

2020-2024  
Consolidated Plan, Annual Action Plan  
Community Development Block Grant Program  
HOME Investment Partnerships Program



City of York, Pennsylvania

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## **Executive Summary**

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

#### **1. Introduction**

The City of York is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME). As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Plan (CP) in order to implement any federal programs that fund housing, community development and economic development within the community. This City of York CP covers the period from FY 2020 through FY 2024 (January 1, 2020 through December 31, 2024). This CP will be submitted to HUD for approval.

The lead entity responsible for the preparation of the CP is the City of York Department of Community Development.

The City of York has, through the CP, developed a single, consolidated planning and application document in consultation with public and private agencies. The CP for the City of York will serve the following functions:

- A planning document that enables the City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs;
- An application for CDBG Program funds and HOME Program funds under HUD's formula grant
- A strategy document to be followed in carrying out HUD programs; and
- An action plan that provides a basis for assessing performance in the investment of CDBG and HOME funds.

#### **Purpose of the Consolidated Plan**

The purpose of the Consolidated Plan (CP) is to guide federal funding decisions in the next five years. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating communities.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term

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community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

The overall priority for the investment of federal funds is to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The City of York will receive the following federal resources in FY 2020; estimated projections for five years follow in parentheses:

- CDBG \$1,466,403 (\$6,000,000)
- HOME \$468,766 (\$2,000,000)

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

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 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**

The following evaluation of past performance is from the Program Year 2018 (January 1, 2018 – December 31, 2018) Consolidated Annual Performance and Evaluation (CAPER) report. The

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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 four households.
- Rental Production—four new rental units created and leased. In addition, ground was broken on a 56-unit rental development.
- First time homebuyer education—174 residents received homeownership counseling
- Fair Housing – fair housing enforcement and education programs were provided to 87 people
- HIV testing and counseling—115 persons tested
- Adult Literacy—44 residents assisted
- Summer Youth Employment—27 young people employed
- Public Improvements totaling \$421,008.36 included park improvements, street resurfacing and public facilities repairs.
- Demolition Program – Demolition of one vacant, dilapidated building that posed a threat to the health and safety of the low-mod neighborhood in which it stood
- Interim Assistance—268 buildings were stabilized by the City redevelopment authority
- Code Enforcement—5,095 inspections, 2837 re-inspections, issued 1,001 notices and 243 citations
- Funding and technical assistance for micro-enterprise business development – created/retained 3 jobs
- Owner Occupied Rehabilitation—three homes owned by low-income senior citizens rehabilitated

#### **4. Summary of citizen participation process and consultation 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 man online survey that was distributed to stakeholders and City residents. A complete summary of Citizen Participation, including comments, is included in the Citizen Participation Appendix attached to this Plan.

#### **5. Summary of public comments**

Citizen comments are included in the Citizen Participation Appendix attached to this Plan.

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

There were no comments that were not accepted by the City.

**7. Summary**

This plan outlines the goals of the City of York for its CDBG and HOME funds. Following extensive outreach and public input, the Consolidated Plan and Annual Action Plan clearly outline programs and activities that will address the identified needs. Despite the number of needs identified by stakeholders and the public, the City's CDBG and HOME programs are limited in its funding. Still, the document outlines the City's plans to maximize the investment of federal resources.



## **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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	YORK	Dept. of Community Development
CDBG Administrator	YORK, PA	Dept. of Community Development
HOME Administrator	YORK, PA	Dept. of Community Development

**Table 1 – Responsible Agencies**

### **Narrative**

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**

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York, PA 17405

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

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 man online survey that was distributed to stakeholders and City residents.

**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(l)).**

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 June 10-11, 2019 with affordable/special needs housing and service providers, homeless service agencies, educational providers, economic development officials, neighborhood groups, and health and human service providers. In addition, two advertised public hearings were held on June 11, 2019 and September 26, 2019 in the City Council Chambers. These public hearings were advertised in The *York Dispatch* and the *York Daily Record* in accordance with the City’s approved Citizen Participation Plan.

**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:

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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.

Stakeholders reported decreases in homelessness in the City as a result of implementation of the Plan. The City participates in the York City/County Continuum of Care, which receives rapid rehousing and permanent supportive housing dollars to provide assistance to homeless individuals and families.

### **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 City does not receive ESG funds; however, the County receives funds that are used within the City for homeless prevention activities. The County developed performance standards, outcomes and procedures for awarding funds.

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

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.

**Table 1 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	York Area Housing Group
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Community development-public services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>2</b>	<b>Agency/Group/Organization</b>	Bell Socialization Services, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>3</b>	<b>Agency/Group/Organization</b>	Community First Fund
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Public services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>4</b>	<b>Agency/Group/Organization</b>	Community Progress Council
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Employment

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	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy  Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Crispus Attucks Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	York Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Livable Housing Inc.

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	<b>Agency/Group/Organization Type</b>	Housing Services-Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	CONE
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	York County Planning Commission
	<b>Agency/Group/Organization Type</b>	Housing Services-Housing Services-Homeless Other Government-Local Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs-Chronically Homeless Homeless Needs-Families with Children Homeless Needs-Veterans Homelessness Strategy Anti-Poverty Strategy

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
10	<b>Agency/Group/Organization</b>	LHOP at York Housing Opportunity Center
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Penn State University-York
	<b>Agency/Group/Organization Type</b>	Services-Education Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-Poverty Strategy Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This university was consulted via group interview with other educational providers to discuss housing and workforce development needs of the City and region.
12	<b>Agency/Group/Organization</b>	Realtors Assoc Of York & Adams Counties
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

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13	<b>Agency/Group/Organization</b>	City of York
	<b>Agency/Group/Organization Type</b>	Other government-local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Staff were interviewed in a group session about City-wide needs.
14	<b>Agency/Group/Organization</b>	City of York-Bureau of Health
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Community development-public services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Various educational providers and employers
	<b>Agency/Group/Organization Type</b>	Services-Education Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Community development-public services



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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Educational and workforce providers were interviewed in a group session to obtain information on the needs of students as well as training and skills needs of employers.
16	<b>Agency/Group/Organization</b>	YMCA of York & York County
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
17	<b>Agency/Group/Organization</b>	York Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
18	<b>Agency/Group/Organization</b>	York County Literacy Council
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Community development: public services

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Literacy Council 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.
19	<b>Agency/Group/Organization</b>	York Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
20	<b>Agency/Group/Organization</b>	York Academy
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Community development: public services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
21	<b>Agency/Group/Organization</b>	Children's Home of York
	<b>Agency/Group/Organization Type</b>	Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs-Families with Children Homeless Needs-Unaccompanied Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

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22	<b>Agency/Group/Organization</b>	Salvation Army of York
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Recreation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
23	<b>Agency/Group/Organization</b>	York City Council
	<b>Agency/Group/Organization Type</b>	Other government-local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A group of elected City officials were consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the City's constituents.

