

FY 2018 Annual Action Plan

Public Display Draft

Display Period: October 1-31, 2017



**City of York, PA
Mayor C. Kim Bracey**

October 2017

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

1. Introduction

The City of York's Consolidated Plan (FY 2015-2019) identified the needs of low- and moderate- income persons, in addition to establishing objectives and outcomes and 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 City, are established. The Plan also identified an array of programs, agencies, and financial resources that are available to assist in meeting the established goals.

The City must supplement the Consolidated Plan with an Annual Action Plan (AAP). The purpose of the AAP is to prioritize goals for the ensuing year in an effort to address the objectives and outcomes outlined in the Consolidated Plan. The AAP 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 the City of York through two entitlement grant programs. These entitlement programs include the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Act (HOME) Program. The funds are administered by the York City Bureau of Housing Service.

For 2018, the City of York anticipates receiving an allocation of \$1,289,810 in CDBG funds. If the actual CDBG allocation is less than this amount, activity funding will be decreased accordingly in the Administration and/or Public Improvements budget line items for the CDBG Program. Depending on the severity of the decrease, other activities will be targeted for decreases as well. Also, in 2018, the City anticipates receiving an allocation of \$388,366 in HOME funds. If the actual HOME allocation is less than this amount, activity funding will be decreased accordingly in the Administration, CHDO Set-Aside, and/or Rental Housing Development budget line items for the HOME Program. Depending upon the severity of the decrease, the down payment/closing cost activity may be decreased also.

If the actual CDBG allocation is more than the anticipated allocation and/or program income becomes available, the City may consider some combination of the following actions:

1. Increase the Administration budget line item (to a maximum of 20%)
2. Increase the Public Improvements budget line item
3. Consider the addition of an activity or activities not originally selected for funding due to funding limitations

If the actual HOME allocation is more than the anticipated allocation and/or program income becomes available, the City may consider some combination of the following actions:

1. Increase the Administration budget line item (to a maximum of 10%)

2. Increase the CHDO Set-Aside budget line item (to a minimum of 15%)
3. Increase the Rental Housing Development budget line item by the amount remaining after the increases in the previous two steps have been made.
4. Increase the down payment and closing cost activity.

It is expected that 90% of the activities/funds will benefit low-mod income persons.

2. Summarize the objectives and outcomes identified in the Plan

The Strategic Plan provides a framework to address the needs of the City for the next five years using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The FY 2018 Annual Action Plan (AAP) was developed within this framework. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG and HOME programs are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next five years will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes include the following goals:

- Provide Decent, Affordable Housing
- Provide a Suitable Living Environment
- Increase Homeownership
- End Chronic Homelessness

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The following evaluation of past performance is from the Program Year 2016 (January 1, 2016 – December 31, 2016) Consolidated Annual Performance and Evaluation (CAPER) report.

Accomplishments: The accomplishments that follow are those achieved through the expenditure of CDBG and HOME funds.

- York Homebuyer Assistance Program (YHAP) – Provided down payment and closing cost assistance to 11 households.
- Code Enforcement Program – 17,046 inspections performed on housing units in low- moderate income neighborhoods
- Demolition Program – Demolition of five vacant, dilapidated buildings that are a threat to the health and safety of various low-moderate income areas
- Interim Assistance – 227 vacant units owned by the RDA cleaned and sealed
- Funding and technical assistance for micro-enterprise business development – 64 businesses and individuals were assisted
- Provided HIV testing and counseling to low- and very-low income city residents – 101 persons tested
- Fair Housing – Fair housing enforcement and education programs were provided to 86 people and 46 organizations
- Public Improvements- Provided street improvements through public works projects to benefit 7,735 persons
- New Rental Housing Construction: No units were completed, but construction continues on the Boundary Avenue rental development to create four units
- First Time Homeowner Education/Counseling was provided to 458 persons
- Adult Literacy – Education program provided to 36 residents
- Summer Youth Employment – 25 young people employed
- Owner-Occupied Housing Rehabilitation – Four units were rehabilitated
- Acquisition/Rehab/Resale – Four properties were acquired

In FY 2016, all CDBG funds expended for activities met one of the three national objectives as defined under CDBG regulations, and 92.39% of CDBG funds were expended on activities benefiting low- and moderate-income persons.

4. Summary of Citizen Participation Process and consultation process

The planning process for the preparation of the FY 2018 Annual Action Plan included the following elements:

- The City held a public meeting at which applications for 2018 funding were available and City representatives announced that City staff was available to provide technical assistance for the completion of an application. The City advertised this public meeting and notified representatives from City government, non-profit organizations, and other service providers of the meeting to solicit input on the identification of City housing and community development needs.
- City departmental staff reviewed funding applications and submitted them to the City's advisory committee for further review and recommendations concerning activity selections.
- City departmental staff has regular contact with service agencies, housing providers and other stakeholders throughout the year to identify and obtain input on the nature and scope of housing and community development needs, issues, and concerns to help develop strategies to address such needs via the Annual Action Plan.

