 128 are seeking two-bedroom units; 94 are seeking three-bedroom units; 19 are seeking four-bedroom units; and 7 are seeking five-bedroom units. Concerning race/ethnicity, 64% of the households on the list are white, 29% black and 35% hispanic.

The York Housing Authority has identified the major unmet needs of public housing residents and housing choice voucher holders. The major unmet need of public housing residents are:

- Creation of 200 low income housing units
- Creation of 20 new mobility impaired family units
- Incentive program for 1st time homebuyers - 30 families

The major unmet need of public housing choice voucher holders is a sufficient supply of rental units in the private marketplace.

How do these needs compare to the housing needs of the population at large

The housing needs of public housing residents and housing choice voucher holders are the same as the general housing needs of the County. That there is a great need for safe, affordable and accessible housing, especially for low/moderate-income residents.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

An important facet of this Consolidated Plan is consideration of the needs of those who are homeless. This section identifies the make-up of the homeless population currently, and works to estimate the number entering and exiting that population at any given time. In addition, factors such as family make-up, veteran status, and race/ethnicity of homeless populations will be discussed.

The structure of ending homelessness in York County has changed since the 2020-2024 Consolidated Plan. In 2010, York County became its own, countywide Continuum of Care under the Department of Housing and Urban Development (HUD). This change from a regional Continuum to a countywide Continuum meant that York County could focus more directly on homelessness and challenges at a county level. As a result, the York City/County Continuum of Care developed a 10 Year Plan to End Homelessness, contracted with an independent HMIS vendor to increase the functionality and reporting capabilities available to the community, and began working to outline a Coordinated Assessment process for the community. The 10 Year Plan to End Homelessness was set to expire in 2021 and creation of a new plan was set to begin in 2020. This new plan has been delayed due to the COVID-19 pandemic, and will be completed in 2021.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	140	30	885	121	97	78
Persons in Households with Only Children	0	2	2	2	2	31
Persons in Households with Only Adults	163	24	848	547	198	77
Chronically Homeless Individuals	9	5	88	5	10	369
Chronically Homeless Families	0	1	1	1	1	366

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	6	1	31	10	23	60
Unaccompanied Child	0	2	2	2	2	31
Persons with HIV	2	0	2	2	2	65

Table 26 - Homeless Needs Assessment

Data Source Comments: 2020 York County Point-In-Time County, 2020 York County Longitudinal Systems Analysis (LSA)

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A - data provided.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	171	45
Black or African American	114	13
Asian	1	0
American Indian or Alaska Native	1	0
Pacific Islander	6	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	107	4
Not Hispanic	205	50

Data Source

Comments:

2020 York County Point-In-Time

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Utilizing a combination of the 2020 LSA data (provided by Stella P), HMIS data, and Coordinated Entry statistics, York County had 189 Adult/Child households seeking emergency shelter and transitional housing supports during that year (171 in Emergency Shelter; 18 in Transitional Housing). Our largest family type was the 3-person household (43% of those served). Further inspection of the HMIS data provides the clue that these families are predominately single-adult households with two children. Of these single-adult households, most are female head of household. Families with 5 or more persons is not our highest category, however, this category can provide the most challenge in finding appropriate permanent housing options. Large families need appropriate space and bedrooms for the number of children they have, and the cost of larger apartments, townhomes, and houses can be very cost prohibitive in York County. Affordable housing struggles affect all of these categories of families, but the large families are the hardest hit by it.

Veteran families were not a large category for York County in our 2020 data. In fact, only 4 households in emergency shelter families and 0 in transitional housing identified themselves as veterans. When you include the number of children and significant others, the number of persons in veteran families in both emergency shelter and transitional housing for York County was 14 in 2020. This is in large part due to the collaborative nature of veteran-specific services in York County, allowing these families to receive veteran-dedicated or prioritized services more quickly.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

For sheltered homeless during the 2020 Point in Time count, some interviewees declined to provide race and ethnicity. Of those who provided those details, a majority were White (58%), or Black/African American (39%). Asian (.3%), American Indian/Alaska Native (.3%), and Pacific Islander (2%) were also identified in smaller numbers. Of the sheltered population who reported ethnicity, a majority (70%) were Non-Hispanic.

Unsheltered populations are similar. Some interviewees declined to provide race or ethnicity during their responses. Of those who did, 78% identified as White, and 22% identified as Black or African America. Other races were not represented. For ethnicity among unsheltered populations, 86% were Non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sheltered homelessness saw fluctuations in 2020 that were unusual based on past data. It is challenging to measure the use of shelters during the COVID-19 pandemic against pre-pandemic use, even accounting for the decrease in congregate bed space during the pandemic.

The 2020 Point in Time was conducted prior to the COVID-19 pandemic changing the way our housing providers operate, so this data appears to be our last accurate, pre-pandemic data. Even before COVID-19, York County was concerned about a slowly rising number of homeless, especially those who refused or were unable to be served in congregate shelter spaces, instead remaining unsheltered. In 2019, 32 unsheltered individuals were located during the Point in Time Count; in 2020, that number rose to 58.

These unsheltered populations continue to be predominantly single adults, with some adult couples. These individuals are evenly split between those refusing to work with permanent housing or shelter providers, and those that are challenged by past criminal offenses that are not served by some of our largest faith-based (non-government funded) shelter providers. These offenses are typically sexual in nature, and it can be hard to locate shelter, or permanent housing, in a location that is safe for the client as well as the community. York County has also seen an increase in drug use amongst these populations that is of concern.

York County does see some unsheltered unaccompanied youth (under 18) homeless in the more rural areas of the County, with education and McKinney-Vento liaisons trying to provide support and resources. York County does not currently have shelter opportunities for those unaccompanied youth who are not legally emancipated, which is a known gap.

Households with children continue to be a large number of the households we serve in emergency shelter as well as permanent housing referrals. The majority of these households are single adults with multiple children, and income levels are often a challenge for market rent units of the size necessary for the family. Still, York County has been successful in locating appropriately sized and priced units for a majority of the households with children who are referred to assistance through Coordinated Entry. Our

biggest challenge with this population is a desire to leave shelter and move from place to place (doubling up).

Sheltered count numbers have decreased over the past year. In 2019 we had 296 sheltered homeless counted; in 2020 that number was 263. Providers were unable to truly account for this change at the time of the Point in Time Count, but administratively we contribute at least some of this change to policy changes within several shelters. These changes were not detrimental, but when shelter policies change, we've identified their use goes down.

Discussion:

2020 Point in Time and Longitudinal Systems Analysis numbers were used for this discussion; these numbers are the most recent data currently available for York County.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

York County maintains a pro-active approach to non-homeless special needs. The County recently completed a County of York Human Services Plan that provides a comprehensive assessment and overview on the current social service delivery system and needs of local citizens. The primary vehicle for coordinated planning for the County of York Human Services Plan will be the System of Care initiative. The System of Care initiative, which began in 2011, is a philosophy that builds on the benefits of system integration and the strengths of youth and families. Still, human service budget cutbacks have had a great impact on the ability of the York County Human Services Department (YCHSD) to provide the full-range of identified services. Nevertheless, YCHSD has outlined a plan to provide as wide of a range of services as possible to address special needs in the County.

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with physical disabilities, persons with alcohol/other drug addictions, and public housing residents. Many persons with special needs also have very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly and the Frail Elderly

The County continues to support an "Adult Service-Homemaker Services" program to provide home-based services to avoid costly nursing home placements. These are for older adults served by the behavioral health service system. There is an ongoing Personal Care Boarding Home Task Force involving the York County Mental Health (MH) Intellectual and Developmental Disabilities (IDD) Program, the York County Area Agency on Aging, and the Adams County Office of Aging that meets to discuss housing and social service needs.

For seniors, housing maintenance was identified as a key issue. Representatives from organizations that work with seniors, such as the Program for Aging Services (PAS), based in York, stated that many seniors would like to age in place. This requires a service level that allows seniors to remain safely and securely in their homes. PAS's mission includes coordinated and accessible healthcare; maximum independent living and affordable housing options; support to family caregivers; transportation; and opportunities for vibrant engagement in life, active citizenship, and enhanced quality of life. Demographic data for York shows a continued increase in the number of persons aged 62 and over with the percentage being 19% of the population per for 2013-2017 ACS, up from 17% in 2010. Senior housing will continue to be a need in York County as the aging population will continue to grow.

Persons with Mental, Physical and/or Other Developmental Disabilities

The County of York Human Services Plan noted that many of the social service stakeholders felt that there is an ongoing significant unmet need for psychiatry for both adults and children. Two efforts have been introduced to address the issue: 1) a tele-psychiatry program to provide mental health evaluation and to bridge the current gap in mental health services until long-term psychiatric services can be secured, and 2) a Youth and/or Adult Mental Health First Aid Training Curriculum.

The County of York Human Services Plan also stated that the lack of supported or supervised housing options can often be one of the reasons that individuals get stuck in high levels of treatment or end up bouncing from one service to the next. Mental health issues were identified as a big concern, particularly for the homeless population. In addition, due to the lack of access to programs and services in rural areas of the County, many people who need services fail to access proper mental health counseling.

Priorities for Persons with Disabilities

Not all persons with disabilities require supportive housing; however, those that cannot live with supportive family or need help in basic life activities do require supportive housing and/or services. Individuals with physical disabilities usually require modifications to their living space, including the removal of physical barriers.

What are the housing and supportive service needs of these populations and how are these needs determined?

Service needs are identified in the above description of characteristics of special needs populations.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Pennsylvania Department of Health maintains a registry of reported cases by County of residence. As of the end of 2013, 1,183 cases of AIDS had been reported in York County since 1980. The Department of Health presumes that there are 752 persons living with AIDS in York County.

To address HIV/AIDS in the region, the Family Health Council of Central Pennsylvania (FHCCP) funds 11 subcontractor agencies that provide prevention education and interventions, medical, supportive and housing for infected and affected persons and families. Supportive services such as medical case management, transportation and linguistics are also available in the region, as well as financial assistance for health insurance costs and life emergencies.

The following are services provided to persons with HIV/AIDS in York County:

AIDS Community Resource Program provides case management services and referrals for persons with HIV/AIDS, and prevention and risk reduction education programs for the community at large.

Caring Together is an HIV care collaborative among York Health Corporation, WellSpan Health System, and "Ordinary People, Extraordinary Needs" (OPEN) of the York Council of Churches. Services include primary medical care, dental care, case management, nurse care management, Spanish translation, prescription drug assistance, housing assistance, referrals to specialty care, counseling, outreach, prevention case management, support groups, transportation assistance, food bank access, nutritional supplements, buddy services HIV counseling and testing.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The County's public facility needs include the Acquisition, demolition, and improvements to public infrastructure, community centers, recreation facilities, homeless shelters, and handicapped accessibility, which are undertaken by municipalities, non-profit organizations, and public authorities. Group quarters and single room occupancy residential facilities are also included.

How were these needs determined?

The aforementioned public facilities needs were determined through various assessment sources. One of the methods used to obtain input concerning needs was a Community Development Needs Survey. The York County Planning Commission distributed the survey to the 72 municipalities located within the County, as well as to a number of social service providers, state and local representatives, and other entities. Thirty-eight (38) municipalities, including a mix of boroughs and townships, responded yielding a municipal response rate of 46%. In addition, there were 12 (12) social service agencies which responded to the survey. The Community Development Needs survey addressed four (4) categories with each category listing seven (7) to sixteen (16) specific needs, for a total of 39 specific needs. The four (4) categories were:

- Public Facilities & Infrastructure
- Economic Development
- Planning and Implementation
- Public Services

Another needs assessment source used was the 3-Year Funding Plan process. The solicitation of project applications from potential subrecipients began in September, 2020 for the 2021, 2022, 2023 3 YEAR FUNDING Plan. A “Notice of Application Availability” was sent via e-mail to each of 71 municipalities in the County (excluding the City of York, which receives CDBG funding directly from HUD) and municipal engineers, as well as, to several currently funded public agencies and non-profit organizations, and the YCCH members list. The notice was advertised in local newspapers and posted on the YCPC website. Applications and instructions were posted on the YCPC website.

Application forms were prepared at the YCPC. Applications required a description of the proposed project and project budget, demonstrated conformance with CDBG national objectives, conformance with priorities of the Consolidated Plan, and documentation of the governing body or board approval of the application submission. Multiple applications from single entities were allowed. For public services applications, a list of the board members and recent agency audit or financial statement were required, if not already on file at the YCPC.

Another source utilized was the York County Comprehensive Plan which serves as York County's blueprint for the future. The Plan identifies needs and sets forth policies and strategies to meet the needs and to guide future growth and development in the County, as well as the protection of sensitive natural resources. Throughout the Plan, needs in each of the community development categories are identified; however, planning and public facilities and infrastructure top the list in terms of the number of needs.

In addition to these sources, the County gathers needs data through the citizen participation process which includes public meetings/hearings, small group discussions and presentations with stakeholders.

Describe the jurisdiction's need for Public Improvements:

The County's public improvement needs include the rehabilitation, construction and reconstruction, improvement, enhancement or expansion of the following: curb and sidewalks, street improvements, storm drainage, public water and sewer improvements within growth areas.

How were these needs determined?

The aforementioned public facilities needs were determined through various assessment sources. One of the methods used to obtain input concerning needs was a Community Development Needs Survey. The York County Planning Commission distributed the survey to the 72 municipalities located within the County, as well as to a number of social service providers, state and local representatives, and other entities. Thirty-eight (38) municipalities, including a mix of boroughs and townships, responded yielding a municipal response rate of 46%. In addition, there were 12 (12) social service agencies which responded to the survey. The Community Development Needs survey addressed four (4) categories with each category listing seven (7) to sixteen (16) specific needs, for a total of 39 specific needs. The four (4) categories were:

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In addition to these sources, the County gathers needs data through the citizen participation process which includes public meetings/hearings, small group discussions and presentations with stakeholders.

Describe the jurisdiction's need for Public Services:

Delivery of programs primarily benefitting LMI persons, exclusive of the City of York, by public agencies and private non-profit organizations. Examples of public services include: intake and coordination of emergency services for families; housing counseling (including first time homebuyer education); at-risk-of-homelessness outreach; financial literacy and citizenship services; and services to literacy program participants.

How were these needs determined?

The aforementioned public facilities needs were determined through various assessment sources. One of the methods used to obtain input concerning needs was a Community Development Needs Survey. The York County Planning Commission distributed the survey to the 72 municipalities located within the County, as well as to a number of social service providers, state and local representatives, and other entities. Thirty-eight (38) municipalities, including a mix of boroughs and townships, responded yielding

a municipal response rate of 46%. In addition, there were 12 (12) social service agencies which responded to the survey. The Community Development Needs survey addressed four (4) categories with each category listing seven (7) to sixteen (16) specific needs, for a total of 39 specific needs. The four (4) categories were:

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis is an important part of the County's Consolidated Plan. This Section will examine the County's housing supply, public and assisted housing, facilities for homeless and non-homeless special needs populations. Through the analysis of this information, housing trends (demographic, economic, household, market preferences and housing types) are explored. The demand for and cost of housing in the County is studied and the barriers to affordable housing are identified.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This Housing Market section will address the number of housing units in York County. For the 5-Year mean shown through the analysis of the 2013-2017 American Community Survey data, York County is shown to have 163,071 occupied housing units. About 75% are owner occupied while 25% are renter. A majority of the housing units in York County are single family - 83%.

All residential properties by number of units:

Single family detached structures comprise nearly 70% of all residential units. All property types, except mobile home/boat/RV/van, etc., have increased in number since the 2010 Census.

Unit Size by Tenure:

Housing also varies by tenure. Homes can be owner-occupied or renter-occupied and housing tenure refers to the distinction between owner-occupied and renter-occupied housing units. As stated previously, according to the 2013-2017 ACS, about 75% of all housing units are owner occupied while 25% are renter. Comparing this data to years past, there has been minor fluctuation. In 2010, 76% were owner-occupied and 24% were renter occupied. In 2000, it was 74% and 26% respectively. The homeownership vacancy rate has remained around 1.5% from 1990 through 2007, while the rental vacancy rate has ranged from 5.8% in 1990 to 7.4% in 2000. Regarding housing type as highlighted in the 2013-2017 ACS, the vast majority (81%) of the County' owner-occupied units have three or more bedrooms while just 31% of its renter-occupied units have three or more bedrooms. One bedroom units that are owner-occupied only represent 3% of all owner units compared to 20% for renter units.

Maintaining a balance between the number of owner- and renter-occupied housing units is important. Parts of the County have seen increases in renter-occupied housing due to conversion of large single family dwellings or vacant building such as factories or schools, into rental apartments within the City and the Boroughs. On the other hand, suburban and rural communities have added more owner-occupied housing units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	112,490	69%
1-unit, attached structure	22,150	14%
2-4 units	7,451	5%
5-19 units	7,772	5%
20 or more units	3,553	2%
Mobile Home, boat, RV, van, etc	9,655	6%
Total	163,071	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	219	0%	907	3%
1 bedroom	1,567	1%	6,573	20%
2 bedrooms	18,294	15%	13,106	39%
3 or more bedrooms	99,811	83%	12,575	38%
Total	119,891	99%	33,161	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The York Housing Authority (YHA) owns and manages 1,373 assisted rental housing units in the County and is one of the largest providers of assisted housing within the jurisdiction. While maintaining and managing housing for low-income households in York is an important role, YHA's mission is directed primarily to extremely low-income renter households consisting of those with incomes between 0-30% of median income. In addition, with the assistance of other Federal, State, and local funds, numerous rental housing projects for lower income households have been developed throughout the County.

Section 202 Program: The HUD Section 202 Program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The Program is similar to Supportive Housing for Persons with Disabilities (Section 811). In York County, Bell Housing, Inc. is a nonprofit owner corporation co-sponsored by York Area Development Corporation (YADC) and Bell Socialization Services, Inc. It was created in 1985. It owns 20 scattered site rental units financed by HUD’s Section 202 Program for the chronically mentally ill. The units are in eight (8) renovated houses scattered throughout York City.