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

There were no agency types that the City did not consult.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
2014 York County Economic Development Plan/CEDS	York County Planning Commission York Economic Alliance	The goals in the CEDS provided a framework for the economic development and anti-poverty strategy sections.
York County Human Services Plan	York County Human Services	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.
York County Hazard Mitigation Plan	York County Planning Commission	Natural Disaster risks were evaluated for the plan.
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 and incorporated as applicable to the CP.

**Table 2 – 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(I))**

In accordance with 24 CFR 91.100(4), the City of York will notify adjacent units of local government of the non-housing community development needs included in its CP. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

## **PR-15 Citizen Participation**

### **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 2020-2024 Consolidated Plan and the FY 2020 Action Plan, the City of York held two public meetings. The meetings were advertised in the *York Dispatch* and the *York Daily Record*. A housing and community development needs meeting was held on June 11, 2019. A second public meeting was held on September 26, 2019 to present a summary of the City's draft FY 2020 - FY2024 Consolidated Plan, to present the City's proposed allocations of FY 2020 CDBG and HOME funds, and to review the City's past program performance.

The City posted a survey on its website and its social media accounts to solicit citizen input on housing and community development needs. The City also used a combination of focus group meetings, interviews, surveys and public meetings to obtain input on the City's housing and community development needs. The City used the input it received via these various citizen participation methods to identify and evaluate Consolidated Plan goals and objectives and to determine FY 2020 funding allocations and priorities.

A complete summary of Citizen participation, including public meeting minutes, attendance sheets, notices and citizen comments received are included in the Citizen Participation Appendix attached to this document.

Copies of the FY 2020 – 2024 Consolidated Plan and FY 2020 Annual Action Plan were distributed to various public locations for review and comment. A summary of the FY 2020 Annual Action Plan was published in the *York Dispatch* and the *York Daily Record* on September 13, 2019, alerting interested persons to the availability of the Annual Action Plan for public review. The proposed Plan was on public display from October 1 through October 31, 2019. A copy of the FY 2020 – 2024 Consolidated Plan and the FY 2020 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

## Draft for Internal Review

### 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	City-wide	9 people attended	Participants suggested uses for CDBG and HOME funds to address identified housing and community development needs. See summary in Appendix.	All comments were accepted.	
2	Internet Outreach	Non-targeted/broad community	Two web-based surveys, one for the general public and one for other interested stakeholders, were distributed via email, public meeting agenda, via news outlets and posted on the City's website, as well as publicized on the City's social media pages. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of contact they deemed appropriate.	A complete report of the survey results is included in the Citizen Participation Appendix.	No comments were not accepted.	
3	Public hearing	City-wide	0 people attended	No comments received.	N/A	

**Table 3 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The needs assessment is based on an analysis of housing problems across the City of York by income level among renters, owners, and households with special needs. Additionally, needs were identified through a public outreach process that included stakeholder consultations/interviews and public meetings.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2011-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data were drawn from the 2013-2017 ACS 5-Year Estimates and other sources to provide additional context when needed.

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

### Summary of Housing Needs

High housing costs and poor quality of housing stock reduce opportunities and access to prosperity, especially among lower-income households in York. Real incomes in the area have declined while rental housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2009 and 2015, the median income for City residents *declined* by 10% after adjusting for inflation, while median rent *increased* by 11%. Median home value decreased by 8.8% after adjusting for inflation during this same period. Property taxes in the city are extremely high, as well. This means that housing costs take up a relatively larger share of income for households in the City. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households. Given a lack of decent, affordable housing options, the area's lower-income households often face a choice between deficient, substandard housing and cost burden.

As the data below show, the most significant housing issues identified are cost burden and severe cost burden. Cost burden is defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 46.6% of households in the City are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In York, 25.88% of households are severely cost burdened. Cost burden is greatest among renter households earning less than 50% of HAMFI.

In general, elderly family households have less difficulty in affording housing costs than other household types. Elderly non-family households have the greatest difficulty finding affordable housing. With regard to other housing problems, overcrowding is the second most common problem but only among renters; few owners (.60%) are overcrowded as reported in the data.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	43,718	43,855	0%
Households	15,541	16,265	5%
Median Income	\$29,223.00 (\$32,346 in 2015)	\$29,025.00	-1% (-10% after inflation)

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)



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**Housing Costs Table (Supplemental)**

	Base Year: 2010	Most Recent Year: 2015	% Change
Median Home Value	80,100 (\$86,391 in 2015)	78,800	-1.6% (-8.8% adjusted)
Median Contract Rent	492 (\$530 in 2015)	592	+20.3% (+11.7% adjusted)

Source: 2009-2013 5-Year ACS (B25077, B25058), Census 2000 (H085, H056)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	4,955	3,275	3,210	1,630	3,190
Small Family Households	1,900	1,195	1,115	755	1,470
Large Family Households	450	435	250	130	215
Household contains at least one person 62-74 years of age	660	590	585	330	615
Household contains at least one person age 75 or older	425	315	385	45	150
Households with one or more children 6 years old or younger	1,180	810	420	305	224

**Table 5 - Total Households Table**

**Data** 2011-2015 CHAS  
**Source:**

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### 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	70	65	25	0	160	20	10	0	25	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	35	0	0	95	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	15	15	4	224	4	20	55	15	94
Housing cost burden greater than 50% of income (and none of the above problems)	2,455	550	20	4	3,029	580	280	95	20	975

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	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)	500	1,240	350	10	2,100	175	330	400	125	1,030
Zero/negative Income (and none of the above problems)	270	0	0	0	270	70	0	0	0	70

**Table 6 – Housing Problems Table**

**Data** 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,770	665	60	10	3,505	605	310	145	60	1,120
Having none of four housing problems	1,010	1,675	1,625	645	4,955	225	630	1,375	915	3,145
Household has negative income, but none of the other housing problems	270	0	0	0	270	70	0	0	0	70

**Table 7 – Housing Problems 2**

**Data** 2011-2015 CHAS  
**Source:**

## Draft for Internal Review

### 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	1,340	765	124	2,229	210	240	155	605
Large Related	295	330	10	635	4	10	0	14
Elderly	420	235	65	720	335	270	139	744
Other	1,110	545	170	1,825	230	105	200	535
Total need by income	3,165	1,875	369	5,409	779	625	494	1,898

**Table 8 – Cost Burden > 30%**

Data 2011-2015 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	1,165	265	4	1,434	165	80	15	260
Large Related	240	45	0	285	4	10	0	14
Elderly	330	95	0	425	205	110	4	319
Other	895	155	10	1,060	220	85	75	380
Total need by income	2,630	560	14	3,204	594	285	94	973

**Table 9 – Cost Burden > 50%**

Data 2011-2015 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	230	15	15	0	260	0	20	30	4	54

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	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	40	35	0	4	79	4	0	25	10	39
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	270	50	15	4	339	4	20	55	14	93

**Table 10 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

	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								

**Table 11 – Crowding Information – 2/2**

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

According to ACS data, there are 3,442 and 1,941 single person households who are renters and homeowners, respectively.