The City of York held two public meetings. The first public meeting was held on June 29, 2017 to obtain input on the City's housing and community development needs and to review the City's past program performance. A second public hearing was held on September 27, 2017 to present the City's proposed allocations of FY 2018 CDBG and HOME funds,

5. Summary of public comments

TBD

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

TBD

7. Summary

See above.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	City of York, Dept. of Community Development
HOME Administrator	YORK	City of York, Dept. of Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of York Department of Community Development (CYDCD) is the lead agency for the preparation of the Five Year Strategic Plan and administration of the CDBG and HOME grant programs. CDBG and HOME applications are due at the end of July. Recommendations are made to the mayor and City Council in August, with submittal of a final program budget to HUD by mid-November. CYDCD's Bureau of Housing Services administers the CDBG and HOME programs on behalf of the City.

Consolidated Plan Public Contact Information

Bureau of Housing Services

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

As part of its FY 2015 – FY 2019 Consolidated Plan process, the City of York Department of Community Development (CYDCD) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

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))

During its FY 2015 – FY 2019 Consolidated Plan process, CYDCD actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Focus group meetings were held with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, and health and human service providers.

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.

In 2010, York City and County formed their own county-wide Continuum of Care with HUD. This group – a sub-committee of the larger York Housing Advisory Commission (YHAC) – was charged with developing and implementing a 10 Year Plan to End Homelessness for the York community.

Approved in October 2013, York County's 10 Year Plan to End Homelessness acts as a strategic plan for funding decisions, setting priorities, and the community work that must take place to prevent and eliminate homelessness.

York County's Homeless Goals are to:

1. Finish the job of ending chronic homelessness by 2018
2. Prevent and end homelessness among Veterans by 2018
3. Prevent and end homelessness for families, youth and children by 2023
4. Prevent and end homelessness among all individuals by 2023
5. Set a path to ending all types of homelessness

The York County 10 Year Plan to End Homelessness contains strategies and action steps to accomplish the County's five homeless goals. These strategies and action steps include the following:

1. Coordinate the partnership of housing providers and service providers to provide housing and services to those in need.
2. Focus job development efforts on those experiencing homelessness.
3. Increase work for Veterans, especially those returning from active duty with mental illness or other disabling conditions.
4. Enhance public education and outreach, providing enhanced access to information and referral to the homeless and at-risk populations.
5. Improve discharge planning from hospitals, jails, mental health facilities, juvenile detention centers, residential treatment centers, and drug and alcohol facilities to ensure continuity of care.

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

The City of York does not receive ESG funds.

York City and York County formed their own Continuum of Care in 2010 and developed a 10 Year Plan to End Homelessness. This Plan provides the basis for developing performance standards, setting priorities, policies and procedures, making funding decisions, and improving and maximizing use of HMIS.

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

During its FY 2015 – FY 2019 Consolidated Plan process, a wide variety of stakeholders were consulted to determine the City's housing and community development needs. The parties consulted included housing and social service agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate- income residents.

The following table of process participants reflects the City's broad-based effort to consult a variety of stakeholders.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	United Way of York County
	Agency/Group/Organization Type	Regional organization
	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 Non-Homeless Special Needs Community development-public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
2	Agency/Group/Organization	BELL SOCIALIZATION SERVICES, INC.
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
3	Agency/Group/Organization	COMMUNITY FIRST FUND
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
4	Agency/Group/Organization	COMMUNITY PROGRESS COUNCIL
	Agency/Group/Organization Type	Services - Housing Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
5	Agency/Group/Organization	CRISPUS ATTUCKS COMMUNITY DEVELOPMENT CORP
	Agency/Group/Organization Type	Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
6	Agency/Group/Organization	DOWNTOWN INC
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
7	Agency/Group/Organization	NAMI-YORK PENNSYLVANIA
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
8	Agency/Group/Organization	PENN-MAR ORGANIZATION, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
9	Agency/Group/Organization	PENN STATE UNIVERSITY-YORK
	Agency/Group/Organization Type	Services-Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Economic Development Anti-Poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This university was consulted via written survey to obtain information on the needs of its students.
10	Agency/Group/Organization	REALTORS ASSOC OF YORK & ADAMS COUNTIES
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
11	Agency/Group/Organization	SALVATION ARMY OF YORK
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Recreation
	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 Non-Homeless Special Needs community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
12	Agency/Group/Organization	CITY OF YORK-BUREAU OF HEALTH
	Agency/Group/Organization Type	Services-Health Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Community development-public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
13	Agency/Group/Organization	SCHOOL DISTRICT OF THE CITY OF YORK
	Agency/Group/Organization Type	Services-Children Services-Education Publicly Funded Institution/System of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Community development-public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The school district was consulted via a written survey to obtain information on the needs of its students.
14	Agency/Group/Organization	YMCA OF YORK & YORK COUNTY
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
15	Agency/Group/Organization	York Area Housing Group
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
16	Agency/Group/Organization	YORK COLLEGE OF PA
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Community development: public services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This university was consulted via a written survey to obtain information on the needs of its students.
17	Agency/Group/Organization	YORK HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no types of agencies that the City did not consult, either through focus group meetings, personal interviews and/or questionnaires.