Section 236 Program: Through the Federal Section 236 Program, assistance was provided for the development of affordable and accessible housing for the elderly and disabled. One (1) Section 236 development, containing 112 one-bedroom units (seven (7) of which are special needs), is located in the County.

Section 811 Program: Through this HUD Program, funding is provided to nonprofit organizations to develop rental housing with the availability of supportive services for very low income adults with disabilities. Rent subsidies are provided for the projects to help make them affordable. The 811 Program

allows persons with disabilities to live as independently as possible. The Program is similar to Section 202. Two (2) 811 projects, providing 27 units for those suffering with chronic mental illness, are available in York City and West York Borough

USDA Rural Development Program: The United States Department of Agriculture (USDA) Rural Development Program has provided assistance for the development of affordable rental housing for families throughout the County. There are 221 units in York County, which consist of 62 units for the elderly, 159 units for families, and 8 units for special needs persons.

HOME Investment Partnership Program (HOME): Through the County's Housing Development Program, developers receive assistance from the County's HOME Investment Partnership Program (HOME) funds for the development of affordable housing in the County. There are currently 1,443 affordable rental units in the County that were created using multiple funding sources, including HOME funds.

Low Income Housing Tax Credit Program : The Pennsylvania Housing Finance Agency (PHFA) administers the Federal Low Income Housing Tax Credit (LIHTC) Program. This Program provides owners and investors of affordable rental housing developments with tax credits that offer a dollar-for-dollar reduction in their tax liability. A total of 34 housing projects, consisting of 1,782 units have utilized LIHTC in the County for both elderly and general occupancy.

PennHOMES Program: Through this Program, PHFA offers interest-free deferred payment loans to support the development of affordable rental housing for lower income households. Nine (9) housing projects, consisting of 464 units (most projects containing less than all the units in the development being PennHOMES units) contain PennHOMES units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

At the time of development of this Plan, it is expected that no units will be lost from the affordable housing inventory. With regard to the units created through the HOME Program, the Housing and Community Development Loan Committee and Planning Commission staff are studying specific HOME projects where the affordability period will expire in the next 5 years and will be looking to preserve these developments through the reinvestment of HOME funds or other.

Does the availability of housing units meet the needs of the population?

There still remains a limited number of affordable units for low and moderate income households, which include families, the elderly and disabled populations. Recent building permit data along with population and demographic data shows a gap in housing when meeting the needs of the County's population. Overall, the challenge faced by York County is to ensure that the housing needs for its current and future residents can be met and to ensure that there is a varied housing stock to accommodate new and existing residents. With the acknowledgement of this challenge, the York County

Planning Commission will utilize a broad time frame when considering projected housing needs of the County and has projected the number of additional homes needed by 2020 utilizing the 2010 Census as baseline data.

By 2020, York County is expected to have 484,909 residents, an increase of 103,158 persons since 2000. This, coupled with the decreasing average household size (2.52 persons in 2000), brings forth a demand for additional homes. With the assumption that the population will increase to 484,909 by 2020, the County will need approximately 41,800 additional homes to accommodate these people. The methodology used to derive this number is described below.

Formula for Calculating 2020 Housing Unit Need

1. $484,909 - 10,164 = 474,745$

Total Future Population* - Future Group Quarters Population = Total in Households**

2. $474,745 \div 2.52 = 188,390$

Total Population in Households ÷ Average Household Size* = Unadjusted Total Future Housing Units**

3. $188,390 \times [1 + 0.054(5.4\%)] = 198,563$

Unadjusted Total Future Housing Units x (1+ Future Vacancy Rate**) = Total Future Housing Units**

4. $198,563 - 156,720 = 41,843$ (rounded to 41,800 for planning purposes)

Total Future Housing Units - Existing Housing Units = New Future Housing Units needed by 2020

* *Total future population is based on YCPC projections.*

** The 2020 group quarters is based on the share of the total population in 2000 that was in group quarters.

*** The average household size for 2000 was used in this calculation.

**** The future vacancy rate is based on the 2013-2017 American Community Survey vacancy

Describe the need for specific types of housing:

Based on the needs of the current population and the projected population increase during the next 5 years, overall, there will be a need for all types of housing. The ACS data above also supports the need for multi-family/multi-unit structures. As compared to single family detached dwellings, multi-unit

dwellings are typically less costly and more affordable for persons with limited incomes. The limited supply of multi-unit properties is noteworthy.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The median home value in York County increased 2% between 2009 and 2017, even with the decline in the housing market from 2008-2010. In addition, the median gross rent rose by 26%, reflecting the increased demand for rental units, likely due to the market collapse and the effect of the difficult qualifying process for mortgages. With the increase shown in median home value and median contract rent, it is important to note the housing affordability index and % of affordable units available to low and extremely low income households. A significantly lower amount of units available for sale or rent are affordable to lower income households.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	166,300	170,300	2%
Median Contract Rent	581	731	26%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,846	17.6%
\$500-999	20,990	63.2%
\$1,000-1,499	5,685	17.1%
\$1,500-1,999	441	1.3%
\$2,000 or more	210	0.6%
Total	33,172	99.9%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,529	No Data
50% HAMFI	6,465	6,983
80% HAMFI	19,105	26,910
100% HAMFI	No Data	41,849
Total	27,099	75,742

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	611	722	946	1,212	1,297
High HOME Rent	611	722	946	1,212	1,297
Low HOME Rent	611	718	862	996	1,111

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The data above clearly shows a lack of sufficient affordable housing for lower income households. Combined with the steady increase in the cost of housing, housing affordability is being pushed beyond the reach of many.

For rental housing, the National Low Income Housing Coalition (NLIHC) provides annual information on the Fair Market Rent (FMR) and affordability of rental housing in counties in the U.S. For 2014, the FMR for a 2-bedroom apartment was \$836. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn \$2,787 a month, or \$33,440 annually. This translates into a minimum "affordable housing wage" of \$16.08 an hour.

For York County, a minimum-wage worker earns an hourly rate of \$7.25. In order to afford the FMR for a 2-bedroom apartment, a minimum-wage worker must work 89 hours per week, 52 weeks of the year. The NLIHC estimates that 51% of York County renters are currently unable to afford the 2-bedroom apartment at FMR.

How is affordability of housing likely to change considering changes to home values and/or rents?

The sharp increase in median home sale prices and median gross rents between 2009-2017 is significant and has an adverse effect on the affordability of homeownership. Especially those who represent low income households. Since wages and incomes have not grown at the same rate and sustainable employment has been difficult to attain during this time, it is likely that housing affordability will continue to be an issue for County residents over the next 5 years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME and Fair Market Rents are currently \$150 to \$400 per month less, based on size, than the average market rents in York County. However, most of the HOME-funded projects in York County are

fully leased and have waiting lists of a year or more, signifying a substantial need to pursue the development of new affordable units. In addition, several of our existing affordable projects have reached, or are nearing, the end of their affordability period and the rent restrictions that apply to them. If these Owners decide not to remain affordable and adjust their rents to market rate, most current tenants could not afford to remain in their apartments. Therefore, the County is motivated to preserve existing affordable units by investing funds for rehabilitation of aging projects to protect the tenants that are currently being served.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section of the Housing Market Analysis will focus on the condition of housing in York County.

Definitions

With regard to the condition of housing, the County of York has categorized housing conditions into the following categories: "standard", "substandard condition" and "substandard condition but suitable for rehabilitation".

Standard - housing units are those that meet HUD's Uniform Physical Condition Standards (UPCS) as adopted by the County. The Uniform Physical Condition Standards include performance requirements in the areas of sanitary facilities, food preparation, refuse disposal, space/security, thermal environment, illumination/electricity, structural, interior air quality, water supply, lead-based paint, access, sanitary conditions, smoke detectors, fire proofing/fire hazards, and accessibility/usability for disabled persons.

Substandard Condition - housing units that do not meet HUD's Uniform Physical Condition Standards (UPCS) as adopted by the County. The Uniform Physical Condition Standards include performance requirements in the areas of sanitary facilities, food preparation, refuse disposal, space/security, thermal environment, illumination/electricity, structural, interior air quality, water supply, lead-based paint, access, sanitary conditions, smoke detectors, fire proofing/fire hazards, and accessibility/usability for disabled persons.

Substandard Condition but Suitable for Rehabilitation - housing units that do not meet HUD's Uniform Physical Condition Standards (UPCS) as adopted by the County, but could be brought up to code for less than 50% of the property replacement costs.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	26,024	22%	13,758	41%
With two selected Conditions	458	0%	758	2%
With three selected Conditions	34	0%	78	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	93,430	78%	18,597	56%
Total	119,946	100%	33,191	99%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	23,280	19%	4,962	15%
1980-1999	35,314	29%	7,910	24%
1950-1979	40,941	34%	11,913	36%
Before 1950	20,449	17%	8,403	25%
Total	119,984	99%	33,188	100%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	61,390	51%	20,316	61%
Housing Units build before 1980 with children present	11,648	10%	9,215	28%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Based upon the definition the County utilizes for "substandard condition", it is estimated that over 7,000 owner-occupied and renter-occupied units in the County are substandard and in need of rehabilitation. However, based upon the County's Rehabilitation Program experience, approximately ten percent (10%) of all units classified as needing rehabilitation ultimately cannot be rehabilitated because of the lack of equity combined with high rehabilitation costs. In addition, units that are not suitable for rehabilitation are so severely deteriorated that it is not economically feasible to improve them. Based upon the County's Rehabilitation Program experience, approximately fifteen percent (15%) of all units classified as in need of rehabilitation ultimately are not suitable for rehabilitation.

Based on County estimates and the condition of unit data supplied for the 2013-2017 ACS, the County recognizes the housing conditions overall, and especially for those extremely low, low, and moderate income households. The need to rehabilitate substandard owner and renter occupied units will continue to exist.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The County estimates a total of 28,576 housing units to contain lead-based paint hazards that are occupied by low/moderate income families.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The York Housing Authority (YHA) owns and manages 1,373 assisted rental housing units in the County and is one of the largest providers of assisted housing within the jurisdiction. While maintaining and managing housing for low-income households in York is an important role, YHA's mission is directed primarily to extremely low-income renter households consisting of those with incomes between 0-30% of median income. YHA's housing program serves as a major source of housing for extremely low-income households in York while serving families, the elderly and disabled. The condition of those units contained within YHA's developments, are noted in the restoration and revitalization needs list that is attached to this Plan.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	96	1,092	1,460	43	1,417	0	148	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The identified restoration and revitalization needs of YHA's public housing units are outlined in the Agency Plan. The list of these needs are attached to this Plan as an appendix.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The identified restoration and revitalization needs of YHA's public housing units are outlined in the Agency Plan. The list of these needs are attached to this Plan as an appendix.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The York Housing Authority's Operation and Management Strategy is set forth in its Agency Plan. The following priorities and strategies from the Agency Plan target the overall improvement of all its housing units and the living environment of the families residing in them:

Public Housing:

- To continue to focus on service to families and individuals with low income; especially incomes at or below 30% of the County's median income
- To remain committed to a long term strategy to sustain and enhance current facilities
- To ensure that investment in rehabilitation is planned with regularly-scheduled input and review by residents, Resident Advisory Board and agency staff
- To continually look for sources of additional revenue to meet rehabilitation and property improvement goals
- To collaborate with the City and the County government offices and other housing and service providers to fill the gap between needs and resources and to improve neighborhoods
- To enact amendments that were proposed to the Abuse Policy and Smoke Detector Policy in the last Annual Plan
- To have management continue to learn and take on additional responsibilities leading toward complete "asset management" of the Asset Management Projects (AMP's) assigned to them
- To continue to work toward improved energy efficiency agency-wide

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

York County has three primary resources for connecting homeless persons with services.

The first is our 2-1-1 system. CONTACT Helpline provides 2-1-1 services across several counties in the south central region of Pennsylvania, including York County. These services range from information & referral, to Coordinated Entry triage, to ‘listening operators’ when someone just needs to talk. 2-1-1 provides a triage tool to all those experiencing homelessness or at imminent risk of losing their housing, on behalf of York County. This triage tool allows for follow up by local assessors in York County, to ensure the household’s needs are met as quickly as possible.

The second resource for connecting homeless with services is our Bell Socialization Services Next Door Program. This program provides many services including connections to emergency shelter and street outreach supports, emergency hotel vouchers, rapid rehousing and eviction prevention, as well as case management. Homeless individuals and families can work with Next Door to determine what their needs are, and determine which agencies and organizations in York County can best serve those needs. Often, Next Door is the first place people will call when facing housing challenges in York County. Our 2-1-1 system also refers heavily to them, and the Next Door Program acts as our largest community assessment point for Coordinated Entry.

The third resource is York County’s homeless housing providers. Many of the housing providers who provide emergency, transitional, and permanent housing to homeless individuals and families in York also provide a case management and Coordinated Entry assessments. Their case management services can assist an individual or family in finding housing, finding education or employment, health care access, or other services as identified by a case manager. Typically, these housing providers provide the housing, and work with organizations to provide other necessary services to stabilize this population.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	131	12	79	22	0
Households with Only Adults	95	15	74	180	0
Chronically Homeless Households	0	0	0	24	0
Veterans	0	0	9	23	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2019 York County Housing Inventory Chart

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

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List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

York County has a strong network of homeless housing providers that attempt to serve as many homeless individuals as possible. In addition to our existing beds (as described in the Facilities and Housing Targeted to Homeless Households chart), York County still has a need for new housing options for the homeless. In particular, transitional and permanent housing options for unaccompanied youth and families with children would be invaluable to the community. There are two organizations in York currently serving unaccompanied youth, and increasing their offerings to help those aging out of foster care and other systems would be beneficial. In addition, York County has only 8 beds set aside for families needing permanent supportive housing, and through Coordinated Entry evaluations, we are seeing a greater need for that housing option. York County has seen a drop in their chronically homeless numbers, however, still maintain special bed set-aside for this population. As far as veterans in the

community, York has a robust collaboration of veteran-specific providers, which includes Supportive Services for Veteran Families (SSVF) providers, veteran-specific employment specialists, opioid crisis supports, as well as the Veterans Administration – Lebanon office which supports outreach and VASH voucher referrals through the York Housing Authority.

Additional facilities to assist the homeless population are located throughout York County, with the highest concentration of services located in York City. The following presents the inventory of service providers dedicated to assisting the homeless.

Adult Education: York County has 13 organizations that provide a variety of assistance in adult education – from learning how to read, to getting a G.E.D., or learning a skill that can be used in the workplace.

Child Care: For those seeking assistance with child care, York County has 5 organizations that provide subsidies for assistance in paying for child care while adults work.

Employment: York County contains at least 15 organizations which provide assistance with employment. These range from temporary work agencies, to skill-building organizations, to the local Pennsylvania CareerLink office.

Food: York County contains 3 bricks-and-mortar soup kitchens, as well as three organizations that do street feedings from food trucks for the homeless and low-income. York County also maintains a Food Pantry Clearinghouse telephone number which helps connect individuals with the 32 county-wide food pantries. The Clearinghouse works to determine which food pantry is closest to the individual or family's current living situation, to lessen the burden of travel.

Health Counseling: York County has 34 unique programs which provide a variety of counseling on health, general counseling, mental health, substance abuse, and specialized counseling for children, or those with HIV/AIDS.

Health Outreach: York County maintains 16 health outreach centers where homeless and low income can receive medical services, medications, and other assistance. These locations are spread out around the county for better coverage.

Rental/Mortgage Assistance: For those homeless or low-income that are seeking a rental home or to purchase a home, York County has 9 programs that assist with education on home purchase, to assistance with rental or down payments.

Transportation: York County's major public transportation provider, rabbittransit, covers the majority of the county with a variety of bus services. In addition, York County has 4 taxi companies which are widely used as well, although these companies typically serve York City and the surrounding areas. Uber and Lyft are also prevalent in the area.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section describes the services and housing options available for those in York County who are not experiencing homelessness, but have special needs that require supportive housing options.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and the Frail Elderly

As discussed in NA-45, The County continues to support an "Adult Service-Homemaker Services" program to provide home-based services to avoid costly nursing home placements. These are for older adults served by the behavioral health service system. There is an ongoing Personal Care Boarding Home Task Force involving the York County Mental Health (MH) Intellectual and Developmental Disabilities (IDD) program, and the York County Area Agency on Aging meets to discuss housing and social service needs. These agencies meet to discuss access to psychiatric and mental health supports for older adults. For seniors, housing maintenance was identified as a key issue. Representatives from organizations that work with seniors, such as the Program for Aging Services (PAS), based in York, stated that many seniors would like to age in place. This requires a service level that allows seniors to remain safely and securely in their homes. Demographic data for York shows a continued increase in the number of persons aged 62 and over with the percentage being 18% of the population per for 2013-2017 ACS, up from 10% in 2010. Senior housing will continue to be a need in York County as the aging population will continue to grow.

Persons with Mental, Physical and/or Other Developmental Disabilities

The County of York Human Services Plan noted that many of the social service stakeholders felt there was a lack of supported or supervised housing options can often be one of the reasons that individuals get stuck in high levels of treatment or end up bouncing from one service to the next. Currently, there are a minimum of 68 unduplicated individuals on lists for housing provided through the mental health system. New supportive housing for these individuals can be challenging to create due to cuts in state MH funding over the last three years.

Priorities for Persons with Disabilities

Not all persons with disabilities require supportive housing; however, those that cannot live with supportive family or need help in basic life activities do require supportive housing and/or services. Individuals with physical disabilities usually require modifications to their living space, including the

removal of physical barriers. Local faith-based organizations can often assist with funds to make modifications to individuals homes, but there is no central source for this service in York. The local Veterans Affairs office can also assist those in veteran families with modifications to housing to support physical disabilities.