### **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.**

There are 7,539 individuals, or 17.2% of the City's population, who identify as having one or more disability. Among these, 3,492 reported an ambulatory disability, 4,091 with a cognitive disability, 1,047 with vision difficulty and 2,220 with an independent living difficulty. Further, service providers at the focus group meetings indicated that many persons with mental health and/or drug/alcohol dependencies struggle to find affordable housing.

York City/County CoC Point in Time data estimate 89 victims of domestic violence experience homelessness in one year, 37 on any given night. There is shelter availability for victims of domestic violence, and the CoC was awarded a Domestic Violence Bonus grant in the FY2018 CoC Competition.

No data is available on the number and type of families who are victims of dating violence, sexual assault and stalking.

### **What are the most common housing problems?**

Participants in the stakeholder interviews repeatedly indicated that the condition of affordable housing, particularly in the rental market, was a problem within the City. Specifically, the York Housing Authority indicated that many units selected by Housing Choice Voucher (HCV) holders could not pass the Housing Quality Standards inspection required for lease-up. Stakeholders also indicated that general rehabilitation and accessibility improvements were needed for the City's existing homeownership housing stock.

Further, cost-burden continues to be an issue for many households in the City. As the data above indicate, 46.6% of households (both renters and owners) in the City are cost-burdened. Property taxes in the City continue to be higher than the surrounding areas and act as a deterrent for new homeowners purchasing in the City. The burden is especially great among renter households earning below 50% AMI, where 78% of households pay more than 30% monthly income for housing. Renters earning below 30% AMI are severely cost burdened, meaning they pay 50% of monthly income for housing costs. 2,630 renter households earning below 30% AMI, or 64.8%, are severely cost-burdened.

There is a need for accessible housing units for households, primarily larger, multigenerational households where elderly populations are struggling to age in place. Much of the existing housing stock was built before the ADA was passed; older buildings tend to not meet current standards for accessibility. Additionally, the PHA indicated during the stakeholder session that accessible units are a need and are in demand within the City.

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

Cost burden and severe cost burden affects households across the income spectrum though the need for affordable housing is felt most acutely by the lowest income households. The rate of cost burden declines as household income increases. Renters are also more likely to be cost burdened and severely cost burdened than homeowners. Across the income spectrum, elderly and small related families are most likely to experience cost burden and severe cost burden.

### **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 CoC estimates that 124 persons in households containing children become homeless each year; four of these are unaccompanied youth. The lack of affordable housing units 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 fathers with children who are becoming homeless. Many of these mothers have a disability and/or lack employment skills. These factors make long-term

employment an ongoing challenge for single parents who wish to achieve independence and find an affordable rental unit in the area.

Barriers often faced by those who are recently housed include continued case management, employment skills training, assistance to repair poor credit and landlord history, and financial assistance to clear rent and utility arrearages that may have led to homelessness in the first place. Continued wraparound services, particularly related to mental health and substance abuse and the formerly incarcerated are critical to lower recidivism rates. The City/County is currently working on developing and implementing a forensic bridge subsidy program that would assist with diversion from the prison system, but also providing services for those exiting the criminal justice system.

**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 City does not estimate at-risk populations; the figures above are based on HMIS data provided by the CoC indicating the number of persons entering the homeless system each year.

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

The lowest income households are also the highest concentrations of minorities that experience challenges accessing food, healthcare housing and services. There remains a strong need for decent, affordable housing. Stakeholders report that households must frequently choose between substandard housing that is affordable and decent housing that is unaffordable.

## **Discussion**

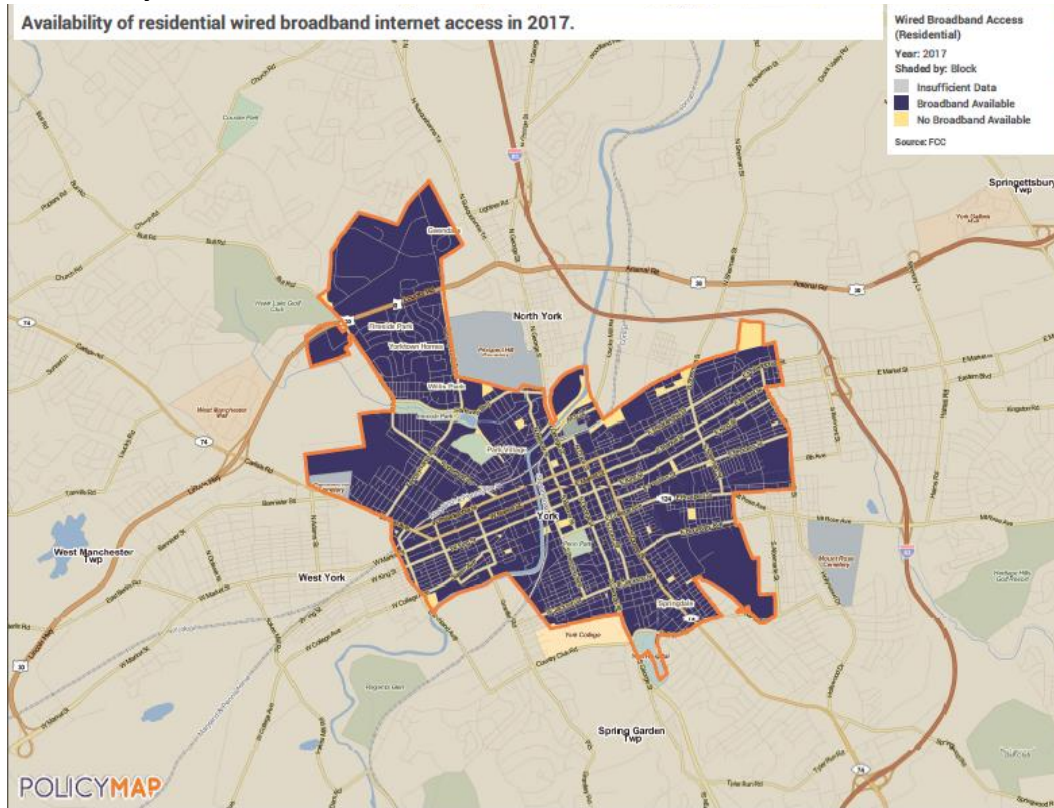
The following section, Narrowing the Digital Divide, is now required by HUD to be included in the Consolidated Plan. This rule amends HUD's Consolidated Plan regulations to require jurisdictions consider two additional concepts in their planning efforts: Narrowing the Digital Divide and Natural Hazard Risk. Note: The Natural Hazard Risk section is in MA-20: Housing Market Analysis Condition of Housing.