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?
The City of York Strategic Comprehensive Plan 2030	City of York	The Comprehensive Plan was reviewed to match the CP/AP goals.
City of York Analysis of Impediments to Fair Housing Choice (2009)	City of York	The Fair Housing Action Plan implementation recommendations from the AI were reviewed for the CP.
York County 10 Year Plan to End Homelessness	York City/County Continuum of Care	The goals in the 10-Year Plan provided a framework for the homeless needs section.
County of York 2014–2015 Human Services Plan (Draft)	County of York	The Human Services Plan provided information on the nature and extent of social service needs of York County residents and the services available to address those needs.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of its Consolidated Plan and Annual Action Plan and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

AP-12 Participation – 91.105, 91.200(c)

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

The City of York's goal for citizen participation is to ensure broad participation of City residents, housing, economic, and service providers, city departments, nonprofit organizations, neighborhood groups, and other stakeholders in the planning and implementation of community development and housing programs.

For the development of the FY 2018 Action Plan, the City of York held two public meetings. The meetings were advertised in the York Dispatch and the York Daily Record. The first public meeting was held on June 29, 2017 to obtain input on the City's housing and community development needs and to review the City's past program performance. A second public hearing was held on September 27, 2017 to present the City's proposed allocations of FY 2018 CDBG and HOME funds,

The City used a combination of public meetings, discussions with City departments and input from service agencies, housing providers and others to identify the City's housing and community development needs and to determine FY 2018 funding allocations and priorities.

All public meeting minutes, attendance sheets, notices and citizen comments received are in the appendix of this document.

Copies of the FY 2018 Annual Action Plan were distributed to various public locations for review and comment. A summary of the FY 2018 Annual Action Plan was published in the York Dispatch and the York Daily Record on October 1, 2017, alerting interested persons to the availability of the Annual Action Plan for public review. A copy of the FY 2018 Annual Action Plan was placed at the following locations in the city for public review: City Clerk's Office, 101 S. George Street 2nd Floor, York Mayor's Office, City Hall, 101 S. George St., York Martin Library, 159 E. Market St., York

The public review period extended from October 1, 2017 through October 31, 2017.

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	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
2	Public Hearing	Non-targeted/broad community				
3	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
4	Public Hearing	TBD	TBD	TBD	TBD	

Table 3 – Citizen Participation Outreach

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

Introduction

The City of York anticipates the following 2018 CDBG allocation (\$1,289,810) and 2018 HOME allocation (\$388,366).

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,289,810	0	0	1,289,810	1,289,810	Funds for housing and non-housing community development.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	388,366	0	0	388,366	388,366	Funds for housing development.

Table 4 - 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 City has continuously sought public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs to create the vision. The City administers a Real Estate Tax Abatement Program for substantial improvements to residential properties. In agreement with State legislation, York also has established zones that provide tax abatement for industrial uses in support of economic revitalization.

The City of York is exempt from the match requirements.

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 Redevelopment Authority owns 200 parcels of land Citywide that can be made available to developers to construct market rate and low- and moderate- income housing in the City of York.

Discussion

See above.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase homeownership	2015	2019	Affordable Housing	Citywide	Increase homeownership	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
2	Improve Public Infrastructure and Facilities	2015	2019	Non-Housing Community Development	Citywide	Improve Recreation & Public Infrastructure	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6,659 Persons Assisted
3	Public Services	2015	2019	Non-Homeless Special Needs Public Services	Citywide	Public Services	CDBG: \$113,000	Public service activities other than Low/Moderate Income Housing Benefit: 359 Persons Assisted
4	Create new, affordable rental housing	2015	2019	Affordable Housing	Citywide	Create new affordable rental housing	HOME: \$243,071	Rental units constructed: 56 Household Housing Unit
5	Economic Development	2015	2019	Non-Housing Community Development	Citywide	Enhance Economic Development	CDBG: \$30,000	Businesses assisted: 32 Businesses Assisted
6	Slum and blight removal	2015	2019	Demolition	Citywide	Demolition	CDBG: \$75,000	Buildings Demolished: 3 Buildings
7	Interim Assistance	2015	2019	Interim Assistance.	Citywide	Interim Assistance	CDBG: \$56,500	Housing Code Enforcement/Foreclosed Property Care: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Acquisition/Rehabilitation/Resale	2015	2019	Slum and Blight Removal	Citywide	Acquisition	CDBG: \$20,000	Other: 2 Other
9	Increase the number of affordable units	2015	2019	Affordable Housing	Citywide	Affordable Housing	HOME: \$56,459	Rental Units Rehabilitated: 1 Household Housing Unit
10	Public Services: Encourage Youth Employment	2015	2019	Youth Employment	Citywide	Youth Employment and Internships	CDBG: \$37,348	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
11	Loan Repayment	2015	2019	Section 108 Loan Repayment	Citywide	Loan Repayment	CDBG: \$300,000	Other: 1 Other
12	Code Enforcement	2015	2019	Code Enforcement	Citywide	Code Enforcement	CDBG: \$150,000	Public service activities for Low/Moderate Income Housing Benefit: 1200 Households Assisted