Persons with Alcohol or other Drug Addictions

No specific data on housing needs of this population is currently available; however, there are waiting lists in York County for those seeking addition treatment services that provide housing at the same time. York does have many "halfway houses" but not all are approved by the local Drug and Alcohol Commission as being evaluated and reliable treatment options. This can result in a D&A population residing in a program that hasn't been proven successful, when successful programs are full.

Persons with HIV/AIDS & Their Families

One local agency – Family First Health – receives HOPWA money to provide treatment and housing services to those with HIV/AIDS. They serve about 60 people per year through different levels of housing assistance, and do not run a waiting list. Services for this population appear to be proportionate to the number of individuals and families seeking them.

Public Housing Residents

Public housing residents in York can have difficulty finding affordable and approved housing for their vouchers. Affordable, appropriate housing is an on-going struggle in York, where much of the housing stock is old and unmaintained. CDBG and HOME funds work together to encourage the development of affordable units.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

York County follows discharge planning guidelines for mental and physical health as set forth by the state of Pennsylvania. For both populations, social work/case managers must meet with the client and determine where the person will be going once they are discharged from the facility. OMHSAS is strict in their requirement that a person may not be discharged from a mental health institution until housing, treatment, and rehabilitation services are in place at their home County level. The York/Adams Mental Health office, as well as Community Progress Council - a local, non-profit case management agency - can work to provide and set up those supports before someone is discharged back to York County.

For physical health discharges, hospital case workers and Community Progress Council case workers to determine the appropriate supportive housing option for a client being discharged, and work to make sure those supports are in place before the client leaves the hospital.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

CDBG assistance will be provided to Lancaster Housing Options Program, Bell Socialization Services, Mason-Dixon Community Center, York County Literacy Council, Penn-Mar Southern Community Services, and York County Human Services Family Group Decision Making during 2020. These agencies will provide a multitude of supportive services for non homeless special needs persons/families. Among the services are health care, adult learner services, medical assistance, rent/energy/utility assistance, family services, youth programs, housing counseling, employment/job training, and transportation. Together, these agencies will provide services to over ten thousand (10,000) persons.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

York County prepared a "Analysis of Impediments to Fair Housing Choice" report in 2012, and it was subsequently adopted by the County Commissioners. The Report identifies barriers to fair housing choice and opportunities, including barriers to affordable housing, that exist throughout the County. The barriers to affordable housing identify negative effects as a result of public policy.

Affordable housing in York County is a pressing need. The economic turmoil which has been fueled by recession, the foreclosure crisis, and increased unemployment has affected many residents. Affordable housing opportunities have become out of reach for many, at every income level. The high rate of foreclosure has elevated the demand for rental properties and increased demand has driven up rental costs. This is all complicated by the fact that the public housing system in York County sees little turnover. There are also a significant number of homes that have been abandoned due to foreclosure, however, mortgages are exceedingly difficult to obtain. Despite the increased availability of homes and the lower interest rates, many homes are caught within the varying stages of bank ownership. This further complicates and extends the sale process. As a result of the economic collapse, the number of subdivision and land development plans for new home construction has decreased precipitously over the past six (6) years. When comparing 2006 to 2010, the proposed number of new dwelling units decreased by 78%. The decreasing number of new homes being built and the overall slowing of the home sale market has had a demonstrably negative effect on the Affordable Housing Trust Fund (AHTF) in York County. This fund, comprised of fees derived from the recording of mortgages and deeds, has grown at a much slower pace. The AHTF is often used to aid in the financing of affordable housing projects; with less funding, fewer projects can be assisted.

Subdivision and land development ordinances, zoning ordinances and building codes are implemented to protect public health, safety and welfare and/or to comply with State or Federal mandates. Sometimes these regulations result in increased costs which can impede the development of housing that is affordable for persons of low to moderate incomes. This can also have a negative impact on protected classes.

Administrative policies, including Federal regulations, are also included in this discussion. In some cases, the regulations themselves limit what can be done. A good example is lead based paint abatement. The requirements and cost of the lead based paint abatement process are often cost prohibitive to a rehabilitation project. The County's policy to locate affordable housing developments in growth areas with access to infrastructure, public water and sewer is also a consideration. Limited or no access to a personal vehicle or to public transportation can place limitations on where individuals can reside and work. For those who rely on public transportation for access to employment, affordable housing opportunities can be impeded.

When there is a limited supply of affordable housing, lower income populations may be forced into substandard housing. Other households will look to alternative housing options, such as "doubling up"

where households combine to cut expenses. However, this may be in violation of municipal zoning ordinances, which often limit the number of unrelated persons that can live in a dwelling unit. When forced to live in substandard housing conditions, it can lead to disparate treatment of protected class individuals and families.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This will focus on the non-housing community development assets within the County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,172	880	1	1	0
Arts, Entertainment, Accommodations	16,525	14,300	10	11	1
Construction	11,731	9,230	7	7	0
Education and Health Care Services	30,478	18,016	19	14	-5
Finance, Insurance, and Real Estate	9,417	4,531	6	4	-2
Information	2,373	917	1	1	0
Manufacturing	29,625	30,509	18	24	6
Other Services	7,296	6,315	4	5	1
Professional, Scientific, Management Services	14,570	8,384	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	22,007	19,995	13	16	3
Transportation and Warehousing	9,678	8,624	6	7	1
Wholesale Trade	8,350	6,144	5	5	0
Total	163,222	127,845	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	214,247
Civilian Employed Population 16 years and over	204,365
Unemployment Rate	4.65
Unemployment Rate for Ages 16-24	15.59
Unemployment Rate for Ages 25-65	3.13

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	45,203
Farming, fisheries and forestry occupations	7,765
Service	19,111
Sales and office	48,804
Construction, extraction, maintenance and repair	18,845
Production, transportation and material moving	16,978

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	119,005	62%
30-59 Minutes	54,273	28%
60 or More Minutes	19,938	10%
Total	193,216	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,147	828	6,414

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	62,275	2,907	15,751
Some college or Associate's degree	47,365	1,809	8,927
Bachelor's degree or higher	50,023	1,164	6,906

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	258	684	812	1,618	5,229
9th to 12th grade, no diploma	3,786	2,625	2,323	7,327	7,324
High school graduate, GED, or alternative	13,180	15,377	15,937	49,605	31,035
Some college, no degree	9,671	8,618	8,571	19,134	9,830
Associate's degree	1,178	4,867	5,720	11,160	3,189
Bachelor's degree	3,087	10,640	9,864	18,431	6,407
Graduate or professional degree	139	3,915	5,619	9,737	4,883

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	2,089,870
High school graduate (includes equivalency)	2,998,425
Some college or Associate's degree	3,436,915
Bachelor's degree	4,717,600
Graduate or professional degree	5,430,905

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the County and their shares of the jurisdiction's jobs are Manufacturing (24%), Education and Health Services (19%), and Retail (13%).

Describe the workforce and infrastructure needs of the business community:

The York County Economic Development Plan, a component of the York County Comprehensive Plan, identifies the need to develop and sustain a workforce that includes: younger workers to replace retirees, skilled and educated workers to fill gaps in manufacturing and research and development for the renewable energy and bio-medical industries, and workers to fill critical shortages (e.g. nurses in the health care sector).

Infrastructure needs of the business community are focused in the town and boroughs located in growth areas, where infrastructure may be aging. Focusing infrastructure investment activities in growth areas will help keep them attractive for retaining and attracting economic development.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Currently, no changes are listed that would have an economic impact as described in the question.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In addition to addressing the need to develop and sustain a workforce that includes younger workers, skilled and educated workers to fill gaps in manufacturing and research and development for the renewable energy and bio-medical industries, and workers to fill critical shortages (e.g. nurses in the health care sector); as noted in the York County Economic Development Plan, the County also advocates for the integration of science, technology, engineering and mathematics education to help prepare the future workforce for careers in innovative fields.

The County supports a diverse mix of businesses and industries and the development of agricultural support businesses, including agri-tourism.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

York County is one of eight counties covered by the South Central Workforce Investment Board (SCWIB). The SCWIB collaborates with private sector partners to provide training, education and employment opportunities. Through the on-the-job training program, the SCWIB compensates employers for teaching new employees the job-specific skills that the employer needs. To assist clients with obtaining employment, the SCWIB offers typing and computer training.

Penn State - York Campus offers an array of continuing education opportunities to adults. It also offers training and organizational development expertise to area businesses, including on-site instruction and practical on-the-job customized training. The workforce training initiatives provided by the SCWIB and Penn State - York Campus, will help reduce unemployment and increase the incomes of County residents.

In addition, the Continuum of Care works with the local CareerLink office to assist those at risk seek employment and obtain the necessary skills to be productive in the local workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The York County Economic Development Plan serves as the jurisdiction's local plan that outlines economic growth initiatives. The plan, adopted in 2009, has six strategy areas with implementation actions for each:

- Workforce Development
- Growth area
- Rural area
- Downtown Revitalization
- Incentives and economic development; and
- Tourism promotion

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

From a housing conditions standpoint, Boroughs and villages are the older settled areas of the County, and have a substantial proportion of housing stock that is 50 years or older, as well as a population that is aging. These two (2) factors, when combined, result in maintenance needs that are many times not met, leading to deterioration of the housing stock and, ultimately, neighborhoods.

But, just as importantly, Boroughs and villages are also the target areas for additional housing and support facilities. The County has adopted its Comprehensive Plan, which includes land use and housing plans that concentrate new development in and around existing growth areas and encourages the rehabilitation of existing housing. Even though rehabilitation is a county-wide activity, activity is anticipated to be concentrated in the following areas:

- New Market Area, Fairview Twp.
- Railroad Borough
- Newberry Township
- Stewartstown Borough
- Goldsboro Borough
- Peach Bottom Township
- York Haven Borough
- Delta Borough
- Bittersville, Lower Windsor Twp.
- Red Lion Borough
- West York Borough
- Wrightsville Borough
- Loganville Borough
- North York Borough
- Glen Rock Borough
- Hanover Borough
- Winterstown Borough
- Penn Township
- Village of Emigsville, Manchester Twp.
- Penn Township
- Violet Hill Area, Spring Garden Twp.
- Yoe Borough
- Village of Pleasureville, Springettsbury Twp.
- W. College Ave., Ext.area, West. Manchester Twp.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentrations of racial and ethnic minorities vary by community. To determine concentrations of racial minorities, Census tract-level data was consulted. For the balance of York County, a "concentration" of minority race is **7.2%**, calculated as twice the County's average. Looking at minority race concentrations for the balance of the County, sorted by municipality, the Census tract and block group outside the City of York with the highest concentration of minority race, is in Springettsbury Township (29.14%). Parts of Fairview, West Manchester and York Townships and parts of West York Borough have over ten percent (10%) minority race.

For ethnic concentrations, areas within the County that have Hispanic/Latino concentrations greater than or equal to the balance of the County's average of 3% are noted. As with racial concentrations, Census tract-level data was consulted. Looking at Hispanic/Latino concentrations for the balance of the County, sorted by municipality, the Census tract and block group with the highest concentration of Hispanic/Latino is in Springettsbury Township (21.1%). Parts of Fairview, Manchester, North Codorus, Penn and Spring Garden Townships and parts of West York Borough have over five percent (5%) Hispanic/Latino population. It should be noted that the York County Prison and US Immigration and Customs Enforcement Offices are located in Springettsbury Township and would be included in the percentages.

Lower income residents are defined as those persons with incomes between 51-80% of the median area income. Per Census tract and block group, concentrations of lower income residents can be found in 53 of York County's 72 municipalities, including York City, where more than 51% of those living in those townships and boroughs are low income.

What are the characteristics of the market in these areas/neighborhoods?

The market can vary from township to borough depending on existing infrastructure, condition of housing stock and location of services.

Are there any community assets in these areas/neighborhoods?

The County has strong services and organizations that are located throughout the County and can be accessed by residents. In addition, existing and future housing and community development assets are set in locations where the need is evident.

Are there other strategic opportunities in any of these areas?

In many of the older boroughs, newer housing stock, infrastructure and economic opportunity can revitalize and present future opportunities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The County has engaged in assessments for broadband expansion to specific areas of the County that may not have adequate broadband infrastructure. This project has taken focus with the current pandemic and the need for businesses, homes and at-home learning situations becoming greater, especially in low-moderate income areas. Projects have begun in the southern part of the County where wireless infrastructure is lacking and other studies are currently underway targeting LMA areas. Further information will be included in future Action Plans supplementing the current 2020-2024 Consolidated Plan to further describe the need of broadband wiring and connections for low-moderate income households.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The need for increased competition by cataloging more than one broadband internet provider will be accessed and included in the studies and outreach efforts noted above.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Successful mitigation actions can be a cost effective means of reducing future losses. They may also help to reduce the impacts of climate change, which could be responsible for the increased intensity and frequency of naturally occurring hazards in York County.

Accordingly, the staff of the York County Planning Commission (YCPC), utilizing a grant under the Pre-Disaster Mitigation Grant Program (PDMP), guided by the York County Local Hazard Mitigation Planning Team, and in cooperation with County and municipal elected officials, have prepared this Update to the York County Hazard Mitigation Plan. The Plan is a result of a collaborative effort on the part of public, private, and citizen stakeholders of York County.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Plan continues with a discussion of housing and community development priority needs and strategy development related to the priorities established in this Section. The Strategic Plan will also address barriers to affordable housing, fair housing, homelessness and public housing. The County's anti-poverty strategy is outlined, as is the lead based paint strategy.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The primary geographic focus of the County, for its housing and community development programs, is older developed areas, such as Boroughs and Township villages, especially those that are served by public water and public sewer. From a market conditions point of view, the highest vacancy rates for both owner and rental units are located in these areas; and these areas are the most affordable in terms of purchase price, rent, and operating expenses.

From a housing conditions standpoint, Boroughs and villages are the older settled areas of the County, and have a substantial proportion of housing stock that is 50 years or older, as well as a population that is aging. These two (2) factors, when combined, result in maintenance needs that are many times not met, leading to deterioration of the housing stock and, ultimately, neighborhoods. But, just as importantly, Boroughs and villages are also the target areas for additional housing and support facilities. The County has adopted its Comprehensive Plan, which includes land use and housing plans that concentrate new development in and around existing growth areas and encourages the rehabilitation of existing housing.

The County's policies and selection criteria for projects under CDBG, HOME, and ESG are consistent with the statutory requirements of each program and will focus on the needs of very-low, low and moderate-income individuals/families, and LMI areas throughout the County.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Housing Counseling - Rental Homebuyer Assistance - YHAP Rehabilitation Fair Housing Affordable Housing Permanent Supportive Housing
	Description	

	Basis for Relative Priority	<p>Housing affordability has been identified as the County's most predominant housing need for extremely low, low, moderate and households with income > 80% median family income. Data shows that extremely low, low, moderate income individuals and families are finding it increasingly difficult to afford housing. The proportion and absolute number of renters paying more than 50% of income for housing expenses, as well as those paying more than 30%; the extent of rent delinquency and eviction; the need for emergency housing; the number requesting pre-rental information; and the number attending Rental Assistance Program workshops indicate an affordability problem. Owners are facing similar problems, demonstrated by the large number paying more than 50% of income for housing expenses, as well as those paying more than 30%; the need for emergency mortgage assistance; the need for mortgage delinquency/default assistance, and the number seeking counseling for HUD reverse annuity mortgages.</p>
2	Priority Need Name	Housing Supply
	Priority Level	High
	Population	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence</p>
	Geographic Areas Affected	

	Associated Goals	Rehabilitation Affordable Housing Emergency Shelter Acquisition Transitional Housing Permanent Supportive Housing
	Description	Housing supply is identified as the County’s second most predominant housing need for LMI households. Based on 2013-2017 American Community Survey (ACS) data, program experience, subsidized housing waiting lists, public response, and the 2019/2020 Housing Needs Assessment Survey, there is a need to provide additional affordable housing, especially for small and large families, special needs populations, and elderly. Emergency shelter, transitional housing, and permanent supportive housing facilities also need to be expanded, especially for special groups, families, single women, and single men.
	Basis for Relative Priority	Housing supply is identified as the County’s second most predominant housing need for LMI households. Based on 2013-2017 American Community Survey (ACS) data, program experience, subsidized housing waiting lists, public response, and the 2019/2020 Housing Needs Assessment Survey, there is a need to provide additional affordable housing, especially for small and large families, special needs populations, and elderly. Emergency shelter, transitional housing, and permanent supportive housing facilities also need to be expanded, especially for special groups, families, single women, and single men.
3	Priority Need Name	Rapid Re-Housing & Homeless Prevention
	Priority Level	High
	Population	Extremely Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	

	Associated Goals	Rapid Re-Housing & Homeless Prevention
	Description	As a result of the COVID-19 pandemic, current housing and economic conditions are moving individuals and families into homelessness and near-homeless situations. Efforts and funding streams are being directed to assist and prevent homelessness through the expansion of RRH and HP programs (i.e. rental assistance, utility payment assistance, rapid re-housing). This need is supported by CARES Act surveys and needs assessment, Coordinated Entry referral lists, Point in Time and LAS/HMIS data, which are identified in the Consolidated Plan needs assessment and market analysis chapters.
	Basis for Relative Priority	As a result of the COVID-19 pandemic, current housing and economic conditions are moving individuals and families into homelessness and near-homeless situations. Efforts and funding streams are being directed to assist and prevent homelessness through the expansion of RRH and HP programs (i.e. rental assistance, utility payment assistance, rapid re-housing). This need is supported by CARES Act surveys and needs assessment, Coordinated Entry referral lists, Point in Time and LAS/HMIS data, which are identified in the Consolidated Plan needs assessment and market analysis chapters.
4	Priority Need Name	Housing Conditions
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Rehabilitation Permanent Supportive Housing