### *Narrowing the Digital Divide (91.210(a)(4)*

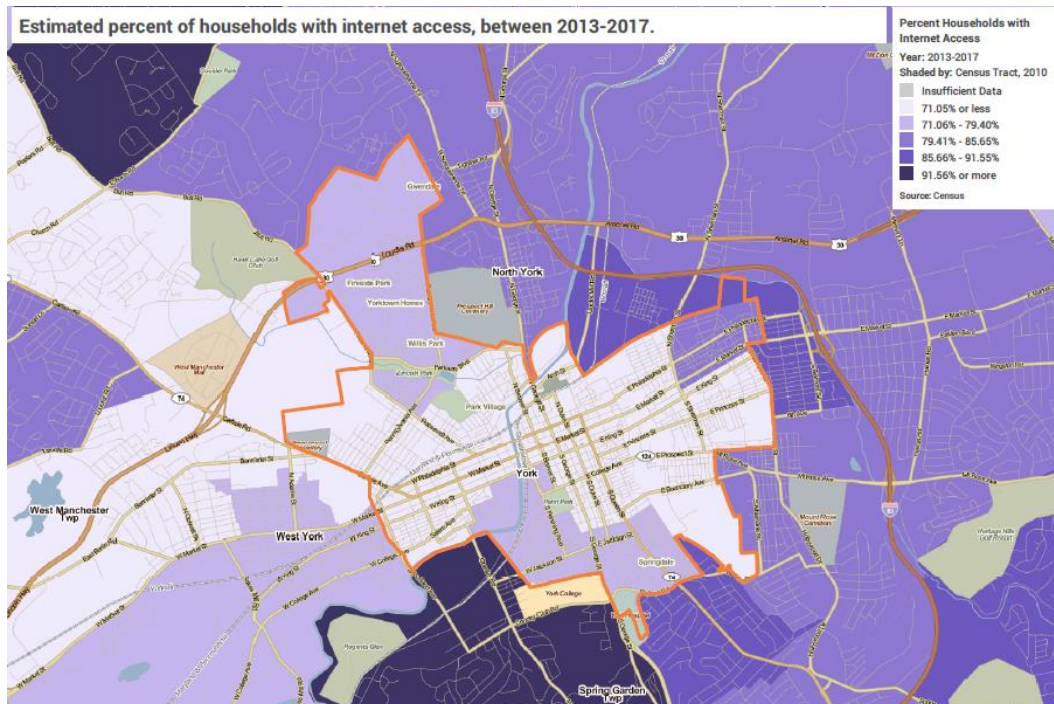
As shown on the following map generated by PolicyMap, the vast majority of the City of York has access to broadband service indicating that there is not a digital divide among lower- and higher- income neighborhoods. While access is available, however, affordability of internet remains an issue for many households as evidenced by the second map, where portions of the LMI areas do not have internet access, despite it be available.



## Availability of Residential Wired Broadband Internet Access in 2017



## Estimated Percent of Households with Internet Access 2013-2017





## **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 when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, the following racial/ethnic groups in York experience one or more housing problems at a disproportionate level:

- Asian households at 0-30% AMI
- Black/African American households at 30-50% AMI

	0-30% AMI	30- 50% AMI	50- 80% AMI	80-100% AMI
<b>Racial/ Ethnic Group</b>	<b>% with one or more housing problems</b>			
White	85.6%	74.0%	30.3%	15.9%
Black/ African American	92.0%	88.4%	32.2%	9.9%
Asian	100.0%	0.0%	33.3%	0.0%
Hispanic	88.0%	71.3%	27.7%	4.5%
Jurisdiction as a Whole	87.9%	77.4%	29.8%	12.8%

Source: CHAS 20011-2015

Calculations: Mullin & Lonergan Associates

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,050	560	340
White	1,340	225	155
Black / African American	1,150	100	105
Asian	29	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,420	194	59

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data                      2011-2015 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,540	740	0
White	1,010	355	0
Black / African American	800	105	0
Asian	0	0	0
American Indian, Alaska Native	10	14	0
Pacific Islander	0	0	0
Hispanic	635	255	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data                      2011-2015 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%

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### 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	955	2,255	0
White	540	1,240	0
Black / African American	185	390	0
Asian	15	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	215	560	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 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	210	1,425	0
White	154	815	0
Black / African American	44	400	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	210	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 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%

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

### Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e., cost burden)

*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.*

In general, the percentage of households with a severe housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, only one racial/ethnic group experiences one or more severe housing problems at a disproportionate level:

- Asian households at 0-30% AMI (small sample size)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	71.9%	26.7%	8.1%	5.1%
Black/ African American	78.8%	33.3%	3.4%	4.3%
Asian	86.2%	0.0%	0.0%	0.0%
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	70.7%	31.1%	5.7%	0.0%
Jurisdiction as a Whole	73.2%	29.7%	6.4%	4.3%

Source: CHAS 2011-2015

Calculations: Mullin & Lonergan Associates

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,375	1,235	340
White	1,125	440	155
Black / African American	985	265	105
Asian	25	4	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,145	475	59

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	975	2,305	0
White	365	1,000	0
Black / African American	300	600	0
Asian	0	0	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	275	610	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	205	3,000	0
White	145	1,635	0
Black / African American	20	560	0
Asian	0	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	740	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	70	1,560	0
White	49	920	0
Black / African American	19	425	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	220	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 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%

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

### Introduction:

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost-burdened is defined as paying more than 30% of household income on housing, and severely cost burdened is defined as paying greater than 50% of household income on housing.

*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.*

The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels. Based on these definitions, the following racial/ethnic groups have disproportionate housing need:

- While not considered disproportionate according to the above definition, the data indicate that a high number of Black/African American and Hispanic households are severely cost burdened (31.6% and 35.2%, respectively).

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost burden			%
White	62.0%	18.7%	19.3%	2.0%
Black/ African American	43.9%	24.5%	31.6%	2.8%
Asian	50.0%	22.2%	27.8%	11.1%
Hispanic	41.6%	23.2%	35.2%	2.2%
Jurisdiction as a Whole	52.4%	21.2%	26.5%	2.3%

Source: CHAS 2011-2015

Calculations: Mullin & Lonergan Associates

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,325	3,365	4,205	365
White	4,905	1,475	1,525	155
Black / African American	1,640	915	1,180	105
Asian	45	20	25	10
American Indian, Alaska Native	14	10	0	0
Pacific Islander	0	0	0	0
Hispanic	1,585	885	1,340	84

Table 20 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS

Source:

## **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 impact of housing problems in the City of York varies primarily by income level. However, the following income tiers experienced problems at a rate of at least ten percentage points higher than the City as a whole:

### **Housing Problems**

- Asian households at 30-50% AMI
- Black/African American households at 30-50% AMI

### **Severe Housing Problems**

- Asian households at 0-30% AMI
- While not considered disproportionate according to the above definition, the data indicate that a high number of Black/African American households at 30-50% AMI have one or more severe housing problems (33.3%).