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Increase homeownership
	Goal Description	Increase homeownership.
2	Goal Name	Improve Public Infrastructure and Facilities
	Goal Description	PUBLIC FACILITY IMPROVEMENTS: PARKS AND PLAYGROUNDS, STREET IMPROVEMENTS, SIDEWALKS, CURBS.
3	Goal Name	Public Services
	Goal Description	PUBLIC SERVICES: COMMUNITY PROGRESS COUNCIL, LANCASTER HOUSING OPPORTUNITIES PARTNERSHIP, YORK HEALTH BUREAU, LIBRARY, LITERACY COUNCIL, AND HUMAN RELATIONS COMMISSION.
4	Goal Name	Create new, affordable rental housing
	Goal Description	Create new, affordable rental housing.
5	Goal Name	Economic Development
	Goal Description	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
6	Goal Name	Slum and blight removal
	Goal Description	City-wide clearance, demolition and removal of slum and blighted properties to be undertaken by the York RDA or the City.
7	Goal Name	Interim Assistance
	Goal Description	BUILDING STABILIZATION BY THE REDEVELOPMENT AUTHORITY, PENDING ON REHABILITATION OR DEMOLITION.

8	Goal Name	Acquisition/Rehabilitation/Resale
	Goal Description	ACQUISITIONS OF SCATTERED SITES PROPERTIES AROUND THE CITY OF YORK BY THE REDEVELOPMENT AUTHORITY FOR RESALE AND/OR REHABILITATION.
9	Goal Name	Increase the number of affordable units
	Goal Description	Increase the number of affordable units.
10	Goal Name	Encourage Youth Employment
	Goal Description	Paid summer work experience program for 25 high school students to work in City government.
11	Goal Name	Loan Repayment
	Goal Description	REPAYMENT OF SECTION 108 LOAN.
12	Goal Name	Code Enforcement
	Goal Description	PRIVATE SYSTEMATIC CODE ENFORCEMENT IN LOW- MODERATE- INCOME AREAS OF THE CITY OF YORK.

Table 6 – Goal Descriptions

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 91.215(b):

The following are the estimates of families to whom the City of York will provide affordable housing as defined by HOME 91.215(b):

- Extremely low-income: five
- Low-income: five
- Moderate-income: five

AP-35 Projects – 91.220(d)

Introduction

The City's FY 2018 planned activities will address all of the City's priority housing, community development and economic development needs.

#	Project Name
1	Interim Assistance
2	Acquisition
3	Demolition
4	Code Enforcement
5	Public Services
6	Economic Development
7	Public Services: Summer Youth Internship
8	PUBLIC FACILITY IMPROVEMENTS
9	Section 108 Loan Repayment
10	Homebuyers Assistance
11	CHDO Setaside
12	CDBG Administration
13	HOME Administration
14	Rental Housing Development Project

Table 7 – Project Information

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

The City of York's 2018 Action Plan is based on its FY 2017 CDBG and HOME allocations. The City anticipates that at least 70% of its CDBG resources this year, other than those allocated for administration/planning, will be spent to benefit low- and moderate-income residents. The City of York is a distressed community. In agreement with CPD 02-1, as a distressed community, the City of York is not required to provide a match for its HOME funds. The primary obstacle to meeting underserved needs is limited resources to meet the competing demands. The City will continue to seek additional funding sources to address underserved needs.