	Description	Improvement of housing conditions for LMI households is identified as the County’s fourth priority need. A need to rehabilitate substandard owner- and renter- occupied units and vacant units continues to exist. Based on the needs assessment in the Consolidated Plan and the County’s definition of substandard housing, 4,728 total units are substandard. Of these units, 15% are so severely deteriorated that rehabilitation would not be economically feasible. Based on the number of households requiring assistance through the County’s Home Improvement and Weatherization programs, it is presumed that some of the housing problems of LMI households are physical in nature.
	Basis for Relative Priority	Improvement of housing conditions for LMI households is identified as the County’s fourth priority need. A need to rehabilitate substandard owner- and renter- occupied units and vacant units continues to exist. Based on the needs assessment in the Consolidated Plan and the County’s definition of substandard housing, 4,728 total units are substandard. Of these units, 15% are so severely deteriorated that rehabilitation would not be economically feasible. Based on the number of households requiring assistance through the County’s Home Improvement and Weatherization programs, it is presumed that some of the housing problems of LMI households are physical in nature.
5	Priority Need Name	Housing Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	
	Associated Goals	Permanent Supportive Housing
	Description	Housing supportive services are identified as the County’s fifth priority housing need for LMI households. Supportive services need to be provided to LMI families in order to support independent living. Among the necessary services are counseling, meals, health care, homeless prevention, and transportation. Data from public service agencies and housing providers indicate that there is a strong need for housing related supportive services for individuals, families, elderly, and special needs persons with LMI. Housing services are also essential to homeless populations and individuals/families who reside in permanent supportive housing or are rapidly re-housing in order to sustain such housing and/or move into independent housing.
	Basis for Relative Priority	Housing supportive services are identified as the County’s fifth priority housing need for LMI households. Supportive services need to be provided to LMI families in order to support independent living. Among the necessary services are counseling, meals, health care, homeless prevention, and transportation. Data from public service agencies and housing providers indicate that there is a strong need for housing related supportive services for individuals, families, elderly, and special needs persons with LMI. Housing services are also essential to homeless populations and individuals/families who reside in permanent supportive housing or are rapidly re-housing in order to sustain such housing and/or move into independent housing.
6	Priority Need Name	Public Facility & Infrastructure Improvement
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facility & Infrastructure Improvement

	Description	Based on information solicited during the development of the Consolidated Plan and a Community Development Needs Assessment survey, public facility and infrastructure improvement activities are identified as the primary community development priority need throughout the County. The needs focused on filling gaps within and near to YCPC and municipal designated growth areas, investing in maintenance and increased capacity of existing infrastructure and facilities, and providing a full range of facilities within growth areas of the County.
	Basis for Relative Priority	Based on information solicited during the development of the Consolidated Plan and a Community Development Needs Assessment survey, public facility and infrastructure improvement activities are identified as the primary community development priority need throughout the County. The needs focused on filling gaps within and near to YCPC and municipal designated growth areas, investing in maintenance and increased capacity of existing infrastructure and facilities, and providing a full range of facilities within growth areas of the County.
7	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Fair Housing Emergency Shelter Transitional Housing Public Services

	Description	<p>Provide adequate and cost effective emergency services throughout the County, in addition to human service needs, while utilizing cooperative and regional solutions.</p> <p>Goals: Provide governmental and non-profit organizations with assistance to either continue currently funded activities, establish new services, or increase the level of a service to predominately LMI households. Provide governmental and non-profit organizations with assistance to provide services to persons in need of emergency shelter, including but not limited to: employment; health; fair housing counseling; housing counseling; adequate health care; emergency shelter; job training; programs for the physically and developmentally disabled; and, programs for those at risk of abuse, neglect, or exploitation</p>
	Basis for Relative Priority	<p>Provide adequate and cost effective emergency services throughout the County, in addition to human service needs, while utilizing cooperative and regional solutions.</p> <p>Goals: Provide governmental and non-profit organizations with assistance to either continue currently funded activities, establish new services, or increase the level of a service to predominately LMI households. Provide governmental and non-profit organizations with assistance to provide services to persons in need of emergency shelter, including but not limited to: employment; health; fair housing counseling; housing counseling; adequate health care; emergency shelter; job training; programs for the physically and developmentally disabled; and, programs for those at risk of abuse, neglect, or exploitation</p>
8	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Acquisition Economic Development
	Description	Providing balance, including: workforce development that addresses both employer and employee needs; encouraging non-residential development to serve the County’s recent residential expansion; protecting the review and regulatory processes; and, locating development in appropriate areas of the County.

	Basis for Relative Priority	Providing balance, including: workforce development that addresses both employer and employee needs; encouraging non-residential development to serve the County's recent residential expansion; protecting the review and regulatory processes; and, locating development in appropriate areas of the County.
9	Priority Need Name	Planning
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Planning
	Description	
	Basis for Relative Priority	

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	The 2013-2017 ACS continues to show a growing population within the County. The County is the 8th largest in PA and is the 2nd fastest growing County in the state. With an existing strain on affordable units already present confirmed by market conditions and public housing wait lists, new unit production for affordable housing will be significant during the next five year period.
Rehabilitation	The 2013-17 ACS data continues to reveal an increasing gap in housing affordability. In addition, the County continues to maintain an older housing stock with over a 1/4 of the housing in the County built prior to 1940 and close to 60% built prior to 1980. Overall, 75 % of occupied housing units are owner-occupied, and these conditions reflect the importance of rehabilitation to bring units up to standard. This will be used as a vital tool to maintain and improve the existing housing stock within the County.
Acquisition, including preservation	N/A

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The County estimates that it will receive approximately \$2,231,356 in CDBG funds, \$846,832 in HOME funds, \$185,759.00 in ESG funds, and \$897,431.00 in Continuum of Care funds in Program Year 2020. The County also estimates that it will receive \$1,000,000.00 in Weatherization funds.

The County will use the financial resources at its disposal and will support applications by other agencies for discretionary Federal and State funds to achieve the affordable and supportive housing goals, community development goals, and HUD outcome measures set forth in the Consolidated Plan.

The County will utilize its CDBG Program, HOME Program, H- ESG Program, DOE/LIHEAP Energy Programs, Community Services Block Grant (CSBG) Program, and Social Services Block Grant (SSBG) Program to address local priorities of housing affordability, housing supply, supportive services, and housing conditions. These activities will include financing housing projects, providing needed public infrastructure consistent with the County's Comprehensive Plan, and providing supportive services, as appropriate and eligible.

The Affordable Housing Trust Funds are used primarily as a match for HOME Program funds and assist with funding the County's first time homebuyer program and HOME administration. For 2020, it is expected that a significant portion of AHTF monies generated throughout the Program Year, will be committed to the repayment of the Carriage Works Apartments loan. If any monies remain after funding these priorities, the County may authorize additional housing programs to benefit residents whose annual income is less than the County median household income. The County expects to generate \$250,000.00 annually.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,231,356	103,000	0	2,334,356	9,337,424	Agencies and municipalities applying for CDBG funding through the 3-Year Application/Funding process, must demonstrate the use of CDBG funds based on the ability to leverage other funds and include other entities in partnerships. The ranking committee process considers the projects leveraged funds in its' review and overall scoring of the project. This method has worked for the County and its' ability to bring additional resources to the table.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	846,832	0	0	846,832	3,387,328	The HOME Program requires that an effort be made to leverage HOME Program funds with private funds. The required minimum match is \$1.00 HOME Program funds for each \$3.00 in private funds. The property owners share of the financing may come from personal savings, business cash flow or assets, financing obtained from commercial lending institutions, equity contributions of partners, et al. This requirement is analyzed during the underwriting process and identified in the HOME application. In addition, the AHTF can serve as HOME program match.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	185,759	0	0	185,759	743,036	Each ESG application received during the 3-Year Application/Funding process is required to demonstrate that the proposed activity meets the regulations set by HUD in the Interim Rule for the ESG program, including the documentation of available matching funds for each activity. The CoC Review and Ranking Subcommittee will not consider an ESG application without sufficient matching funds documented.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Rapid re-housing (rental assistance) Transitional housing Other	897,431	0	0	897,431	3,589,724	The expected amount available for Year 1 reflects the GIW ARD for 2020. The YCPC is the lead agency for the York City/County CoC PA-512 and submits the collaborative application that covers both the City and County. Each CoC funded agency must comply with the 25% matching requirement and is monitored by the CoC's Review and Ranking Committee.
Housing Trust Fund	public - local	Homebuyer assistance Homeowner rehab Housing	250,000	0	0	250,000	1,000,000	York County's local Affordable Housing Trust Fund (AHTF) is generated through the recording of deeds and mortgages and the repayment of first time homebuyer loans. The AHTF serves as the HOME Program match and is used to support the County's York Homebuyer Assistance Program (YHAP), HOME administration, and the NSP funded Carriage Works Apartment complex.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Homeowner rehab Other	1,000,000	0	0	1,000,000	4,000,000	York County receives and administers federal Weatherization Assistance Program (WAP) weatherization funds to assist income eligible households. There are no matching requirements with this funding stream.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME Program requires that an effort be made to leverage HOME Program funds with private funds. The required minimum match is \$1.00 HOME Program funds for each \$3.00 in private funds. The property owner’s share of the financing may come from personal savings, business cash flow or assets, financing obtained from commercial lending institutions, equity contributions of partners, et al. This requirement is analyzed during the underwriting process and identified in the HOME application. On a case-by-case basis, the County may provide a greater proportion of project funding when provided with satisfactory documentation that, but for additional funds being provided, the project cannot proceed; or that HOME Program funds may be recaptured.

Agencies and municipalities applying for CDBG funding through the 3-Year Application/Funding process, must demonstrate the use of CDBG funds based on the ability to leverage other funds and include other entities in partnerships. The ranking committee process considers the projects leveraged funds in its' review and overall scoring of the project. This method has worked for the County and its' ability to bring additional resources to the table. For the ESG program, an ESG application received during the 3-Year Application/Funding process is required to demonstrate that the proposed activity meets the regulations set by HUD in the Interim Rule for the ESG program, including the documentation of available matching funds for each activity. The CoC Review and Ranking Subcommittee will not consider an ESG application without sufficient matching funds documented. This review process under the CoC is also consistent for CoC renewal and reallocation applications.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The York County Planning Commission is an active participant with the York County Economic Alliance. Through this partnership and the collaboration with the Redevelopment Authority of York, the County is updated throughout the year on publically owned land/property located within the jurisdiction that could be used for housing and community development activities that address the needs identified in the plan.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YORK COUNTY PLANNING COMMISSION	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
YORK COUNTY HUMAN SERVICES	Government	Homelessness Non-homeless special needs Planning public services	Jurisdiction
YORK/ADAMS MENTAL HEALTH/IDD	Departments and agencies	Homelessness Non-homeless special needs Planning	Jurisdiction
York County Economic Alliance	Departments and agencies	Economic Development public facilities public services	Jurisdiction
COMMUNITY FOUNDATION - YORK COUNTY	Philanthropic organization	Ownership Planning Rental	Jurisdiction
York Housing Authority	PHA	Planning Public Housing	Jurisdiction
Healthy York County Coalition	Subrecipient	Homelessness Non-homeless special needs Planning neighborhood improvements public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
United Way of York County	Subrecipient	Homelessness Non-homeless special needs Planning Public Housing neighborhood improvements	Jurisdiction
YMCA OF YORK & YORK COUNTY	Subrecipient	Homelessness Planning neighborhood improvements	Region
YORK COUNTY AREA AGENCY ON AGING	Departments and agencies	Non-homeless special needs Planning public services	Jurisdiction
YORK COUNTY CAREERLINK	Departments and agencies	Economic Development Planning public services	Jurisdiction
YORK COUNTY LITERACY COUNCIL	Subrecipient	Non-homeless special needs neighborhood improvements public services	Jurisdiction
YORK COUNTY OFFICE OF CHILDREN, YOUTH AND FAMILIES	Departments and agencies	Non-homeless special needs Planning public services	Jurisdiction
YWCA of York and York County	Subrecipient	Homelessness Non-homeless special needs	Jurisdiction
York City/County Continuum of Care	Continuum of care	Homelessness Planning	Jurisdiction
York City Council	Government	Homelessness Ownership Planning Public Housing Rental	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF YORK-BUREAU OF HEALTH	Departments and agencies	Planning public services	Jurisdiction
City of York Dept. of Economic & Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
SCHOOL DISTRICT OF THE CITY OF YORK	Public institution	Homelessness Non-homeless special needs Planning public services	Jurisdiction
Valley Youth House	Subrecipient	Homelessness Rental	Region
BELL SOCIALIZATION SERVICES, INC.	Subrecipient	Homelessness Planning Rental	Jurisdiction
LHOP at York Housing Opportunity Center	Subrecipient	Ownership public services	Region
YORK HABITAT FOR HUMANITY	Developer	Homelessness Non-homeless special needs Ownership Planning	Region
Community Progress Council	Non-profit organizations	Homelessness Non-homeless special needs Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
REALTORS ASSOC OF YORK & ADAMS COUNTIES	Regional organization	Homelessness Non-homeless special needs Ownership Public Housing Rental	Region
York Area Development Corporation	CHDO	Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

York County's primary strength in the institutional structure is our opportunity for interaction among the various governmental, not for profit and for profit agencies that serve the City and County residents and businesses. The County utilizes a variety of committees (such as the York Housing Task Force, the York City/County Continuum of Care, and the County's Citizen Advisory Committee) to provide representation of opinion from a variety of sources. This diversity allows decision-making in York County to reflect the diverse needs of its population. Committees also allow and encourage agencies to form partnerships and work together to coordinate services amongst themselves, and provide guidance to governmental agencies on where funding is needed. Endeavors that have resulted from this community cooperation include regional housing summits that have occurred in 2015-2019, as well as a County-wide 10 Year Plan to End Homelessness, which is being spearheaded by the York County Coalition on Homelessness (YCCH) - York City/County Continuum of Care. The York Housing Advisory Commission (YHAC) has been instrumental in planning the local housing summits, as well as creating sub-committees under their umbrella which are tackling Affordable Housing (including a lender's consortium), and Housing Choice options.

York County also has its share of gaps in delivery. Human Services providers often lack the technical abilities and funding to provide the level of affordable and homeless housing that is needed in the community. Individual projects are often successful at their collaborations, however, larger, system-wide collaborations could result in more housing opportunities, and new stakeholders could improve the lack of available public funding for these projects.

Another gap related to housing availability for homeless populations includes the creation of a Coordinated Entry system to ensure we are permanently housing those most at risk. Coordinated Entry implementation is began in 2015 and continues under the York County Pathway to Home program. Housing issues also include gaps in knowledge about the importance of municipal enforcement of maintenance and housing codes, and greater inter-municipal planning in provision and maintenance of quality affordable housing in all corners of the County.

Economic development in the County could benefit from a consolidated source of information on workforce development programs, agricultural business development and programs, and downtown development programs and resources. Other gaps that have been noted and could be improved upon would be creating a single group focusing on education and its relationship to workforce development in the County, as well as a strong network/sharing mechanism for downtowns in York County to share ideas and successes.

Concerning CHDO's, the County is going through the process of establishing CHDO's for future certification under the HOME Final Rule. Under the new CHDO regulations, the County does not have an established CHDO, but is working with agencies that meet the requirements and have the capacity to operate as one. This includes CHDO's that the County has utilized in the past under pre-HOME Final Rule regulations, including York Area Development Corporation and Habitat of Humanity of York.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The York County Coalition on Homelessness - York City/County CoC PA-512 Leadership Board serves as the focal point for the organizational structure for serving homeless populations in York County. Membership includes not only homeless providers, but also mainstream services like mental health and healthcare. Local agencies serving veterans and their families have utilized the CoC as a place to learn about new services that may be available to their clients, as well as make relationships with providers to help identify veterans in need of assistance. Permanent housing providers and case management providers work together to house those chronically homeless in our community, as a result of participation in the CoC. One local mental health and homeless housing provider has also partnered with our local Children, Youth, & Families office to provide housing specifically for families with children, all as a result of communication at the CoC level.

HIV is a smaller population to serve in York County than the homeless, but two local health care facility, Family First Health and Wellspan Health, provides a variety of services to HIV clients through their HOPWA funding. Family First Health has recently joined our CoC Board and is currently making new partnerships to better serve their population.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

York County Planning Commission's involvement as the CoC Lead Agency, Coordinated Entry Lead and HMIS Lead Agency allows for a hands-on approach to managing the service delivery system for persons experiencing homelessness, as well as special needs that may arise. The CoC's wide variety of service providers also allows for roundtable discussions when important and challenging topics surrounding serving the homeless and special populations arise. Housing providers, case management, and health care are all an active part of the CoC structure in York County, but individuals from the County's Human Services Department (which oversees child welfare, aging services, mental health services, drug and alcohol services, and veterans affairs) is also at the table to provide contacts directly with mainstream resources that may be needed. In addition, the County's mental health, intellectual disabilities, and drug and alcohol Administrator also sits on the CoC Board and plays an active role. This wide variety of experience and knowledge often allows us to tackle challenging problems as a community.

York County also includes gaps in our ability to serve these populations. In more rural areas, transportation can be an issue for those with special needs. Services are often provided directly in York City and Hanover areas, with less availability in rural parts of the County. Homeless housing is also a challenge, and improving and creating new housing with dwindling funds has also been a problem. Permanent housing for families – especially large families – is lacking in York County as well.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

It is anticipated that many of York County's gaps surrounding homeless housing will continue to be improved by the implementation of 211 and York's Pathway to HOME Coordinated Entry system in 2020-2024. This system will allow all homeless individuals to be ranked based on their needs - not just when they applied for services - and will allow York County to provide services to those most desperately in need of them, first. This will result in a higher success rate of housing individuals and families in the most appropriate type of housing available to them. While this strategy will not eliminate homelessness in the community, it will allow us to house those who need it most, in a timely fashion. This should allow us to serve others who may fit shorter term programs as well, since it will free up space for them.