### **Cost Burden**

- While not considered disproportionate according to the above definition, the data indicate that a high number of Black/African American and Hispanic households are severely cost burdened (31.6% and 35.2%, respectively).

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

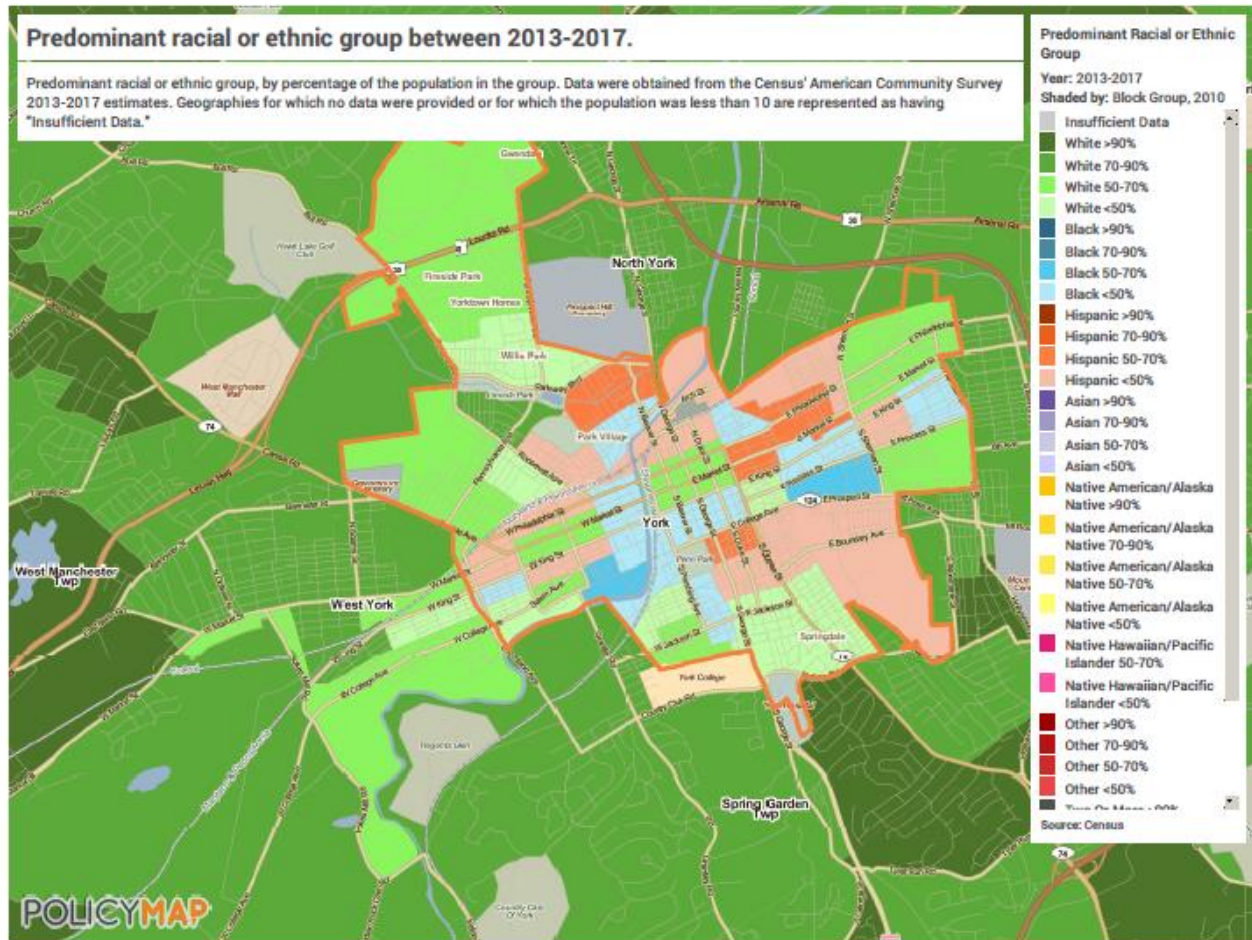
The needs among race/ethnicities are indicated above. Income categories have more general needs as described in NA-10 and the Housing Market Analysis.

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

For the purposes of this Consolidated Plan, concentration is defined by a census tract where a minority group's population is ten percentage points higher in that census tract than its proportion in the City's population. For example, Black residents comprise 26% of York's population. An area of concentration of Black residents will be any census tract that is at least 36% Black. There are two Census Tracts that meet this definition: Tracts 1 and 7. The City's population is 32% Hispanic. An area of concentration of Hispanic residents will be any census tracts containing at least 42% Hispanics. There are three Census Tracts that meet this definition: Tracts 3, 12 and 15.



# Map of Predominant Racial or Ethnic Groups 2013-2017 (SUPPLEMENTAL)



## NA-35 Public Housing – 91.205(b)

### Introduction

The York County and City Housing Authority (YCCHA) owns and manages 1,373 assisted rental housing units in York County. Over 1,018 of YCCHA's units are in the City. YCCHA is the largest provider of assisted housing in the City of York. The Board of the YCCHA is appointed by the mayor. YCCHA plays an important role in maintaining and managing housing for low-income households in the City of York. YCCHA's mission is directed primarily to extremely low-income renter households consisting of those with incomes between 0-30 % of median income. YCCHA's housing program serves as the major source of housing for extremely low-income households in the City of York.

The figures below represent data provided by the York Housing Authority, as the information pre-populated from PIC was deemed inaccurate.

### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	N/A	43	1069	1497	64	1401	17	15	N/A

**Table 21 - Public Housing by Program Type**

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

**Data Source:** York Housing Authority

## Draft for Internal Review

### Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	\$11,442.47	\$18,636	\$15,908.08	\$14,119.30	\$10,936	\$16,596	\$21,981
Average length of stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average Household size	N/A	1 BR	1 BR	2 BR	1 BR	2 BR	1 BR	3 BR
# Homeless at admission	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Elderly Program Participants (>62)	N/A	8	399	332	10	309	9	4
# of Disabled Families	N/A	20	521	648	34	601	9	4
# of Families requesting accessibility features	N/A	N/A	521	6	6	N/A	N/A	N/A

## Draft for Internal Review

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**Table 22 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** York Housing Authority

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	41	728	908	44	843	10	11	N/A
Black/African American	N/A	2	728	606	18	579	6	3	N/A
Asian	N/A	0	3	0	0	0	0	0	N/A
American Indian/Alaska Native	N/A	0	0	0	0	0	0	0	N/A
Pacific Islander	N/A	0	6	19	1	18	0	0	N/A
Other	N/A	2	7	19	1	18	0	0	N/A
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 23 – Race of Public Housing Residents by Program Type**

**Data Source:** York Housing Authority

## Draft for Internal Review

### 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	N/A	5	345	488	12	473	0	3	N/A
Not Hispanic	N/A	38	692	1033	52	954	16	11	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

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

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

The Housing Authority meets the Section 504 requirements and makes reasonable accommodations when necessary but indicated that it still cannot meet the demand for accessible units. A high demand for more accessible units among public housing tenants and applicants on the waiting list was considered a major need during stakeholder interviews.