AP-38 Projects Summary

Project Summary Information

Table 8 – Project Summary

1	Project Name	Interim Assistance
	Target Area	Citywide
	Goals Supported	Interim Assistance
	Needs Addressed	Interim Assistance
	Funding	CDBG: \$56,500
	Description	BUILDING STABILIZATION BY THE REDEVELOPMENT AUTHORITY, PENDING ON REHABILITATION OR DEMOLITION.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	60 structures will be stabilized.
	Location Description	Citywide.
	Planned Activities	City-wide interim assistance to secure and alleviate emergency conditions threatening the public health, safety and welfare, including program delivery cost of \$1,500. HUD Matrix Code: 06
2	Project Name	Acquisition
	Target Area	Citywide
	Goals Supported	Acquisition/Rehabilitation/Resale
	Needs Addressed	Acquisition
	Funding	CDBG: \$20,000

	Description	ACQUISITION OF SCATTERED SITES PROPERTIES AROUND THE CITY OF YORK BY THE REDEVELOPMENT AUTHORITY FOR RESALE AND/OR REHABILITATION.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	One to two blighted properties will be acquired.
	Location Description	Citywide.
	Planned Activities	The City of York seeks to improve the sustainability of suitable living environments by cleaning and sealing vacant units. HUD Matrix Code:01
3	Project Name	Demolition
	Target Area	Citywide
	Goals Supported	Slum and blight removal
	Needs Addressed	Demolition
	Funding	CDBG: \$75,000
	Description	City-wide clearance, demolition and removal of slum and blighted properties to be undertaken by the York RDA or the City.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Three blighted properties will be demolished.
	Location Description	Citywide.

	Planned Activities	The City of York seeks to improve the sustainability of suitable living environments by removing deteriorated structures that are a blighting influence in City neighborhoods. HUD Matrix Code:04
4	Project Name	Code Enforcement
	Target Area	Citywide
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$150,000
	Description	PRIVATE SYSTEMATIC CODE ENFORCEMENT IN LOW- MODERATE- INCOME AREAS OF THE CITY OF YORK.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	1,200 units will be inspected for potential code violations.
	Location Description	Citywide.
	Planned Activities	Inspection of code violation in eligible neighborhoods City-wide by the City of York Bureau of Permits, Planning and Zoning. HUD Matrix Code:15
5	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$113,000
	Description	PUBLIC SERVICES: LANCASTER HOUSING OPPORTUNITIES PARTNERSHIP, YORK HEALTH BUREAU, LIBRARY, LITERACY COUNCIL, LIBRARY, AND HUMAN RELATIONS COMMISSION.

	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 359 persons will be assisted with public services.
	Location Description	Citywide.
	Planned Activities	Activities include GED instruction classes and services. Specifically, these services will be geared towards improving English literacy, job assistance, and an emphasis on preparation and coaching for GED testing. HUD Matrix Code:05
6	Project Name	Economic Development
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Enhance Economic Development
	Funding	CDBG: \$30,000
	Description	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Provide loans to seven businesses, assist three start-ups, stabilize four businesses, and provide technical assistance to 18 small businesses to promote the creation and retention of jobs in the City of York.
	Location Description	Citywide.
	Planned Activities	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York. HUD Matrix Codes:18A, 18B, 18C

7	Project Name	Public Service: Summer Youth Internship
	Target Area	Citywide
	Goals Supported	Encourage Youth Employment
	Needs Addressed	Youth Employment and Internships
	Funding	CDBG: \$37,348
	Description	Summer paid work experience program for 25 high school students to work in City government.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Twenty-five high school students will benefit from the proposed activity.
	Location Description	Citywide.
	Planned Activities	Summer paid work experience program for 25 high school students to work in City government. HUD Matrix Code: 05D
8	Project Name	PUBLIC FACILITY IMPROVEMENTS
	Target Area	Citywide
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Addressed	Improve Recreation & Public Infrastructure
	Funding	CDBG: \$250,000
	Description	PUBLIC FACILITY IMPROVEMENTS: PARKS AND PLAYGROUNDS, STREET IMPROVEMENTS, SIDEWALKS, CURBS.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 6,659 persons will benefit from these activities.
	Location Description	Citywide
	Planned Activities	Milling, paving, reconstructing streets and sidewalks and the installing curb ramps. This project supplements the public improvements undertaken with the Section 108 Loan. HUD Matrix Code: 03, 03F,03K, 03L
9	Project Name	Section 108 Loan Repayment
	Target Area	Citywide
	Goals Supported	Loan Repayment
	Needs Addressed	Loan Repayment
	Funding	CDBG: \$300,000
	Description	REPAYMENT OF SECTION 108 LOAN.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Repayment of the Section 108 loan. HUD Matrix Code: 19F
10	Project Name	Homebuyer Assistance
	Target Area	Citywide
	Goals Supported	Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	HOME: \$50,000
	Description	The City of York provides reimbursements to individuals using the York Homebuyers Assistance Program.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	15 homebuyers
	Location Description	Citywide.
	Planned Activities	The City of York provides reimbursements to individuals using the York Homebuyers Assistance Program. Overhead costs associated with carrying out the City of York first time homebuyer program will vary each year. HUD Matrix Code:13
11	Project Name	CHDO Setaside
	Target Area	Citywide
	Goals Supported	Increase the number of affordable units
	Needs Addressed	Affordable Housing
	Funding	HOME: \$56,459
	Description	CHDO SET aside
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	One low/moderate income family
	Location Description	320 W. Princess St.