New and creative partnerships have begun to provide housing for homeless families through homeless agencies partnering with child welfare. Based on the success of these programs, additional programs may be implemented. Currently, this partnership appears to be beneficial and providing a cost savings for child welfare, as well as increasing the number of housing options for families with children in our community.

New pilot programs surrounding helping people find the most appropriate and cost effective transportation solutions available to them are currently being tested in Human Services serving agencies in York City. If these pilots prove to be successful, they will be expanded to assist those in more rural areas with choosing their most available and most cost effective option.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Counseling - Rental	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$250,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
2	Homebuyer Assistance - YHAP	2020	2024	Affordable Housing		Affordable Housing	HOME: \$500,000 Housing Trust Fund: \$25,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
3	Rehabilitation	2020	2024	Affordable Housing		Affordable Housing Housing Supply Housing Conditions	CDBG: \$3,200,000 Weatherization Assistance Program: \$5,000,000	Homeowner Housing Rehabilitated: 130 Household Housing Unit Other: 1000 Other
4	Fair Housing	2020	2024	Affordable Housing		Affordable Housing Public Services	CDBG: \$50,000	Other: 4000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Affordable Housing	2020	2024	Affordable Housing		Affordable Housing Housing Supply	HOME: \$3,000,000	Rental units constructed: 60 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Other: 100 Other
6	Emergency Shelter	2020	2024	Homeless		Housing Supply Public Services	CDBG: \$150,000 ESG: \$400,000	Homeless Person Overnight Shelter: 7500 Persons Assisted
7	Acquisition	2020	2024	Affordable Housing Non-Housing Community Development		Housing Supply Economic Development	CDBG: \$50,000	Other: 2 Other
8	Transitional Housing	2020	2024	Homeless		Housing Supply Public Services	Continuum of Care: \$900,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 40 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Rapid Re-Housing & Homeless Prevention	2020	2024	Homeless Homeless Prevention		Rapid Re-Housing & Homeless Prevention	ESG: \$330,000 Continuum of Care: \$2,000,000	Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted Homelessness Prevention: 150 Persons Assisted
10	Permanent Supportive Housing	2020	2024	Homeless		Affordable Housing Housing Supply Housing Conditions Housing Supportive Services	Continuum of Care: \$1,000,000	Housing for Homeless added: 20 Household Housing Unit
11	Public Facility & Infrastructure Improvement	2020	2024	Non-Housing Community Development		Public Facility & Infrastructure Improvement	CDBG: \$5,200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted
12	Economic Development	2020	2024	Non-Housing Community Development		Economic Development		Other: 1 Other
13	Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$900,000	Public service activities other than Low/Moderate Income Housing Benefit: 100000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Planning	2020	2024	Non-Housing Community Development		Planning	CDBG: \$200,000	Other: 15 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Counseling - Rental
	Goal Description	To provide financial assistance, through the CDBG Program to carry out the counseling for the rental assistance program for extremely low to moderate income households.
2	Goal Name	Homebuyer Assistance - YHAP
	Goal Description	
3	Goal Name	Rehabilitation
	Goal Description	To rehabilitate, to the extent practical, homes owned and occupied by extremely low, low, and moderate income individuals and families through the County's Housing Assistance Program. Rehabilitation may include sanitary sewer and water service line hook-ups. In addition, to evaluate the energy efficiency of existing owner and rental units occupied by extremely low and low income individuals and families and, where necessary, reduce the energy costs of these households through weatherization practices through the County's Weatherization Assistance Program.
4	Goal Name	Fair Housing
	Goal Description	To provide financial assistance to nonprofit agencies to expand or establish new programs to address fair housing issues, especially those that affect housing affordability.

5	Goal Name	Affordable Housing
	Goal Description	To provide financial assistance to private, public, and/or nonprofit housing developers to preserve existing affordable rental units, construct new rental units and/or to substantially rehabilitate or convert existing structures into affordable rental units for extremely low, low, and moderate income renters. The County will provide assistance which will result in the preservation, development, and/or rehabilitation of 250 affordable rental units for extremely low to moderate income households, including small and large families, elderly, individuals, and special needs persons, including those with mental and physical disabilities. In addition, the County will work with private, public, nonprofit, and/or CHDO developers to create affordable units for homeownership.
6	Goal Name	Emergency Shelter
	Goal Description	To provide financial assistance to nonprofit emergency shelter providers to maintain existing and provide additional emergency shelter facilities for homeless single men, single women, and families with children, as well as veterans and victims of domestic violence. This includes operations and shelter renovations.
7	Goal Name	Acquisition
	Goal Description	To provide financial assistance to private, public, and nonprofit housing developers for the acquisition of land which is appropriately zoned and serviced with public water and public sewer for the construction of new rental units for elderly households, small families, large families, single individuals, and persons with special needs, including mental and physical disabilities who have extremely low to moderate incomes.
8	Goal Name	Transitional Housing
	Goal Description	To provide financial assistance to private, public, and/or nonprofit agencies for the continued operation of existing and/or development of additional transitional housing facilities.
9	Goal Name	Rapid Re-Housing & Homeless Prevention
	Goal Description	Prioritize and establish Rapid Re-Housing activities and homeless prevention projects through the ESG and CoC programs. Rapid Re-Housing activities will focus on moving individuals and families that are homeless into appropriate housing as quickly as possible. This process will be enhanced through the County's continuing of York Pathway to HOME Coordinated Assessment and Entry. Homeless prevention and outreach will be targeted to those at risk of homeless in order to stabilize individuals and families through various activities.

10	Goal Name	Permanent Supportive Housing
	Goal Description	Maintain and expand the supply of permanent supportive housing (PSH) in York County. Through HEARTH and other funding streams, maintain existing PSH developments and create new units.
11	Goal Name	Public Facility & Infrastructure Improvement
	Goal Description	To eliminate slums and blight, prevent blighting influences, provide needed community facilities, promote economic development, and eliminate conditions which are detrimental to the health, safety, and public welfare in York County neighborhoods and communities, principally those lived in by low and moderate income households.
12	Goal Name	Economic Development
	Goal Description	To assist special economic development activities that benefit the public and provide economic opportunities and employment principally for low and moderate income and unemployed persons. The County's strategy is to support applications submitted to other entities that involve economic development activities, including, but not limited to: <ul style="list-style-type: none"> • Commercial and Industrial Redevelopment • Commercial and Industrial Infrastructure • Jobs and Tax Base Retention and Development • New Business Development & Transportation
13	Goal Name	Public Services
	Goal Description	To provide governmental and non-profit organizations with assistance to either continue currently funded activities, establish new services, or increase the level of a service to predominately low and moderate income households and to persons in need of emergency shelter, including, but not limited to, employment, health, fair housing counseling, housing counseling, adequate health care, emergency shelter, job training, programs for the physically and developmentally disabled, and programs for those at risk of abuse, neglect, or exploitation.

14	Goal Name	Planning
	Goal Description	To promote planning activities in order to enable public officials and organizations to make informed decisions, including, but not limited to, comprehensive plans, community development plans, functional plans, and other plans and studies, such as small area and neighborhood plans, capital plans, individual project plans, and development of strategies, action programs, and land use ordinances to implement plans.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The County of York estimates that a total of 200 families that are extremely low-income, low-income, and moderate-income will be assisted with HOME funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The York Housing Authority currently has 314 tenant family members who are disabled and 41 existing accessible units for the mobility disabled. A total of 43 units have been adapted for hearing/vision impaired tenants. All new developments will continue to have the 5% or 2% quota applied. While disabled applicants do not receive a preference, they have first priority on the waiting list for accessible units after existing disabled tenants have been given a chance to occupy the unit.

Activities to Increase Resident Involvements

York Housing Authority (YHA) continues to maintain resident councils at its developments. These councils have input/involvement with YHA management operations and modernization needs. Resident council officers serve on YHA's Resident Advisory Board (RAB) and share their concerns and suggestions at monthly RAB meetings. YHA proposes two actions to increase resident involvement in management.

1. RAB memberships will be extended to residents of developments that do not have a Resident Council. Participation is dependent on the resident's compliance with YHA resident regulations.
2. When possible and appropriate, the Resident Initiative Coordinator will increase the involvement of residents in meetings with outside agencies or committees. Resident ideas and suggestions may continue to flourish in this environment, resulting in increased collaboration among our respective agencies.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

York County prepared a "Analysis of Impediments to Fair Housing Choice" report in 2012, and it was subsequently adopted by the County Commissioners. The Report identifies barriers to fair housing choice and opportunities, including barriers to affordable housing, that exist throughout the County. The barriers to affordable housing identify negative effects as a result of public policy.

Affordable housing in York County is a pressing need. The economic turmoil which has been fueled by recession, the foreclosure crisis, and increased unemployment has affected many residents. Affordable housing opportunities have become out of reach for many, at every income level. The high rate of foreclosure has elevated the demand for rental properties and increased demand has driven up rental costs. This is all complicated by the fact that the public housing system in York County sees little turnover. There are also a significant number of homes that have been abandoned due to foreclosure, however, mortgages are exceedingly difficult to obtain. Despite the increased availability of homes and the lower interest rates, many homes are caught within the varying stages of bank ownership. This further complicates and extends the sale process. As a result of the economic collapse, the number of subdivision and land development plans for new home construction has decreased precipitously over the past six (6) years. When comparing 2006 to 2010, the proposed number of new dwelling units decreased by 78%. The decreasing number of new homes being built and the overall slowing of the home sale market has had a demonstrably negative effect on the Affordable Housing Trust Fund (AHTF) in York County. This fund, comprised of fees derived from the recording of mortgages and deeds, has grown at a much slower pace. The AHTF is often used to aid in the financing of affordable housing projects; with less funding, fewer projects can be assisted.

Subdivision and land development ordinances, zoning ordinances and building codes are implemented to protect public health, safety and welfare and/or to comply with State or Federal mandates. Sometimes these regulations result in increased costs which can impede the development of housing that is affordable for persons of low to moderate incomes. This can also have a negative impact on protected classes.

Administrative policies, including Federal regulations, are also included in this discussion. In some cases, the regulations themselves limit what can be done. A good example is lead based paint abatement. The requirements and cost of the lead based paint abatement process are often cost prohibitive to a rehabilitation project. The County's policy to locate affordable housing developments in growth areas with access to infrastructure, public water and sewer is also a consideration. Limited or no access to a personal vehicle or to public transportation can place limitations on where individuals can reside and work. For those who rely on public transportation for access to employment, affordable housing opportunities can be impeded.

When there is a limited supply of affordable housing, lower income populations may be forced into substandard housing. Other households will look to alternative housing options, such as "doubling up"

where households combine to cut expenses. However, this may be in violation of municipal zoning ordinances, which often limit the number of unrelated persons that can live in a dwelling unit. When forced to live in substandard housing conditions, it can lead to disparate treatment of protected class individuals and families.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

It is vital that York County take measures to address the lack of affordable housing. The following recommendations include new, as well as continuing, actions to be carried out by the County in an effort to curtail the lack of affordable housing.

Recommendations:

- Research other sources of non-Federal funds to increase the supply of affordable housing
- Continue to place emphasis on housing affordability in regularly scheduled updates to the York County Housing and Community Development Plan (CDBG, HOME and ESG)
- Create and maintain a library of samples and resources to educate and encourage municipalities about Housing Quality Standards and Housing Maintenance Codes
- Review municipal plans and ordinances, or amendments thereto, to determine consistency with the Fair Housing Act. Any proposed provision that appears to limit housing choice or to impose unnecessary restrictions should be brought to the attention of local officials
- Review existing municipal zoning ordinances to determine the amount of land available for multi-family development
- Review existing municipal zoning ordinances to identify provisions that have the potential to affect the supply of affordable housing (e.g., minimum habitable floor area, density/lot area)
- Require that municipalities using CDBG funds to prepare or update their comprehensive plan or land use ordinances address affordable housing concerns
- Continue to provide financial assistance for the construction and rehabilitation of affordable housing
- Continue to partner with developers that build smaller, more affordable housing units
- Continue to explore public transportation needs and improve the mobility of residents by supporting the implementation of the York County Transit Development Plan
- Continue YCPC staff assistance to municipalities when drafting new ordinances or amendments to ordinances or plans to assure fair housing issues are addressed

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During the height of the COVID-19 pandemic in 2020, York County was able to create their first Coordinated Street Outreach team. Friends & Neighbors of Pennsylvania, a York County nonprofit, oversees this work. When communities were closing doors to the public and limiting shelter beds, this program was there to engage with those experiencing homelessness on the streets and ensuring they had information about the pandemic, services that were available and those that had changed, providing twice-daily disinfected sanitation stations, as well as masks, sanitizer, etc. This organization also worked tirelessly to connect individuals and households to housing options ranging from shelter to permanent housing.

Many of the unsheltered homeless in York County also struggle with mental health issues, and Bell Socialization Services, a nonprofit in York County, does some outreach to these populations through their PATH program, which attempts to engage these populations and encourage them to seek permanent housing for those with mental health issues. They work closely with the Friends & Neighbors team.

Both sheltered and unsheltered households are connected with Bell Socialization Next Door, as well. They partner with Friends & Neighbors, the PATH team, and all of the emergency shelter and transitional housing programs in York County. Next Door provides emergency hotel vouchers, rapid rehousing and eviction prevention assistance, but the core of their services is case management. This case management is available to homeless, near homeless (at risk of eviction) as well as those who are housed, but low income and struggling. Next Door, through their case management support channels, operates as the largest community assessor for the Coordinated Entry process. Next Door is commonly the first phone call for someone who is unsure of next steps and at risk or has lost housing, so this is a natural fit to ensure their needs are identified.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelters and transitional housing programs are a major part of the homeless housing services provided in York County. York County has 5 transitional housing programs (serving families, domestic violence victims, single men, and seniors), and 10 year round emergency shelters (serving families, individuals, and domestic violence victims). These programs are predominately funded through a variety of faith-based and state funding sources (such as the Homeless Assistance Program and the Human Services Development Fund) due to the shift in many HUD funding sources to rapid re-housing and permanent supportive housing, but York County ESG still supports 3 of these. Most of the emergency shelter options in York County run a waiting list, as do the transitional housing programs – especially for families. York County is working to determine how we can provide more permanent housing options to families, with the intent of moving them from these emergency and transitional housing programs and

into something more long-term. The largest set-backs to providing families with permanent housing in York County continues to be jobs that pay a living wage, as well as affordable housing that is large enough to accommodate the family size.

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.

York County has made Rapid Re-Housing (RRH) a priority in this community and has added additional RRH projects and dollars to the community every year since 2013. York County has brought in Home4Good and PHARE dollars to assist with this work. In addition, York County provides Pennsylvania Homeless Assistance Program (HAP) dollars for individuals who are at risk of losing their home (to prevent homelessness), as well as those who need help with a down payment or first month's rent to get into a home of their own. A majority of these sources of rapid re-housing and homeless prevention funds are managed through two local nonprofits, Bell Socialization Services and Valley Youth House. This, combined with Coordinated Entry prioritization and referral, increases the odds of an individual or family finding the most appropriate fit through a variety of funding sources offering these services. These programs also provide strong case management components that can be continued after financial assistance for the unit has ended. This ongoing case management (with an option to return to case management at a later date) allows for a resource if the household faces challenges that put them at risk of losing their housing in the future.

York County also adopted the Housing First model of housing assistance in 2015, and has been dedicated to locating affordable and appropriate housing for homeless families as quickly as possible since then. York County added a Housing Navigator to the CoC and CE processes in 2020, and is working on building community and landlord engagement to decrease the amount of time it takes to locate a unit for a household.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Foster Care Discharge Protocol: York County is required by Pennsylvania state law to provide discharge plans for individuals exiting foster care, as identified in the state PA OCYF Bulletin #31030-11-04, & Independent Living Guidelines. A law passed in 2012 allowed youth under 21 who age out of the foster care system to remain in care until 21. These policies are designed to ensure that youth served by the

foster care system are not discharged to homelessness. York County OCYF is required to develop transition plans before youth are discharged from foster care. These transition plans begin when the youth is 16 or minimum 6 months before discharge. State policy says the plan may not include referrals to shelters & should include a court-approved plan for safe/sustainable housing.

In 2018, York County was able to create a stronger partnership for housing opportunities in York County with Valley Youth House, who serves several counties in the eastern part of Pennsylvania. These additional housing supports assist with the foster care discharge planning protocol.

Health Care/Hospital Discharge Protocol: York County follows the Pennsylvania-state mandated laws regarding discharge from health care facilities/hospitals. Pennsylvania hospitals must have written discharge policies meeting requirements of Federal Conditions for Participation in Medicare upon available resources & supports. York County's CoC stays current on hospital policies regarding discharge of homeless patients & on 'superutilizer' projects that work with clients with multiple, chronic needs to stabilize them & avert homelessness & ER visits. All three York hospitals have patients meet with a social worker to assess needs, develop a discharge plan, assess psycho-social issues & screen for homelessness. All hospitals arrange for case management when needed & referrals for primary care upon discharge from the facility. Hospitals assist in the MA application process & give information on subsidized housing. Contact with assisted living/nursing social workers is made when needed.

Since the onset of the pandemic in 2020, healthcare systems have also formed more direct partnerships with housing and service providers, including many of our shelters, case management, and street outreach entities. WellSpan Health, one of our major health systems, has already created medical respite beds to support those needing to discharge but unfit for a congregate shelter setting. It provides a healing space that is more private and provides more nursing care than a standard shelter, while allowing them time to connect to housing and service resources. We've also worked closely with both health systems throughout the pandemic to support unsheltered individuals in need of quarantine or isolation due to COVID-19.