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

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. York Housing Authority continues to address the most immediate needs of its public housing residents by keeping the maximum number of public housing units possible available and in good condition.

For households utilizing the Housing Choice Voucher (HCV) program, the immediate need is an increased supply of decent, affordable housing. Stakeholders reported that the quantity of affordable housing units that also meets Housing Quality Standard (HQS) is extremely low. In fact, the York Housing Authority indicated that many units cannot pass the HQS inspection and raised their payment standard to 120% to encourage participation in the program and bringing units to compliance with HQS. The Housing Authority also indicated that many landlords are updating units and increasing the rent, thereby making them unaffordable and ineligible for participation in the program.

Additional needs of those households accessing various forms of publicly-supported housing include access to employment supportive public transportation, employment opportunities, and barrier removal for the elderly and disabled.

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

The population at large includes households that share the needs of public housing residents and voucher holders because the resources available to York Housing Authority are insufficient to meet local need. Until a unit or voucher becomes available, households on the Public Housing waiting list and HCV waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

In 2010, York County (including York City) became its own, county-wide Continuum of Care under the Department of Housing and Urban Development (HUD). This change from a regional Continuum to a county-wide 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 Continuum of Care's 2019 Point-in-Time (PIT) survey is the most recent survey data available. The PIT provides only a "snapshot" of the City's homeless population and subpopulations; however, it is the best data available on the housing and supportive service needs of these populations. The City's Continuum of Care (CoC) for homeless persons is coordinated through the County Planning Commission, who also serves as the HMIS Lead for the CoC.

During the 2019 Point in Time Survey, 321 homeless adults and children (sheltered and unsheltered) were counted in York County, which includes the City of York (227 adults, and 90 children in households, 4 unaccompanied youth). The number of homeless persons reflects a minimal decrease from 2018, which identified 324 homeless adults and children.

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				
<b>Persons in Households with Adult(s) and Child(ren)</b>	142	2	597	121	56	<b>26</b>
<b>Persons in Households with Only Children</b>	4	0	4	4	0	<b>15</b>
<b>Persons in Households with Only Adults</b>	143	30	834	224	276	<b>32</b>
<b>Chronically Homeless Individuals</b>	10	3	97	10	4	<b>86</b>
<b>Chronically Homeless Families</b>	0	0	0	0	0	<b>0</b>
<b>Veterans</b>	5	0	20	8	10	<b>24</b>
<b>Unaccompanied Child</b>	4	0	4	4	0	<b>15</b>

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
Persons with HIV	1	0	1	1	0	22
Severely Mentally Ill	54	4	125	40	22	26
Chronic Substance Abuse	18	2	35	15	5	26
Victims of Domestic Violence	37	0	89	39	25	23

**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):**

Data representing folks entering and exiting homelessness each year, as well as number of days homeless is outlined above for each group.

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

In York County, no Veteran families were identified as homeless during the 2019 PIT. However, HMIS data provided by the CoC indicates that there are five sheltered Veterans and that approximately 20 Veterans become homeless each year. Stakeholder interviews revealed that Veteran homelessness is an issue in the City, particularly among new Veterans. Several programs, including the Supportive Services for Veteran Families, the Harrisburg YWCA, and the Lebanon VA conduct outreach in the City.

Of the individuals in families with children identified during the 2019 PIT, 94 were under 18, 24 were between the ages of 18 and 24, and 203 were over age 24. Five households with children under age 24 were unsheltered.

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

Approximately 35% of homeless persons identified during the 2019 PIT were Black/African American. 23% were Hispanic.

#### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2019 Point-in-Time Count, a total of 289 people in 186 households were served in emergency shelters, transitional, and safe haven housing projects. A total of 32 individuals in 26



households were unsheltered, including one child under age 18 and four youth ages 18-24. Four of the sheltered individuals were unaccompanied youth.

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

### **Introduction:**

York County is fortunate to have a pro-active approach to non-homeless special needs. The County completed an update to the *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* continues to be the System of Care initiative, which began in 2011. The System of Care 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, and, in turn, the City of York.

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. In addition, many persons with such special needs also have very low incomes.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly and Frail Elderly*

There is an ongoing York County Coalition Housing Task Force involving the York/Adams Mental Health (MH)-Intellectual and Developmental Disabilities (IDD) program that meets to discuss housing and social service needs for those with behavioral health diagnoses. These agencies meet to discuss access to psychiatric and mental health supports for older adults. There is continued cross-collaboration with the Area Agency on Aging for expedited DomCare applications and nursing facilities for older adults with behavioral health challenges. The Alliance for Low Income Personal Care Home Advancement is a group in York County focusing on creating new ways to make personal care affordable for older adults. The York/Adams MH.IDD program serves as a member of the behavioral health committee. Continued closures of personal care homes in York County will continue to strain the housing options for older adults with mental illness.

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.

Senior housing was not identified as a critical need for seniors in the City; however, the County continues to prioritize housing opportunities for seniors.

### *Persons with Mental, Physical, and/or Other Developmental Disabilities*

The *County of York Human Services Plan* noted that many of the social service stakeholders feel that there is an ongoing significant unmet need for outpatient psychiatric time in the County for both adults and children. The York County Behavioral Health System continues to develop ways to avoid institutionalization of adults recovering from serious and persistent mental illness, including Mobile Psychiatric Nursing programs provided by Wellspan as well as Assertive Community Treatment Teams provided by Bell Socialization Services. In addition, Resource Coordinators have been assigned to work exclusively with the caregivers of children in the Early Intervention program, providing support and mental health resources while meeting the needs of their children.

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. Currently, there are a minimum of 71 duplicated individuals on lists for housing provided through the mental health system.

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. Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

### *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.

### *Persons with Alcohol or other Drug Addictions*

The York/Adams Drug & Alcohol Commission (YADAC) is charged with designing, coordinating and funding a comprehensive and coordinated array of services for the prevention, treatment and

rehabilitation of alcohol and other drug abuse and dependency. Services are provided through contracts with licensed treatment providers. YADAC focuses on the following steps to address addiction: intervention, prevention, and treatment. No specific data on the housing needs of non-homeless persons with alcohol or other addictions is available for York. Due to budget cutbacks, pregnant substance abusers have the highest priority. The result has been a waiting list for those seeking addiction treatment services. Identified emerging trends include heroin and prescription painkiller abuse.