	Planned Activities	To provide HOME funds to an approved CHDO to assist in developing or maintaining affordable housing. HUD Matrix Code:14A
12	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$257,962
	Description	PROGRAM OVERSIGHT AND MANAGEMENT INCLUDING CITIZEN PARTICIPATION AND APPLICATION FOR OTHER FEDERAL PROGRAMS INCLUDING. PLANNING, MAPPING, INDIRECT COST ALLOCATION, HISTORIC REVIEWS FOR REHABILITATION PROGRAMS UNDER SECTION 106 PROGRAMMATIC MEMORANDUM OF AGREEMENT.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	See description above. HUD Matrix Code:21A
13	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$38,836
	Description	The administration of HOME funds to support the development of decent, safe, affordable housing.

	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	See description above. HUD Matrix Code: 21H
14	Project Name	Rental Housing Development Project
	Target Area	300 N. State Street, York, PA
	Goals Supported	Create new, affordable rental housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$243,071
	Description	Support for new construction of a 56-unit (40 HOME units) rental development with 2-4 bedroom units.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	56 low/moderate income families
	Location Description	300 N. State Street, York, PA
	Planned Activities	The City of York plans to develop 56 units of affordable housing to be made available to low/moderate income families. The City will be setting aside a total of \$700,000 of HOME funds over a 3-year period to fund this project. The project is contingent upon the developer receiving low-income housing tax credits to complete the project.

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

HUD defines areas of racial (minority) or ethnic concentration as geographical areas where the percentage of minorities or ethnic persons is 10% points greater than the City overall.

There were two census tracts where the 55.5 % minority concentration threshold was met:

- Census Tract 10: 74.2%
- Census Tract 11: 58%.

There were five census tracts where the 37.4% persons of Hispanic origin threshold was met:

- Census Tract 1: 44.4%
- Census Tract 7: 51.6%
- Census Tract 11: 38.8%
- Census Tract 12: 45.8%
- Census Tract 16: 37.9%

HUD defines low-and moderate-income concentrations as areas where at least 51% of the households have incomes that are less than 80% of the HUD-adjusted Median Family Income (HAMFI). Virtually all of the City of York meets this definition. Only parts of Census Tracts 3, 13 and 14 have areas that are not areas of low-and moderate-income concentrations.

All of the non-administrative CDBG activities planned for FY 2018 had a citywide benefit. The three non-administrative HOME projects planned for 2018 are also citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG and HOME funds are intended to provide low and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities to be funded with CDBG funds include public improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very-low, low-, and moderate-income residents;
- Focusing on low- and moderate-income persons, areas, or neighborhoods;
- Coordinating and leveraging of resources;
- Responding to expressed needs;
- Achieving sustainability and/or long-term impact;
- Having the ability to measure or demonstrate progress and success.

Discussion

See above.

AP-55 Affordable Housing – 91.220(g)

Introduction

Developing and maintaining affordable housing in the City of York remains a primary goal.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	17
Special-Needs	0
Total	17

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	17

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

See above.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The York Housing Authority (YHA) continued to use its Capital Fund grant to make, physical, operational and management improvements at its various housing developments and administrative sites. YHA completed a self-implemented, self-directed \$4.5 million Energy Performance Contract for water, electric and gas improvements at all public housing properties.

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

YHA has resident councils in four of its developments. These resident councils have input/involvement with YHA management operations and modernization needs. Resident council officers serve on YHA's Resident Advisory Board (RAB). YHA proposes two actions to increase resident involvement in management:

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

YHA has both a public housing homeownership program and a Section 8 homeownership program and is proposing to increase homeownership opportunities by having its Family Self Sufficiency (FSS) Program Coordinator meet with all incoming public housing applicants to review and discuss homeownership opportunities available to them. The FSS coordinator will pursue similar action with eligible Section 8 tenants.

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

Not applicable

Discussion

See above

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

Introduction

The City of York is part of the York City/County Continuum of Care. As such, the City does not have City-specific goals and actions regarding homeless and other special needs activities. Instead, the City's goals and actions are included in York County's goals and actions as stated below.

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

Many of the unsheltered homeless in York County also struggle with mental health issues. 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 those with mental health issues to seek permanent housing.