Mental Health Facility Discharge Protocol: York County follows the Pennsylvania-state mandated policies on discharge from a mental health facility – also referred to as a 'state hospital.' Discharge from a state hospital cannot occur unless housing, treatment, case management and rehabilitation services are in place at the county level. The goal of OMHSAS is that individuals be engaged & supported in identifying and moved into the most integrated housing of their choice in the community. York/Adams MH/IDD has housing options available to individuals discharged with serious & persistent mental illness facing homelessness. Case management works with the consumer to identify the level of support needed; makes referrals to agencies providing the service and links the consumer to supportive services locally. York/Adams MH uses housing caseworkers to assist consumers in locating affordable permanent housing. York County MH also has respite care beds that case managers can access.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The priority of the County will be to develop and implement activities to address lead-based paint hazards. In order for lead-based paint abatement and hazard reduction activities to be effective, housing providers and contractors, as well as residents, must be educated and encouraged to participate in any available abatement or hazard reduction programs.

At a minimum, the County will continue its Lead-Based Paint Hazards Educational Program and will develop specific lead abatement programs. The Educational Program includes informing residents of potential lead-based paint hazards, the need to have children tested, the use of appropriate cleaning methods, and the symptoms associated with childhood lead poisoning. In addition, the County will continue to provide training to the Housing Assistance Program staff regarding potential lead-based paint hazards and safe lead-based paint removal techniques. All programs and activities developed with regard to lead-based paint hazards have been integrated into the County's Housing Assistance Program Operating Manual.

How are the actions listed above related to the extent of lead poisoning and hazards?

The aging housing stock of the County built pre 1978 is a significant factor when considering the actions the County must take to address lead based paint hazards, especially during housing program implementation.

How are the actions listed above integrated into housing policies and procedures?

As mentioned previously, the County's actions addressing lead based paint hazards are integrated into the County's Housing Assistance Program Operating Manual that covers housing programs and activities. Regarding the Home Improvement Program (HIP), homeowner rehabilitation, program applicants for homeowner rehabilitation, through the County's Home Improvement Program, are provided with information concerning lead-based paint. The information alerts families of where lead-based paint can be found in their home, where it is likely to be a hazard, and the need to have children tested. It also informs them of how to check their homes for lead and measures that can be taken to reduce lead hazards. Lead based paint hazard assessments are conducted on all Home Improvement Program (HIP) cases in accordance with the HUD Regulation (24CFR35).

Lead-based paint hazard assessments are conducted in homes dating back prior to 1978. The rehabilitation specialist, who is a certified risk assessor, conducts a visual assessment and a paint test or risk assessment to determine the presence and levels of lead in the home. If lead is detected, the manner in which the hazard is controlled is specified and remediation work is completed by a qualified contractor. Clearance and lab testing verify the property is free of lead-based paint hazards. There were no home improvement cases found to have lead-based paint hazards in 2019.

A percentage of HOME program rental units are also inspected annually and monitored for the maintenance of lead-based paint hazards.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

York County will utilize available resources to increase the availability of affordable housing for households with incomes below the poverty level. Providing rental assistance and promoting home ownership are the primary programs that will be utilized to address the housing needs of such households, as follows:

Programs to Assist Households With Incomes Below the Poverty Level

There are a variety of programs available to assist households with incomes below the poverty level. This section outlines programming available for rental assistance and homeownership.

Rental Assistance

The County, through the York Housing Authority, will utilize the Federal Section 8 Rental Certification and Voucher Programs to provide rental assistance to renters meeting Federal preferences. Other programs that will be utilized include the State funded Housing Assistance Program for the homeless and private rental assistance programs of Lutheran Social Services, Salvation Army, Southern Community Services, and other local community action agencies. In addition, through the Community Development Block Grant Program, the County will provide assistance to various nonprofit public service agencies that provide rental assistance to households with incomes below the poverty level.

Homeownership

The County will utilize its Affordable Housing Trust Fund Program and HOME Program - York Homebuyers Assistance Program, PHFA Homeownership Program, and the Turnkey Homeownership Program. The CDBG Program will also be utilized to counsel first time homebuyers.

Homeless/Near Homeless Assistance

Numerous programs referenced in the homeless supportive services section of this document are funded by the Human Services Development Fund (HSDF). The target population of this funding stream are adults between the ages of 18-59 with an income of 125% of poverty. Additional programs are funded by the County Homeless Assistance Program (HAP) whose guidelines vary by program but can extend to 200% of poverty. Many social service programs offered have no income guidelines.

Funding is also set aside to meet transportation needs of the impoverished. The Medical Assistance Transportation Program provides transportation to medical related programs while the HSDF Transportation Program can provide additional transportation options to social service related appointments.

The local Public Assistance Office has made efforts to increase their presence in the community and increasing their outreach efforts into rural parts of the County.

The Homeless Providers Group (HPG) of York County created a "Pocket Guide for the Homeless" particularly designed to assist homeless persons locate food, clothing, and shelter in York County. This Guide, however, can be of use to any person in need of assistance.

Several organizations in the community both faith based and non-profit provide street feedings and hot meals. York County has over 30 food pantries located throughout the County for individuals and families in need.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The County's strategy to reduce poverty is coordinated with, and tied to the needs and goals component of this plan. Strategy implementation will have a direct impact on those families and individuals who are at-risk or living in poverty. The actions by the County that addressed poverty under the last Consolidated Plan are as follows:

- The County utilized available resources to increase the availability of affordable housing by providing funding for rental housing development projects that will be occupied by low/moderate income persons/families.
- The County utilized Affordable Housing Trust Funds and HOME funds to financially assist low income first time homebuyers with the purchase of a home in the County. CDBG funds were used to provide housing related counseling to first time homebuyers through the Community Progress Council.
- The Planning Commission continued to collaborate with the Office of Domestic Relations, the Department of Human Services, the Department of Community Services, and the Department of Mental Health/Mental Retardation, as well as an array of public service providers, to insure a continuum of services and programs for low/moderate income persons/families, including those with special needs.
- The County's Home Improvement Program enabled low/moderate income homeowners to continue to occupy their homes by providing an affordable means to do necessary repairs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Program - Housing Rehabilitation Activities - After a rehabilitation/home improvement activity is completed, a letter will be annually sent to each Housing Rehabilitation client/property owner to verify the following Program requirements: the client continues to own and live in the property, the client has paid all property taxes and sewer/water rentals, the client continues to maintain the property, the client carries sufficient property (homeowners) insurance, and the client has not declared bankruptcy or financial insolvency.

Monitoring: CDBG Public Service, ESG activities, Construction, and Planning Activities are monitored on a frequent basis. YCPC staff reviews every request for payment for accuracy and eligibility. Municipalities and non-profits are required to submit quarterly reports which are reviewed by YCPC staff for progress and/or beneficiary data. YCPC conducts bid procurement for construction activities, conducts site visits to monitor progress, and monitors federal labor requirements. Staff visits are made to public service recipients to review documentation of low and moderate income requirements. Details of monitoring for each type of activity are attached.

Minority Outreach Program: York County encourages Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) and Section 3 businesses to be a part of the bid process for projects funded by the CDBG program. Updated MBE and WBE and Section 3 businesses listings are on the YCPC website. The procedure for maintaining and updating the lists is as follows: •On an annual basis, an advertisement is placed in the York County newspapers requesting businesses that qualify to contact YCPC. •At the same time the ad is placed, letters and questionnaires are sent to businesses on the lists requesting updates. •Copies of updated lists are mailed to all County of York municipalities, including the City of York, as well as to engineering firms and contractors that participate in the CDBG program construction projects. •Copies of the lists are inserted into all project construction bid specs and contractors are encouraged to use MBE/WBE and Section 3 businesses for any subcontracting and purchasing. •Detailed General Federal Terms and Conditions are available upon request.

HOME Monitoring: Each HOME project will be subject to an annual file monitoring for compliance with all HOME program regulations including the Affirmative Marketing Plan, which shall be reviewed and approved by the County. If the Owner has not complied with program requirements, a monitoring report will be issued identifying the areas of non-compliance and a written mitigation plan will be required. Each project shall submit an annual Certificate of Compliance, a HOME Benefit Data Report and quarterly compliance reports. In accordance with HOME regulations stated in 24 CFR Part 92, the County of York performs on-site inspections during the period of affordability for all HOME assisted rental housing. These inspections are to be done no less than: every three (3) years for projects

containing 1 - 4 units; every two (2) years for projects containing 5 - 25 units; and every year for projects containing 26 or more units. The inspections are done to determine compliance with the property standards of 24 CFR Part 92.251 and need to be done on 20% of the total number of units in the project including at least one handicapped unit. In the case of multiple buildings, at least one (1) unit in every building needs to be inspected. If the non-compliance involves vacant units, a warning will be given and the owner will be required to notify the County of York each time there is a vacancy. If, by the next annual review, the owner still fails to comply, the owner will be advised that the project is in default and that available legal action will be commenced to recover HOME Program funds.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The County estimates that it will receive approximately \$2,231,356 in CDBG funds, \$846,832 in HOME funds, \$185,759.00 in ESG funds, and \$897,431.00 in Continuum of Care funds in Program Year 2020. The County also estimates that it will receive \$1,000,000.00 in Weatherization funds.

The County will use the financial resources at its disposal and will support applications by other agencies for discretionary Federal and State funds to achieve the affordable and supportive housing goals, community development goals, and HUD outcome measures set forth in the Consolidated Plan.

The County will utilize its CDBG Program, HOME Program, H- ESG Program, DOE/LIHEAP Energy Programs, Community Services Block Grant (CSBG) Program, and Social Services Block Grant (SSBG) Program to address local priorities of housing affordability, housing supply, supportive services, and housing conditions. These activities will include financing housing projects, providing needed public infrastructure consistent with the County's Comprehensive Plan, and providing supportive services, as appropriate and eligible.

The Affordable Housing Trust Funds are used primarily as a match for HOME Program funds and assist with funding the County's first time homebuyer program and HOME administration. For 2020, it is expected that a significant portion of AHTF monies generated throughout the Program Year, will be committed to the repayment of the Carriage Works Apartments loan. If any monies remain after funding these priorities, the County may authorize additional housing programs to benefit residents whose annual income is less than the County median household

income. The County expects to generate \$250,000.00 annually.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,231,356	103,000	0	2,334,356	9,337,424	Agencies and municipalities applying for CDBG funding through the 3-Year Application/Funding process, must demonstrate the use of CDBG funds based on the ability to leverage other funds and include other entities in partnerships. The ranking committee process considers the projects leveraged funds in its' review and overall scoring of the project. This method has worked for the County and its' ability to bring additional resources to the table.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	846,832	0	0	846,832	3,387,328	The HOME Program requires that an effort be made to leverage HOME Program funds with private funds. The required minimum match is \$1.00 HOME Program funds for each \$3.00 in private funds. The property owners share of the financing may come from personal savings, business cash flow or assets, financing obtained from commercial lending institutions, equity contributions of partners, et al. This requirement is analyzed during the underwriting process and identified in the HOME application. In addition, the AHTF can serve as HOME program match.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	185,759	0	0	185,759	743,036	Each ESG application received during the 3-Year Application/Funding process is required to demonstrate that the proposed activity meets the regulations set by HUD in the Interim Rule for the ESG program, including the documentation of available matching funds for each activity. The CoC Review and Ranking Subcommittee will not consider an ESG application without sufficient matching funds documented.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Rapid re-housing (rental assistance) Transitional housing Other	897,431	0	0	897,431	3,589,724	The expected amount available for Year 1 reflects the GIW ARD for 2020. The YCPC is the lead agency for the York City/County CoC PA-512 and submits the collaborative application that covers both the City and County. Each CoC funded agency must comply with the 25% matching requirement and is monitored by the CoC's Review and Ranking Committee.
Housing Trust Fund	public - local	Homebuyer assistance Homeowner rehab Housing	250,000	0	0	250,000	1,000,000	York County's local Affordable Housing Trust Fund (AHTF) is generated through the recording of deeds and mortgages and the repayment of first time homebuyer loans. The AHTF serves as the HOME Program match and is used to support the County's York Homebuyer Assistance Program (YHAP), HOME administration, and the NSP funded Carriage Works Apartment complex.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Homeowner rehab Other	1,000,000	0	0	1,000,000	4,000,000	York County receives and administers federal Weatherization Assistance Program (WAP) weatherization funds to assist income eligible households. There are no matching requirements with this funding stream.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME Program requires that an effort be made to leverage HOME Program funds with private funds. The required minimum match is \$1.00 HOME Program funds for each \$3.00 in private funds. The property owner’s share of the financing may come from personal savings, business cash flow or assets, financing obtained from commercial lending institutions, equity contributions of partners, et al. This requirement is analyzed during the underwriting process and identified in the HOME application. On a case-by-case basis, the County may provide a greater proportion of project funding when provided with satisfactory documentation that, but for additional funds being provided, the project cannot proceed; or that HOME Program funds may be recaptured.

Agencies and municipalities applying for CDBG funding through the 3-Year Application/Funding process, must demonstrate the use of CDBG funds based on the ability to leverage other funds and include other entities in partnerships. The ranking committee process considers the projects leveraged funds in its' review and overall scoring of the project. This method has worked for the County and its' ability to bring additional resources to the table. For the ESG program, an ESG application received during the 3-Year Application/Funding process is required to demonstrate that the proposed activity meets the regulations set by HUD in the Interim Rule for the ESG program, including the documentation of available matching funds for each activity. The CoC Review and Ranking Subcommittee will not consider an ESG application without sufficient matching funds documented. This review process under the CoC is also consistent for CoC renewal and reallocation applications.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The York County Planning Commission is an active participant with the York County Economic Alliance. Through this partnership and the collaboration with the Redevelopment Authority of York, the County is updated throughout the year on publically owned land/property located within the jurisdiction that could be used for housing and community development activities that address the needs identified in the plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Counseling - Rental
	Goal Description	
2	Goal Name	Rehabilitation
	Goal Description	
3	Goal Name	Affordable Housing
	Goal Description	
4	Goal Name	Homebuyer Assistance - YHAP
	Goal Description	

5	Goal Name	Fair Housing
	Goal Description	
6	Goal Name	Emergency Shelter
	Goal Description	
7	Goal Name	Rapid Re-Housing & Homeless Prevention
	Goal Description	
8	Goal Name	Public Facility & Infrastructure Improvement
	Goal Description	
9	Goal Name	Public Services
	Goal Description	
10	Goal Name	Planning
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

In order to achieve the statutory goals of providing decent housing, providing a suitable living environment, and expanding economic opportunities, the County of York has set forth specific local housing and community development goals, objectives, and priorities in its Consolidated Plan. With regard to housing, the goal is to provide housing which is affordable, safe, sanitary, and decent for low and moderate income families and persons in York County, without discrimination, through increased production, available and affordable financing, code enforcement, demolition, interim rehabilitation assistance, and other related activities.

With regard to community development, the primary goal is to eliminate slums and blight, prevent blighting influences, provide needed community facilities and eliminate conditions which are detrimental to health, safety, and public welfare in York County neighborhoods and communities, principally those lived in by low and moderate income persons. It is also the goal of the County to assist in providing new or increased levels of service to low and moderate income persons, to promote planning activities in order to enable public officials and organizations to make informed decisions in areas affecting housing and community development, and to promote economic development in order to provide economic opportunities and employment for all segments of York County's labor force, but principally for lower income and unemployed persons.

Goals were developed in response to a "needs assessment" and with consideration of regulatory restrictions. In an effort to achieve these local goals and to meet the HUD objectives and outcomes identified in the Consolidated Plan, the County proposes to carry out an array of projects and activities during the 2020 Program Year.

In order to maintain consistency with HUD's Integrated Disbursement and Information System (IDIS), the "projects" proposed in the 2020 Action Plan identify broad areas of focus, such as public facility and infrastructure improvements; housing assistance; and planning. The proposed "activities", on the other hand, are specific actions taken in furtherance of a particular "project". For example, the County may implement a "project" entitled Public Facility and Infrastructure Improvements. The applications funded to carry out the project, such as street repairs, curb/sidewalk repairs, ADA improvement, or water line repairs, would be the "activities" within the "project". The combination of a project and its activities ultimately serve to meet an established program objective.