### *Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking*

No specific data on the housing needs of non-homeless victims of domestic violence, sexual assault and stalking is available for York.

### *Justice Involved Individuals*

York County continues to be an active participant in the Re-Entry Coalition, working to address the needs of justice involved individuals and reduce the length of stay in the prison system for individuals with a mental illness. Case managers are on staff at the prison to provide resources and screen individuals that ended up in prison as a result of their mental illness. The re-entry coalition works to identify housing opportunities for those exiting the system so they do not end up in an emergency room or homeless. The County is also working to develop a forensic program that would divert folks from prison, but also provide rental assistance subsidies and wraparound services upon discharge so as to avoid recidivism.

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

Summarizing the above estimates and input received during stakeholder interviews held in preparing the Five-Year Consolidated Plan, the most significant needs for these populations are:

Decent, affordable housing, including rental vouchers;

Assistance making repairs to owner-occupied homes, including accessibility improvements;

Employment training/self-sufficiency programs;

Permanent supportive housing and recovery housing; and

Housing counseling and other financial literacy programs

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

According to the CDC's AtlasPlus, a database containing health data for communities across the country, York ranks 12th out of Pennsylvania's 67 counties for the prevalence of HIV/AIDS in 2016.

To address HIV/AIDS in the City and County, the Family First Health and WellSpan Health provide case management, referrals to behavioral health, nurse care management and medical care. The Caring Together Program conducts onsite mental health assessments and referrals. Additional education and outreach was identified as a need in the County's Human Services Plan.

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

### **Describe the jurisdiction's need for Public Facilities:**

Through CDBG funds, the City of York can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Public Facilities needs include:

- Additional miles added to the existing trail system for walking/running and bike riding;
- Rehabilitation of senior centers and other public/community facilities including the installation of security and accessibility features; and
- Construction and rehabilitation of neighborhood parks.

### **How were these needs determined?**

The City of York facilitated a series of stakeholder interviews and public meetings; community feedback regarding the needs across the community was received. In addition, the City issues a Request for Applications from developers, nonprofits and other community entities and City departments to determine needs and requests for the program year.

### **Describe the jurisdiction's need for Public Improvements:**

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Public Improvements needs include:

- Street and sidewalk improvements in low-moderate income areas;
- Street lighting and beautification improvements; and
- ADA compliance construction and rehabilitation in low-moderate income areas.

### **How were these needs determined?**

The City of York facilitated a series of stakeholder interviews and public meetings; community feedback regarding the needs across the community was received.

### **Describe the jurisdiction's need for Public Services:**

Through CDBG funds, the City can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

Public Services needs include:

- Mental health services;
- Health literacy classes for persons accessing public health resources to learn to best care for their chronic illnesses and prenatal care;
- Supportive services for persons recently released from a correctional facility;
- Financial literacy classes for struggling families, particularly for single parents;
- Homeownership counseling;
- Employment readiness skills education and workforce programming (alternatives to college); and
- Support for the City's Human Relations Commission

### **How were these needs determined?**

The City of York facilitated a series of stakeholder interviews and public meetings; community feedback regarding the needs across the community was received.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, the City of York will have a mix of housing types to accommodate households of all types and income levels. The City's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.



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

### Introduction

The housing stock in York is principally single-family (60%) and renter-occupied (61.7%). Data from the 2017 ACS indicates that 31.6 % of all adults aged 18-64 live below the poverty line. Among the entire population, 35.8% live below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 50.2% and 20.1%, respectively, live below the poverty line. The high incidence of poverty among households with children and persons with disabilities points to the need for affordable housing, particularly within the renter-occupied market.

Of the 9,535 renter-occupied units in the City, 42% consist of three or more bedrooms. Single Room Occupancy (or zero bedroom) units are the smallest category of renter-occupied housing. Among owner-occupied housing, 77% of units have three or more bedrooms. These data are consistent; single family units – which tend to be larger than multi-family units – comprise over 60% of the housing stock. There is a need for more multi-family housing units which tend to be more affordable, particularly for small families with children, a demographic group particularly prone to cost burden and severe cost burden.

The vacancy rate increased from 13.7% in 2010 to 15.9% in 2017, according to ACS data.

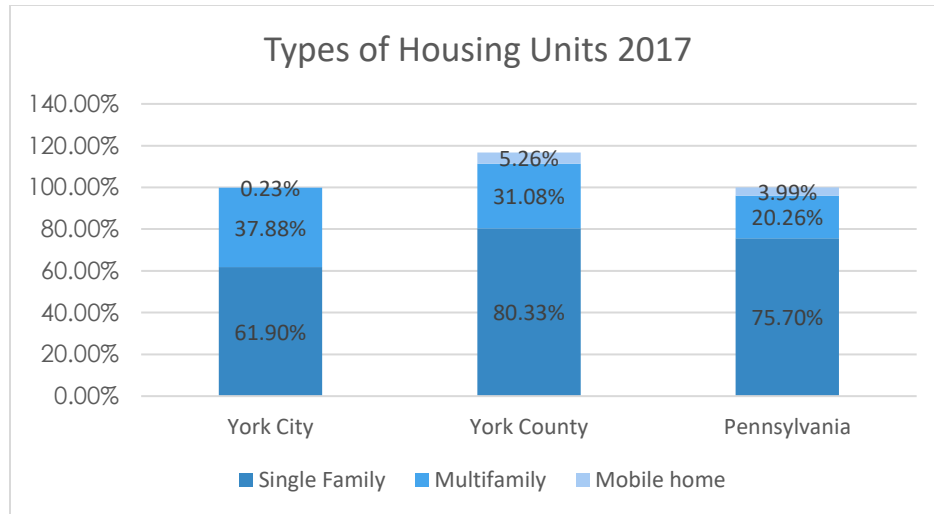
### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,575	19%
1-unit, attached structure	8,215	43%
2-4 units	4,635	24%
5-19 units	1,350	7%
20 or more units	1,230	6%
Mobile Home, boat, RV, van, etc	44	0%
<b>Total</b>	<b>19,049</b>	<b>100%</b>

**Table 25 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

The majority (62%) of the units in the City of York are single-family, a much lower rate than York County (80%) and Pennsylvania (75%), evidenced by the chart on the next page.