In addition, York County completes an unsheltered homeless count for HUD on a biannual basis. The County continually refines the questions asked to get a better sense of those who are unsheltered and potentially not seeking homeless services from the providers in the area. In addition, those unsheltered homeless who are interviewed and counted every other year are offered a variety of services and provided with a pack of goods to help them as well.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters and transitional housing programs are major parts of the homeless housing services provided in York County. York County has seven transitional housing programs (serving families, domestic violence victims, single men, and seniors), and six emergency shelters (serving families, individuals, and domestic violence victims). These programs are predominately funded through a variety of 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. 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 it can provide more permanent housing options to families, with the intent of moving them from emergency and transitional housing programs into something more long-term. The largest obstacles to providing families with permanent housing in York County continues to be lack of jobs that pay a living wage, and scarcity of affordable housing that can accommodate large families.

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 and had a new RRH program funded through the Continuum of Care in the 2013 funding round. Additional RRH funds were applied for in the 2014 funding round, and were approved. RRH also voted and approved to be an eligible application activity in York County for Emergency Solutions Grant (ESG) funds beginning in 2015. In addition, to prevent homelessness, York County provides Pennsylvania Homeless Assistance Program (HAP) dollars to individuals who are at risk of losing their homes and to those who need help with a down payment or first month's rent to get into a home of their own. All of these sources of rapid re-housing and homeless prevention funds are managed through the same local non-profit, Community Progress Council, thereby increasing the odds of an individual or family finding the most appropriate funding source(s) to address their needs.

York County is also working on the planning and implementation of a Coordinated Entry process, which will allow all those seeking housing to be evaluated on the same criteria and ranked on the level of their need. This will allow the community to ensure that chronically homeless individuals and families are being offered stable housing as a first priority. Implementation of the Coordinated Entry system is slated for late 2016.

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.

York County closely follows several Pennsylvania-state mandated policies in regards to discharge from a variety of institutions, including foster care, health care facilities, mental health facilities and corrections programs and institutions. These policies identify the initial steps that prevent those exiting these programs and places from becoming homeless.

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's Office of Children, Youth, & Families (York County OCYF) is required to develop transition plans before youth are discharged from

foster care. These youth-driven transition plans begin when a youth is 16 or a minimum of six months before discharge. State policy says the plan may not include referrals to shelters and should include a court-approved plan for safe/sustainable housing.

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 the federal Conditions of Participations (CoPs) in Medicare. York County's Continuum of Care stays current on hospital policies regarding discharge of homeless patients and on 'super utilizer' projects that work with clients with multiple, chronic needs to stabilize them and avert homelessness and ER visits. Both York hospitals (York and Memorial) have patients meet with a social worker to assess needs, develop a discharge plan, assess psycho-social issues and screen for homelessness and ER visits. All hospitals arrange for case management when needed and referrals for primary care upon discharge from the facility. Hospitals assist in the Medical Assistance (MA) application process and provide information on subsidized housing. Contact with assisted living/nursing social workers is made when needed.

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 the Office of Mental Health and Substance Abuse Services (OMHSAS) is that individuals be engaged and supported in identifying and moving into the most integrated housing of their choice in the community. York/Adams Mental Health (MH)/Intellectual and Developmental Disabilities (IDD) Programs have housing options available to discharged individuals with serious and persistent mental illness who are facing homelessness. Case management works with the consumer to identify the level of support needed to make referrals to agencies providing the needed service, and to link the consumer to local supportive services. York County MH Program uses housing caseworkers to assist consumers in locating affordable permanent housing. If a consumer with mental illness is facing homelessness and no permanent housing option can be identified, York County MH has respite care beds that case managers can access. See additional text below.

Discussion

Corrections Facility Discharge Protocol: York County follows the Pennsylvania-state mandated discharge policies on individuals leaving correctional institutions. Pennsylvania ensures that individuals released from state correctional institutions do not become homeless in two ways: PA Department of Corrections (DOC) 1-5-06 Policy Statement on Inmate Reentry and Transition requires Continuity of Care Planners to try to assure viable home plans and follow-up services for all maxouts by providing information on housing, photo ID and other documents. Links are also made with the Veterans Administration (VA) to access benefits. PA Board of Probation and Parole (PBPP) has a formal policy that no person may be released on parole without an approved home plan. DOC and PBPP also work to improve the discharge planning process and to provide housing counseling to inmates prior to discharge. In York County, some judges require a permanent residence as a condition of release.

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

Introduction

The City of York's 2009 Analysis of Impediments to Fair Housing Choice contains a Fair Housing Action Plan that includes a proposal for discussion between City departments and affordable housing stakeholders to identify barriers to affordable housing and actions to address those barriers.

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

Since the adoption of the AI, the City's code enforcement process has improved. Staff of the City's Permits, Planning and Zoning Department, and the fire department cooperate in the property inspection process and all other code-related matters. The two departments jointly perform all required certificate of occupancy and certificate of compliance inspections and do not require a separate licensing inspection for each certificate.