1. Public Facilities and Infrastructure
2. Public Services
3. Housing Assistance
4. Planning

5. CDBG and CDBG-CV Program Administration
6. Jewish Community Center – Diversity Acceptance Program
7. ESG20 and ESG-CV, York County, PA
8. HOME Program

Projects

#	Project Name
2	ESG20 York County, PA
3	Housing Assistance
4	Planning
5	CDBG & CDBG-CV Program Administration
6	Fair Housing Activity
7	Public Services
8	HOME Program
9	Public Facilities and Infrastructure

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	ESG20 York County, PA
	Target Area	
	Goals Supported	Emergency Shelter Rapid Re-Housing & Homeless Prevention
	Needs Addressed	Affordable Housing Rapid Re-Housing & Homeless Prevention Housing Supportive Services
	Funding	ESG: \$826,307
	Description	ESG funding is awarded by the U. S. Department of Housing and Urban Development (HUD) to fund agencies providing shelter, supportive housing programs, housing assistance and prevention activities to the homeless and near homeless population. ESG-CV funds will be used to prevent, prepare for, and respond to the Coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance; and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 350 homeless and near homeless families will benefit from the proposed activities.
	Location Description	All ESG and ESG-CV projects and activities are County-Wide in scope.
	Planned Activities	YMCA of York County & YWCA of York County - Emergency Shelter Operations Bell Socialization Services - Homeless Prevention and Rapid Re-Housing RA ESG-CV: Bell Socialization Services, YMCA and YCPC Hotel Quarantine Services - Emergency Shelter Activity; Bell Socialization Services & The Program - Homeless Prevention; Bell Socialization Services, The Program and Valley Youth House - Rapid Re-Housing RA
2	Project Name	Housing Assistance
	Target Area	
	Goals Supported	Housing Counseling - Rental Rehabilitation Affordable Housing

	Needs Addressed	Affordable Housing Housing Supply Housing Conditions Housing Supportive Services
	Funding	CDBG: \$998,267
	Description	CDBG HOUSING ASSISTANCE PROJECT DELIVERY - PERSONNEL & OPERATING: General management, oversight, and coordination of the Housing Assistance Program, including indirect and operating costs associated with the program. HOME IMPROVEMENT PROGRAM: Funds will be used for housing rehabilitation and Weatherization for low/moderate income property owners. Also, HOME Program delivery for both Housing Department and the York Housing Assistance Program - CDBG \$873,000.00CDBG-CV funds will be used to prevent, prepare for, and respond to the Coronavirus pandemic (COVID-19), and will support housing, public service, and public infrastructure activities that address needs of low-moderate income persons affected by COVID-19. CDBG-CV - \$125,267.00
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	200 low/moderate income families will benefit from the proposed activities.
	Location Description	All housing assistance and rehabilitation will be County - Wide and activities will be location specific as HIP, YHAP and AHDP applications are reviewed and accepted.
	Planned Activities	Home Improvement Program (HIP) - homeowner rehabilitation Affordable Housing Development/Preservation HOME Project Delivery and YHAP (first-time homebuyer) delivery assistance
3	Project Name	Planning
	Target Area	
	Goals Supported	Planning
	Needs Addressed	Planning
	Funding	CDBG: \$45,000
	Description	CDBG Planning Project - Planning Activities County-Wide

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Planning activities will benefit low/mod areas within municipalities that are listed in the planned activities.
	Location Description	Southern York County Regional Comprehensive Plan Update - southern York County York County Planning Commission Comprehensive Plan Update - County - Wide benefit.
	Planned Activities	Southern York County Regional Comprehensive Plan Update - southern York County York County Planning Commission Comprehensive Plan Update - County - Wide benefit.
4	Project Name	CDBG & CDBG-CV Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$642,566
	Description	CDBG Administration: To manage, coordinate and oversee projects involving housing and community development activities that primarily benefit low/mod income individuals and families - \$380,000.00CDBG-CV funds will be used to prevent, prepare for, and respond to the Coronavirus pandemic (COVID-19), and will support housing, public service, and public infrastructure activities that address needs of low-moderate income persons affected by COVID-19 - \$262,566.00
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	York County Planning Commission - CDBG & CDBG-CV Program Administration
	Planned Activities	CDBG & CDBG-CV Program Administration

5	Project Name	Fair Housing Activity
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Jewish Community Center project includes staff expenses for Diversity Education activities. Assist school districts to establish diversity committees, create diversity strategic plans, assess a school's climate, present diversity programs, and review policies and procedures for inclusiveness. Their services also extend to include diversity and fair housing trainings, such as one ongoing series with the Real Estate Association of York and Adams Counties (RAYAC) related to new and upcoming real estate professionals and fair housing. Their bias awareness trainings are also adapted for business professionals, schools, law enforcement, etc.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Jewish Community Center - County-Wide benefit activity
	Planned Activities	Jewish Community Center - Diversity Program
6	Project Name	Public Services
	Target Area	
	Goals Supported	Housing Counseling - Rental Public Services
	Needs Addressed	Housing Supportive Services Public Services
	Funding	CDBG: \$520,000

	Description	CDBG - Provide assistance to municipalities and nonprofit agencies to provide improved and coordinated social services to low/mod income individuals and families including the development of community, medical and senior center; b. Provide assistance to non-profit agencies for the provision of adequate health care, housing and shelter, job training, family services, homebuyer and renter counseling and on-going community action programs, including programs for the physically and developmentally disabled and programs for those at risk of abuse, neglect or exploitation. c. Support funding applications that involve activities to provide new or increase the level of services for low/mod individuals and families - \$145,000.00CDBG-CV funds will be used to prevent, prepare for, and respond to the Coronavirus pandemic (COVID-19), and will support housing, public service, and public infrastructure activities that address needs of low-moderate income persons affected by COVID-19 - \$375,000.00
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	800 low/moderate income families will benefit from the proposed public service activities.
	Location Description	All public service activities are County-Wide benefit.
	Planned Activities	
7	Project Name	HOME Program
	Target Area	
	Goals Supported	Homebuyer Assistance - YHAP Affordable Housing
	Needs Addressed	Affordable Housing Housing Supply Housing Conditions
	Funding	HOME: \$846,832

Description	HOME PROGRAM ADMINISTRATION: This activity involved management, coordination and oversight of the HOME Program activities. HOME Program Admin will be capped at 25% of the grant allocation per HUD waivers. CHDO-HOUSING DEVELOPMENT - 15% of the HOME Program allocation for 2020 will be waived as CHDO Reserve Funds and programmed for a certified HOME CHDO activity. HOUSING DEVELOPMENT - The County will provide assistance to non-profit and for-profit housing developers for the preservation, rehabilitation and development of affordable housing, and, in addition, to fund a first time homebuyer program.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	64 low/moderate income families will be assisted with the proposed HOME activities.
Location Description	Lombard Commons Affordable Housing Rental Development will be located in Dallastown Borough. CHDO Operating, Pre-development, HOME Admin and YHAP activities will be County - Wide benefit.

	Planned Activities	<p>The County will fund the following affordable housing development activities with its HOME funds in Program Year 2020.</p> <ol style="list-style-type: none"> 1. 1. Lombard Commons – Dallastown Borough: Adaptive reuse project that will generate forty-three (43) affordable rental units for senior households ages 62+ (\$800,000 HOME/AHTF). 2. 2. CHDO Operating – Creating Opportunities in Neighborhood Environments (CONE) and York Area Development Corporation (YADC): HOME funds to be used for operating expenses and capacity building of the CHDO organization to assist in the continued development of affordable housing production (\$75,000 HOME). 3. 3. CHDO Pre-Development – Creating Opportunities in Neighborhood Environments (CONE): HOME Funds for project specific pre-development loan used for eligible pre-development expenses on an affordable housing project (\$12,705.00 HOME). 4. 4. HOME Program Administration: HOME funds capped at 25% of 2020 allocation for HOME Program administration, management and oversight (\$211,708 HOME). <p>The County also may fund a First Time Homebuyer Program and program administration from HOME/Affordable Housing Trust Fund.</p>
8	Project Name	Public Facilities and Infrastructure
	Target Area	
	Goals Supported	Public Facility & Infrastructure Improvement
	Needs Addressed	Public Facility & Infrastructure Improvement
	Funding	CDBG: \$1,426,356

Description	CDBG - Continue public improvement programs in low/mod income areas by upgrading housing, including shelters, public facilities and infrastructure. b. Provide assistance to upgrade or install new public facilities and infrastructure in those low/mod income areas where there are conditions threatening the health, safety and welfare of the public or causing the deterioration and blight of properties. c. Provide assistance to eliminate conditions which are a serious and immediate threat to the health and welfare of the community and are of recent origin. d. Provide assistance to the adaptive reuse of vacant, obsolete or deteriorated commercial, industrial, public, institutional, historic or large residential structures. e. Provide assistance for the removal of architectural barriers from publicly and privately owned facilities and infrastructure. f. Support applications that involve activities to improve or provide new public facilities and/or infrastructure in low/mod areas - \$876,356.00CDBG-CV - CDBG-CV funds will be used to prevent, prepare for, and respond to the Coronavirus pandemic (COVID-19), and will support housing, public service, and public infrastructure activities that address needs of low-moderate income persons affected by COVID-19 - \$550,000.00
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	It is estimated the 75,000 low/moderate income families will benefit from the LMA public facility and infrastructure activities.
Location Description	CDBG: CDBG-CV:
Planned Activities	CDBG - CDBG-CV:

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County, as a whole, will be the targeted geographic area, with two exceptions: New construction and land acquisition will be targeted to designated “growth” areas, consistent with the County’s Comprehensive Plan. In addition, the York Homebuyer Assistance Program will be provided for existing units, located in identified “growth” areas of the County that are services with public water and public sewer facilities.

Community Development Activities include: Planning studies, are in four designated areas but the effect of the studies is widespread. Likewise, the services provided by public services activities stretch across the County. Public Facility and Infrastructure improvements are selected on an application process and are approved for income-qualified areas.

Housing Activities include applications, and subsequent approvals, for Home Improvement Program activities are generated from every corner of the area and are approved on the basis of a client’s eligibility. The annual household gross income may not exceed eighty percent (80%) of the Federally-established income limit. Loans will be provided as a zero percent (0%) deferred payment loan up to a maximum of \$25,000.00. Applications are taken throughout the Program Year.

Housing Development include the preservation, new construction and/or substantial rehabilitation to sustain or create affordable housing units, are funded with CDBG HOME and/or local AHTF dollars. The County advertises a request for proposals from developers of affordable housing. The proposals are reviewed and commitments made based on the County Policies and selection criteria.

Through the **Emergency Solutions Grant Program** the County may provide grants to homeless shelters and providers for homeless prevention activities and rapid re-housing activities. A request for proposals will be advertised and all applications received are reviewed by the County and York City and County Continuum of Care (CoC) PA-512. In order for a project or activity to be funded under this program, it must: Be an eligible activity under the ESG Program requirements and have matching funds; If funds are for a shelter, it must have been in operation for at least one (1) year; the applicant must assist in obtaining appropriate support services and other available assistance for the homeless; and the activity must be consistent with the County’s Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County does not designate any particular area as a priority area. From the processes detailed above, it can be ascertained that activities and projects are distributed throughout the County, mostly in low/mod income areas. There are some instances where the County has concentrated some funding to assist a community in achieving a particular goal.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Barriers to affordable housing are addressed in York County's Analysis of Impediments to Fair Housing Choice of 2012. The County has updated its analysis of existing conditions and trends as they relate to housing and the housing market, the current fair housing profile, and impediments to fair housing choices. The County will continue to review the following:

1. The cost of housing in York County and consider how it affects its residents' ability to afford housing in the County
2. The availability of affordable rental housing
3. Its relationship with the local brokerage services
4. Its ability to affect positive changes that will disseminate to the general public information on programs designed to assist them with housing
5. Its ability to influence municipalities in regard to their zoning and subdivision/land development regulations, their building codes and sewer/water tap-in fees.

During 2020, the County will take the following actions to overcome the effects of impediments:

1. Continue the support of County-funded tenant/landlord counseling and emergency rental assistance
2. Fund a first-time home buyer program
3. Continue to support public service agencies addressing housing services
4. Continue the County's Home Improvement and Sewer Hookup Programs
5. Continue the County's Housing Development Program providing safe, decent, and affordable rental housing for low/moderate income households.
6. Continue to work with the York Housing Authority
7. Continue to work with a certified Community Housing Development Organization (CHDO) to continue development of affordable housing
8. Support the Affordable Housing Trust Fund (AHTF) which supports construction and rehabilitation of

affordable housing and supports the First Time Homebuyer Program (YHAP)

9. Continue YCPC’s comments related to affordable and fair housing in its review of municipal zoning ordinances and subdivision and land development ordinances

10. Continue support of the Healthy York County Coalition established to increase quality, affordable, accessible housing opportunities for the citizens of York County

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-Homeless	0
Special-Needs	0
Total	125

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units	40
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	205

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The York Housing Authority (YHA) provides public housing within the County of York.

Actions planned during the next year to address the needs to public housing

The York Housing Authority will continue to emphasize home-ownership and encourage all eligible public housing residents to become homeowners. Through existing and proposed programs, public housing residents will be encouraged to own their own home. The Housing Authority currently operates a Turnkey III Homeownership Program, providing low income households the opportunity to purchase their City home through a lease to purchase method.

The YHA will also continue to use its Capital Fund grant to make physical, operational and management improvements at its various housing developments and administrative sites.

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

The York Housing Authority will continue to encourage and receive resident input regarding improvements, policies, and procedures that affect them. Comments are, and will continue to be, requested regarding physical and management improvements, and whenever lease revisions are completed. Existing resident councils will have involvement with YHA management operations and modernization needs. Resident council officers serve on YHA's Resident Advisory Boards (RAB). YHA proposes two actions to increase resident involvement in management:

- RAB membership will be extended to residents of developments that do not have a Resident Council.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The York County Planning Commission (YCPC) serves as the lead agency of the York County Coalition on Homelessness (YCCH), York Pathways to HOME Coordinated Entry, York City/County Continuum of Care PA-512, and manages and implements the HMIS grant/system, 10-Year Plan to End Homelessness, CoC Planning Grant, and is the ESG administrative agency. The County will be active in the implementation of the 10-Year Plan and homelessness strategy identified in this plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During the height of the COVID-19 pandemic in 2020, York County was able to create their first Coordinated Street Outreach team. Friends & Neighbors of Pennsylvania, a York County nonprofit, oversees this work. When communities were closing doors to the public and limiting shelter beds, this program was there to engage with those experiencing homelessness on the streets and ensuring they had information about the pandemic, services that were available and those that had changed, providing twice-daily disinfected sanitation stations, as well as masks, sanitizer, etc. This organization also worked tirelessly to connect individuals and households to housing options ranging from shelter to permanent housing.

Many of the unsheltered homeless in York County also struggle with mental health issues, and Bell Socialization Services, a nonprofit in York County, does some outreach to these populations through their PATH program, which attempts to engage these populations and encourage them to seek permanent housing for those with mental health issues. They work closely with the Friends & Neighbors team.

Both sheltered and unsheltered households are connected with Bell Socialization Next Door, as well. They partner with Friends & Neighbors, the PATH team, and all of the emergency shelter and transitional housing programs in York County. Next Door provides emergency hotel vouchers, rapid rehousing and eviction prevention assistance, but the core of their services is case management. This case management is available to homeless, near homeless (at risk of eviction) as well as those who are housed, but low income and struggling. Next Door, through their case management support channels, operates as the largest community assessor for the Coordinated Entry process. Next Door is commonly the first phone call for someone who is unsure of next steps and at risk or has lost housing, so this is a

natural fit to ensure their needs are identified.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters and transitional housing programs are a major part of the homeless housing services provided in York County. York County has 5 transitional housing programs (serving families, domestic violence victims, single men, and seniors), and 10 year round emergency shelters (serving families, individuals, and domestic violence victims). These programs are predominately funded through a variety of faith-based and state funding sources (such as the Homeless Assistance Program and the Human Services Development Fund) due to the shift in many HUD funding sources to rapid re-housing and permanent supportive housing, but York County ESG still supports 3 of these. Most of the emergency shelter options in York County run a waiting list, as do the transitional housing programs – especially for families. York County is working to determine how we can provide more permanent housing options to families, with the intent of moving them from these emergency and transitional housing programs and into something more long-term. The largest set-backs to providing families with permanent housing in York County continues to be jobs that pay a living wage, as well as affordable housing that is large enough to accommodate the family size.

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

York County has made Rapid Re-Housing (RRH) a priority in this community and has added additional RRH projects and dollars to the community every year since 2013. York County has brought in Home4Good and PHARE dollars to assist with this work. In addition, York County provides Pennsylvania Homeless Assistance Program (HAP) dollars for individuals who are at risk of losing their home (to prevent homelessness), as well as those who need help with a down payment or first month's rent to get into a home of their own. A majority of these sources of rapid re-housing and homeless prevention funds are managed through two local nonprofits, Bell Socialization Services and Valley Youth House. This, combined with Coordinated Entry prioritization and referral, increases the odds of an individual or family finding the most appropriate fit through a variety of funding sources offering these services. These programs also provide strong case management components that can be continued after financial assistance for the unit has ended. This ongoing case management (with an option to return to case management at a later date) allows for a resource if the household faces challenges that put them at risk of losing their housing in the future.

York County also adopted the Housing First model of housing assistance in 2015, and has been dedicated to locating affordable and appropriate housing for homeless families as quickly as possible

since then. York County added a Housing Navigator to the CoC and CE processes in 2020, and is working on building community and landlord engagement to decrease the amount of time it takes to locate a unit for a household.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Foster Care Discharge Protocol: York County is required by Pennsylvania state law to provide discharge plans for individuals exiting foster care, as identified in the state PA OCYF Bulletin #31030-11-04, & Independent Living Guidelines. A law passed in 2012 allowed youth under 21 who age out of the foster care system to remain in care until 21. These policies are designed to ensure that youth served by the foster care system are not discharged to homelessness. York County OCYF is required to develop transition plans before youth are discharged from foster care. These transition plans begin when the youth is 16 or minimum 6 months before discharge. State policy says the plan may not include referrals to shelters & should include a court-approved plan for safe/sustainable housing.

In 2018, York County was able to create a stronger partnership for housing opportunities in York County with Valley Youth House, who serves several counties in the eastern part of Pennsylvania. These additional housing supports assist with the foster care discharge planning protocol.

Health Care/Hospital Discharge Protocol: York County follows the Pennsylvania-state mandated laws regarding discharge from health care facilities/hospitals. Pennsylvania hospitals must have written discharge policies meeting requirements of Federal Conditions for Participation in Medicare upon available resources & supports. York County's CoC stays current on hospital policies regarding discharge of homeless patients & on 'superutilizer' projects that work with clients with multiple, chronic needs to stabilize them & avert homelessness & ER visits. All three York hospitals have patients meet with a social worker to assess needs, develop a discharge plan, assess psycho-social issues & screen for homelessness. All hospitals arrange for case management when needed & referrals for primary care upon discharge from the facility. Hospitals assist in the MA application process & give information on subsidized housing. Contact with assisted living/nursing social workers is made when needed.

Since the onset of the pandemic in 2020, healthcare systems have also formed more direct partnerships with housing and service providers, including many of our shelters, case management, and street outreach entities. WellSpan Health, one of our major health systems, has already created medical respite beds to support those needing to discharge but unfit for a congregate shelter setting. It provides a healing space that is more private and provides more nursing care than a standard shelter, while allowing them time to connect to housing and service resources. We've also worked closely with both health systems throughout the pandemic to support unsheltered individuals in need of quarantine or

isolation due to COVID-19.