The City's zoning permitting process has also improved and has become more consistent and efficient. The City intends to continue improving the process even more by having the zoning officer and city planner work together to further streamline the process. Also, the City will continue to encourage and facilitate communication between and among City departments, affordable housing stakeholders, and other parties to identify both barriers to affordable housing and ways to remove or reduce such barriers.

Discussion

See above.

AP-85 Other Actions – 91.220(k)

Introduction

In FY 2018, the City of York plans the following actions to help address the housing and community development needs of City residents, 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 human (staffing). The City of York 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 City residents. The City will support the efforts of service agencies to maximize the use of available resources and to obtain additional resources whenever possible.

Actions planned to foster and maintain affordable housing

The City of York anticipates allocating a total of \$299,530 of FY 2018 HOME funds to create/maintain affordable housing units. The City will also support the efforts of the York Housing Authority to maintain and increase the supply of affordable housing for public housing residents and Housing Choice voucher holders.

Actions planned to reduce lead-based paint hazards

Lead-based paint abatement is an eligible rehabilitation program, and participation in the City's housing rehabilitation programs will reduce the number of homes with lead-based paint hazards. Over the next five years, the City also anticipates supporting the construction of new rental units to increase access to housing without lead-based paint hazards. Lastly, the City of York's Bureau of Health provides lead-based paint hazard education and lead-based paint risk assessments and code enforcement for City children and the homes they live in.

Actions planned to reduce the number of poverty-level families

The resources that the City of York has to reduce the number of persons with incomes below the poverty level are limited. The City will continue to pursue and support various economic development and housing activities in an effort to provide an environment that will attract or retain businesses or facilitate the expansion of existing businesses thereby securing employment and increased incomes for City residents. These activities will include the following:

Bell Family Shelters/Rental Assistance Program – Rental assistance provided to homeless and near-homeless to secure and/or maintain housing.

First Time Homebuyer Assistance – Counseling and down payment/closing cost assistance to first time homebuyers.

Crispus Attucks Association – Rehabilitation of properties into affordable, decent rental housing.

Micro-Enterprise Assistance Program – Provide loans and technical assistance to small businesses to encourage creating or maintaining jobs.

York County Literacy Council – Provide funding for English as a Second Language classes. Also provide funding for pre-GED instruction in reading, writing, math, computer and critical thinking skills to serve as a springboard for more education, training and better jobs.

HIV Testing – Fund Bureau of Health to provide outreach, counseling, and testing in order to prevent and reduce risk of HIV/AIDS.

The varied activities help create job opportunities, reduce burdens (e.g. housing cost burden), and educationally/economically empower city residents, all of which will prevent or alleviate poverty in the community.

In the award of contracts, the City will implement the Section 3 Plan to promote the utilization of firms owned by low-income persons.

Actions planned to develop institutional structure

The City of York relies on a network of public sector, private sector, and non-profit organizations to deliver needed housing and community development services to City residents, particularly the homeless and special needs populations. Many of the organizations in the network operate on a county or regional level.

The demand for services greatly exceeds the available resources. The City of York 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 City residents. The City will support the efforts of service agencies to obtain any available or future resources.

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

See previous answer.

Discussion

See above.

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) and HOME Investment Partnerships Program (HOME).

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 | |
| 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:

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. | 70.00% |

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:
No HOME funds will be used beyond those 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:

The City of York's guidelines allow for the recapture of HOME funds in the event of a sale or foreclosure. The pro-rated amount of sale shall be repayable, in full, upon occurrence of one or more of the following:

- Sale or transfer of Real Property, except for transfer between husband and wife;
- Borrower ceases to occupy the Real Property as Borrower's primary residence;
- Borrower redefines the mortgage obligation on the Real Property;
- Borrower defaults under either the terms of this Note or the terms of other mortgage obligations of Borrower secured against Real Property.
- Borrower does not take occupancy of the property within 60 days from the settlement date.

The loan shall be forgiven at 20% per year over a five (5) year period (20% the first year, 20% the second year, 20% the third year, 20% the fourth year, and 20% the fifth year). If the property is sold on any date between anniversaries, the percentage due is prorated on a monthly basis from the date of the original anniversary to the same date of the month of sale. The dollar amount is divided by sixty (60) months in order to calculate the amount per month, and the monthly amount is then multiplied by the number of months remaining to determine the amount of Forgiveness by the Obligor to the Obligatee. The difference between the original amount of the loan and the amount of Forgiveness is the amount to be repaid by the Obligor to the Obligatee.

In the case of foreclosure, the City of York will base the recapture amount on the net proceeds available from the sale rather than the entire amount of the HOME investment.

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:
See above.

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:
Not applicable.

Appendix

1. Citizen Participation Documentation
2. Certifications and SF 424s