Mental Health Facility Discharge Protocol: York County follows the Pennsylvania-state mandated policies on discharge from a mental health facility – also referred to as a ‘state hospital.’ Discharge from a state hospital cannot occur unless housing, treatment, case management and rehabilitation services are in place at the county level. The goal of OMHSAS is that individuals be engaged & supported in identifying and moved into the most integrated housing of their choice in the community. York/Adams MH/IDD has housing options available to individuals discharged with serious & persistent mental illness facing homelessness. Case management works with the consumer to identify the level of support needed; makes referrals to agencies providing the service and links the consumer to supportive services locally. York/Adams MH uses housing caseworkers to assist consumers in locating affordable permanent housing. York County MH also has respite care beds that case managers can access.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing are addressed in York County’s Analysis of Impediments to Fair Housing Choice of 2012. The County has updated its analysis of existing conditions and trends as they relate to housing and the housing market, the current fair housing profile, and impediments to fair housing choices. The County will continue to review the following:

1. The cost of housing in York County and consider how it affects its residents’ ability to afford housing in the County
2. The availability of affordable rental housing
3. Its relationship with the local brokerage services
4. Its ability to affect positive changes that will disseminate to the general public information on programs designed to assist them with housing
5. Its ability to influence municipalities in regard to their zoning and subdivision/land development regulations, their building codes and sewer/water tap-in fees.

Actions it planned 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

Zoning regulations have the most profound impact on housing in a community. In York County, zoning ordinances are enacted and enforced by each of the 72 local municipalities, not the County. Zoning regulations, which can be different in each municipality, affect what types and numbers of housing that can be built and affects the cost of the housing. Likewise, subdivision/land development regulations, building codes, sewer and water tap in fees affect housing availability for all segments of society.

The planners in the Current Municipal Planning Department of the York County Planning Commission continue work on an on-going project of reviewing affordable housing incentives and impediments in each municipality’s municipal and sub-division ordinances. They look for specific wording that indicates either incentives or impediments and look for recent actions that do the same. A master list including each municipality along with notes on each are kept and updated by the staff. Overall, the planning staff has a good rapport with municipal representatives, and the staff attends in-house review sessions with over 20 of the 72 municipalities in York County. The planners use their good rapport and attendance at municipal meetings to reinforce the importance of planning for affordable housing. The planning departments, in addition to the Housing and Community Development division of the Planning Commission, is dedicated to educating and guiding municipalities in order that they understand the

impact of local regulations on the availability of affordable housing – an on-going process.

In addition to the efforts mentioned above, in 2020 the County will take the following actions to overcome the effects of impediments to affordable housing:

1. Continue the support of County-funded tenant/landlord counseling and emergency rental assistance
2. Fund a first-time home buyer program
3. Continue to support public service agencies addressing housing services
4. Continue the County's Home Improvement and Sewer Hookup Programs
5. Continue the County's Housing Development Program providing safe, decent, and affordable rental housing for low/moderate income households.
6. Continue to work with the York Housing Authority
7. Continue to work with the York Area Development Corporation to continue development of affordable housing
8. Support the Affordable Housing Trust Fund (AHTF) which supports construction and rehabilitation of affordable housing and supports the First Time Homebuyer Program (YHAP)
9. Continue YCPC's comments related to affordable and fair housing in its review of municipal zoning ordinances and subdivision and land development ordinances
10. Continue support of the Healthy York County Coalition established to increase quality, affordable, accessible housing opportunities for the citizens of York County

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The County will engage in numerous actions to help address the housing and community development needs of the community, especially low/moderate income residents.

Actions planned to address obstacles to meeting underserved needs

The chief obstacle to meeting underserved needs is a lack of, or inadequate, resources - both financial and program staffing. The County will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of County residents. The County will support the efforts of service agencies to maximize the use of available resources and to obtain additional resources whenever possible. In addition, the County will engage in the following actions planned to assist those with underserved needs for 2020:

- The County will continue to support the Healthy York County Coalition, which was established in 1995, to make strides in its effort to improve the quality of life for the citizens of York County. The task force on housing, literacy, and environmental health organized awareness and educational campaigns will identify needs and develop a strategy to address the needs. School districts, community organizations, citizen groups, municipal officials, professionals, social service organizations, and parent/youth groups are among the array of people that have provided a wealth of information that will help the Coalition and its various task forces to develop programs and strategies to improve the quality of life in the County.
- The York County Planning Commission (YCPC) staff will continue to maintain, update and implement the County Comprehensive Plan. Through the "Municipal Consulting Program," the YCPC staff is coordinating development and land uses between neighboring municipalities. The staff also frequently makes presentations to community groups and private sector organizations to gather support for the Plan. With continued support, the Plan will serve as a valuable guide for planned growth and coordinated community development, resulting in a more cost-efficient provision of needed public/community facilities, infrastructure, and services, as well as economic development opportunities.
- Approximately six percent (6%) of the County's CDBG funds are designated for use by public service activities for Program Year 2020. The agencies that will receive funding provide an array of services to meet under-served needs such as adult learner services, homeless prevention, mental health and substance abuse counseling, family counseling, housing counseling, health services, handicapped services, and employment/job training. The County's Office of Human Services and Office of Community Services also provide assistance to many public service agencies to meet under-served needs.
- Through public hearings and public meetings, as well as through the County's Citizen Advisory Committee, the County will continue to solicit comments and concerns from its residents.

Effective communication is necessary to identify needs, establish goals, and carry out objectives.

- CDBG and HOME Program monies will be used to preserve, rehabilitate, and/or develop additional affordable housing units for low/moderate income households, including families, elderly, and persons with special needs.

The York Housing Authority will continue to offer an array of programs for Section 8 participants. These programs are designed to encourage participants to pursue job training, educational opportunities, and/or employment with the ultimate goal of achieving economic independence and self-sufficiency.

Actions planned to foster and maintain affordable housing

CDBG and HOME Program monies will be used to develop additional affordable rental and home ownership housing units for low/moderate income households, including families, elderly and persons with special needs.

The County will continue to expand its Home Improvement Program in 2020 by offering a grant program that will provide resident homeowners who qualify with up to \$10,000.00 for qualifying repairs to their homes with no requirement of security. Applicants must be 55 or older, handicapped or disabled and meet income guidelines. The County will designate \$60,000.00 from its Housing funds to spearhead the program.

Actions planned to reduce lead-based paint hazards

In accordance with the County's Lead-Based Paint Hazards Strategy, the following actions will continue to be taken to address lead-based paint hazards:

- Applicants for homeowner rehabilitation, through the County's Home Improvement Program, will be provided with information concerning lead-based paint (LBP). The information alerts families of where lead-based paint can be found in their home, where it is likely to be a hazard, and the need to have children tested. It also informs them of how to check their homes for lead and measures that can be taken to reduce lead hazards. LBP hazard assessments are conducted on all Home Improvement Program cases in accordance with the HUD Regulation (24CRF35).
- Lead-based paint hazard assessments are conducted in homes dating back prior to 1978. The rehabilitation specialist, who is a certified risk assessor, will conduct a visual assessment of lead in the home. If lead is detected, testing and the manner in which the hazard is controlled is specified and remediation work is completed by a qualified contractor. Clearance and lab testing verify the property is free of lead-based paint hazards.
- A percentage of HOME program rental units are also inspected annually and monitored for the maintenance of lead-based paint hazards.
- Homes in the First Time Homebuyers Program are inspected for lead-based paint and are

disqualified from the program unless abatement is successfully performed.

Actions planned to reduce the number of poverty-level families

In accordance with the County's Anti-Poverty Strategy, which is to provide education, affordable housing, and an array of social services to reduce poverty wherever it persists, the following actions will be taken to address anti-poverty:

- The County will utilize available resources to increase the availability of affordable housing by providing funding for rental housing development projects that will be occupied by low/moderate income persons/families.
- The County will use HOME funds to financially assist low income first time homebuyers with the purchase of a home in the County. CDBG funds will be used to provide housing related counseling to first time homebuyers through Bell Socialization Services.
- The Planning Commission will continue to collaborate with the Office of Domestic Relations, the Department of Human Services, the Department of Community Services, and the Department of Mental Health/Mental Retardation, as well as an array of public service providers, to insure a continuum of services and programs for low/moderate income persons/families, including those with special needs.
- The County will continue to support the York Housing Authority which offers an array of programs for Section 8 participants. The programs are designed to encourage participants to pursue job training, education opportunities, and/or employment with the ultimate goal of achieving economic independence and self-sufficiency.
- The County's Home Improvement Program will enable low/moderate income homeowners to continue to occupy their homes by providing an affordable means to do necessary repairs.
- The County will fund the York County Literacy Council's Adult Learner Services Program, that will provide a referral service for jobs, education and other services.

Actions planned to develop institutional structure

The County of York has a complex institutional structure that is governed by a three (3) member Board of Commissioners. The York County Planning Commission (YCPC) was designated by the Commissioners to administer the County's Housing and Community Development Programs, and the Human Services

Division of the County includes eight (8) departments as follows:

- Human Services Department
- York/Adams Drug and Alcohol Program
- York/Adams Health Choices Management Unit
- York/Adams Mental Health-Mental Retardation Program
- York County Area on Aging
- York County Children and Youth Services
- York County Department of Veterans Affairs

York County Youth Development Center, The Human Services Department and the Emergency Food and Shelter Board, which is comprised of representatives of various housing and human service providers and funding agencies in the County, coordinate the planning and delivery of HUD, FEMA and HHS-funded public service and emergency shelter grant programs. The Housing and Community Development Departments within the YCPC administers the HUD funded CDBG, HOME, and ESG programs. In addition, the HCD staff administers other Federal, State, and local housing and community development programs on behalf of the County and provides technical assistance to other County department, City of York staff, and not-for-profit and for-profit entities in the planning and delivery of their housing and community development programs. For example, the HCD staff has coordinated workshops on housing issues, bringing together Federal and State representatives and experts with local housing operators, service providers, developers and County departments. The County considers the following local partners in Housing: Bell Socialization Services, Inc.; Community Progress Council, Inc.; Healthy York County Coalition; Housing Authority of the City of York; Lancaster Housing Options Program (LHOP); Realtors Association of York and Adams Counties; Private Developers; York Area Development Corporation; York Habitat for Humanity; YWCA of York; YWCA of Hanover, YMCA of York and York County; and United Way of York County. The County considers the following local partners in Community Development – Public Services and Public Facilities: The ARC of York County; Community Progress Council, Inc.; Family First Health Corporation; The Jewish Community Center; Penn-Mar Organization; United Way of York County; Municipalities; Utilities, Authorities, and Commissions; Pennsylvania Department of Transportation; and Historic York, Inc. Gaps in the Institutional Structure exist, and actions must be taken to close those gaps. Coordination between public and private housing and social service agencies is discussed below

Actions planned to enhance coordination between public and private housing and social service agencies

Human Services agencies do not always have the technical ability to develop housing for their service populations. On an individual project level, partnerships between human services and housing providers have been able to provide the connection between service and housing needs, but on a system level, gaps remain. Recommendations include a county-based homeless planning group; a positive step in this direction was the establishment of the County's local Continuum of Care Committee. Other suggestions for improvement have been inter-agency training and cross-disciplinary

team approaches to individual consumer needs.

Another gap relates to the need to develop a centralized management information system with the objectives of providing information, improving coordination and cooperation between departments and agencies, and reducing consumers' need to resubmit basic information. The County has addressed this gap by implementing the HMIS system for homeless providers and designing a common data collection and an outcomes reporting system for County departments and partners.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following information provides an overview on the program specific requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships and Emergency Solutions Grant (ESG) Programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	103,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	103,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

York County does not intend to use other forms of investment but will limit activities to investment forms identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
 1. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Provisions: The County of York provides Direct Home Subsidy through established programs that provide assistance to enable a first time homebuyer to purchase a home. These programs are funded with HOME allocations. Affordable Housing Trust Fund (AHTF) dollars, which provides the County's match for the HOME program, may also be used. In developing the Program, recapture guidelines have been established to recoup all or a portion of any HOME assistance to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The Recapture guidelines are included in each homebuyer's HOME Program Agreement and Mortgage Note if HOME funds were utilized. The percentages for the amount of the forgiveness of the Loan are cumulative on each of the anniversary dates to determine the total amount of forgiveness by the County to the homebuyer. If the homebuyer sells, transfers, encumbers, or otherwise disposes of the property during the affordability period, a prorated amount of money will be due to the County of York, however if the net proceeds from the sale of the property are insufficient to recapture the principal due, the County will only recapture the net proceeds to satisfy the loan. If the Homebuyer occupies the property for the full affordability period, the loan balance will be forgiven in full at the end of the term at a percentage per year based on the number of years in affordability period requirement.

Resale Provisions: The County has developed programs to promote the creation of additional safe, sanitary, affordable housing for low income qualified purchasers by encouraging local developers to acquire, rehabilitate and resell properties located in York County. These programs are funded with HOME allocations and Affordable Housing Trust Fund (AHTF) dollars. In developing the Programs, resale guidelines have been established to ensure that the HOME-assisted unit remains affordable over the entire period of affordability. The resale provision requires that if a designated affordable unit does not continue to be the principal residence of the original homebuyer for the duration of the affordability, the housing will be made available for subsequent purchase only to a low-income buyer who will use the property as their principal residence. This option ensures that the HOME assisted unit remains affordable over the entire affordability period. In the Resale Provision the County will elect the option of "designating an affordable unit". When a unit is designated affordable and it is sold during the affordability period, the sale must meet the following criteria:

- The property must be sold to another low-income buyer who will occupy the unit as his or her

principal residence

- The original homebuyer must receive a fair return on investment, which will include any initial investment, such as downpayment and any cost of capital improvements to the property
- The property must be sold at a price that is “affordable” to a reasonable range of low-income buyers

The County will use a recorded deed restriction, covenant running with the land or other similar mechanism to secure resale provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Affordability Period: In the **recapture provision**, the period of affordability is based on the amount of HOME funds provided as direct assistance to the buyer. Direct assistance includes any downpayment/closing cost assistance, gap financing, or sales price write-down assistance. In the **resale provision**, the period of affordability will be based on the amount of HOME funds invested per unit. The chart below reflects the County required affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
 1. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Since the County does not intend to refinance any debt secured by housing that is being rehabilitated with HOME funds, no Refinancing Guidelines have been adopted by the County.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

ESG written standards are attached in the AP Administration Page AD-26

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The York Pathway to HOME Coordinated Entry is lead by York City and County CoC. CoC Coordinated Entry (CE) Committee with the York County Planning Commission taking the lead. System description attached.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Projects administered by the YCPC. The YCPC is designated as the program administrator for the ESG program. As part of the three year plan process, the YCPC staff reviewed specific administrative tasks required for program operation.

b. Applications for Funding. The County's ESG emergency shelter, street outreach, and rental assistance activities are implemented through subrecipient relationships with non-profit organizations. In October, 2020, a "Notice of Application Availability" with an application form was sent via e-mail to each of the current homeless services providers, the members of the YCCH, and to other public agencies and non-profit organizations. A public notice was placed in local newspapers and on the YCPC website.

The CD Department prepared the application forms, which required:

- a description of the proposed activity and budget;
- conformation with ESG program regulations for eligible activities, description of required matching funds, demonstrated participation in the County's centralized/ coordinated assessment system, and commitment to data entry in County Homeless Management Information System (HMIS) (victim service providers were able to document use of an alternate data system);
- conformation with priorities of the Consolidated Plan, the 10 Year Plan to End Homelessness Five Guiding Principles, and Written Standards of the YCCH;
- applicant information including mission statement, organization structure, officers and board members, financial statements or audit, current strategic plan, process for termination of services (unless already on file at the YCPC); and
- documentation of the governing board approval of the application submission.

Application forms and instructions were emailed and made available online through the YCPC website. A workshop for non-profit directors and development staff was held virtually on November 19, 2020, via ZOOM. The workshop PowerPoint was made available online via the YCPC website.

d. Review and Ranking of Applications. By the due date of January 15, 2021, 7 applications had been received from 6 entities totaling \$2,054,797 over 3 years:

- 3 emergency shelter operations applications totaling \$589,056
- 1 street outreach application totaling \$127,550
- 2 rapid re-housing applications totaling \$1,322,736
- 1 homeless prevention application totaling \$15,455

A review and scoring sheet was prepared for each, including the CD Department staff review of consistency with HUD ESG program requirements. The process of reviewing the applications and

selecting activities for ESG funding was passed to the YCCH Project Funding Evaluation Team (PFET). The CD Department staff provided the members of PFET with projected and past amounts for ESG program funding, limitation on ESG funding for categories of activities, copies of the applications, and the ESG review and scoring forms.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

York County has been successful in meeting the homeless participation requirement. Two previously-homeless persons have become a very active component in the York City/York County Continuum of Care. The CoC Governance Charter sets forth the specific requirement for meeting this component for the CoC locally.

5. Describe performance standards for evaluating ESG.

ESG-funded agencies are required to outline their agency-specific goals at the time of contracting, and those goals become part of the contractual document. Agencies are mandated to submit quarterly reports to the County and are monitored on-site once per year to determine if the agency is meeting their goals. Invoices are also monitored prior to payment to ensure that expenses are reasonable, accurate, and appropriate. All goals created by the agencies must be in compliance and follow the lead of the 10 Year Plan to End Homelessness, as well as the CoC-related goals. In addition to contractual goals, the Review and Ranking sub-committee of the York City/County CoC also reviews projects for ESG funding and determines their monetary amounts based on previous experience (where applicable) and ability to spend down money while meeting local goals to end

Appendix - Alternate/Local Data Sources