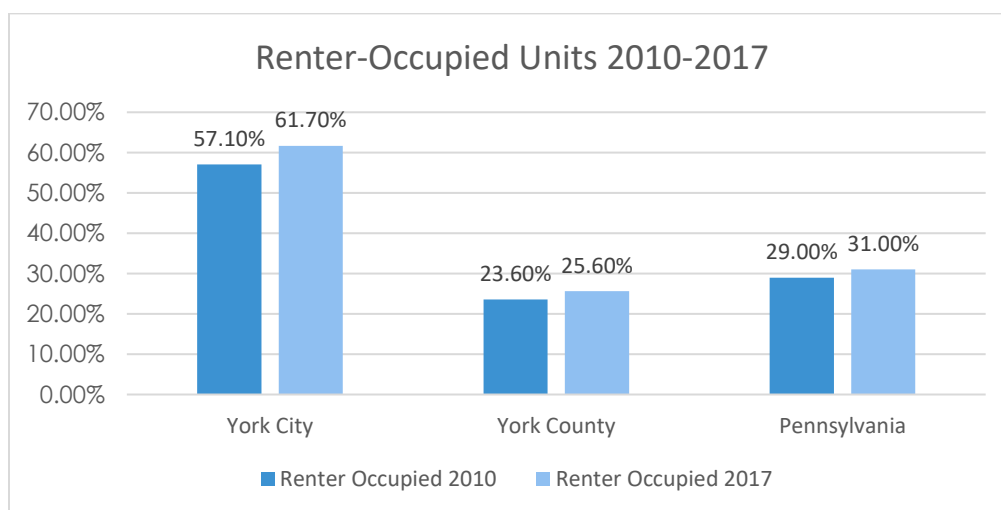
### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	395	4%
1 bedroom	270	4%	2,820	30%
2 bedrooms	1,280	19%	2,325	24%
3 or more bedrooms	5,160	77%	3,995	42%
<b>Total</b>	<b>6,725</b>	<b>100%</b>	<b>9,535</b>	<b>100%</b>

**Table 26 – Unit Size by Tenure**

**Data Source:** 2011-2015 ACS

The following chart shows that renter-occupied units in the City of York increased from 2010-2017, while the percentage of renter-occupied units in York County and the state increased at a much slower rate during the same time period.



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

In addition to public housing authority units, the Pennsylvania Housing Finance Agency's Inventory of Assisted Rental Housing identifies 1,364 other rental housing units in the City of York available for low-income households that are assisted by local, state, or federally funded programs. The other assisted rental housing includes 549 units (40.2 percent) for the elderly and 701 units (51.4 percent) for family households. The following table provides a summary of the other assisted rental housing in the City of York by unit type.

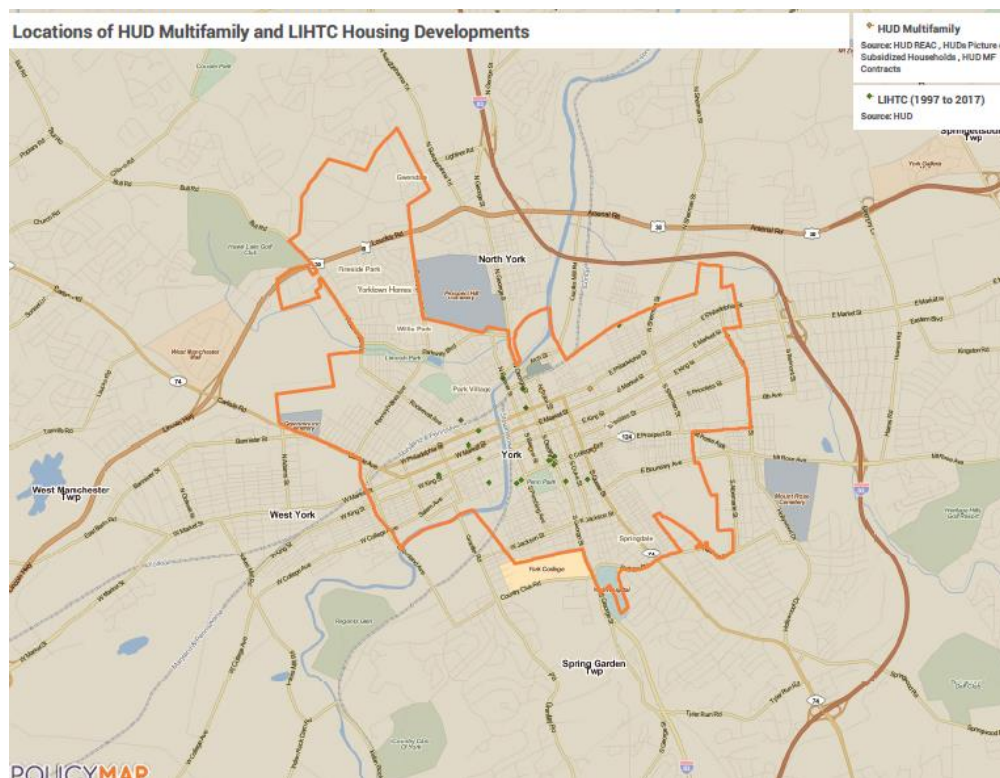
Development	Total Units	Units	
		Elderly	Family/General
Cable House	83	0	83
Bell House	20	0	20
Dairyland Apts	40	40	0
Delphia House	10	10	0
Dutch Kitchen (SRO)	59	0	59
George Street Project	36	0	36
George Street Commons	28	0	28
Historic Fairmount Apartments	38	0	38
Homes at Thackston Park	39	0	39
Hudson Park Towers	70	0	70
Park View at Tyler Run	80	59	0
Shady Oak Apartments	35	0	35
SKW Housing	34	34	0
Smyser Street Apartments	21	0	21
Southeast Neighborhood Rehab	19	0	19
Springwood Overlook	84	84	0
Westminster Place	50	50	0
York Commons	102	0	102
York NSA	72	72	0

Development	Total Units	Units	
		Elderly	Family/General
York Scattered Site	31	0	31
YorkTowne House	200	200	0
YMCA SRO	120	0	120
Total:	1364	549	815

In addition, the City works with Habitat for Humanity to create new affordable homeownership units using HOME funding. The catchment area for York Habitat for Humanity is the entire county, though several units are constructed in the City each year. The cost to build in the City is high.

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

There are several HUD Multifamily and LIHTC units throughout the City. According to PolicyMap, the period of affordability will expire on 155 units during the next five years. The map below indicates the locations of the subsidized developments in the City. The City will continue to monitor new projects to ensure replacement of these units, and will prioritize projects that do so, especially as for profit developers continue to create new market rate units within the City, as described during the stakeholder interview process.



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

No. York Housing Authority has a waiting list of for its Public Housing units and its Housing Choice Voucher program. This aligns with the nationwide trend of communities experiencing a significant shortage of affordable and available rental units for extremely low-, low-, and moderate-income households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire over the next five years as well as an increase in development of market rate units within the City.

**Describe the need for specific types of housing:**

There is a need for safe, sanitary, accessible, and affordable housing throughout the City. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income including family housing, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities. CHAS and ACS data revealed that a significant proportion of single-person households are cost burdened/severely cost burdened.

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

### Introduction

The HUD-provided table below (Table 29) indicates the number of available units that are affordable to households with various income levels. The 1,315 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent 12.9% of the rental housing inventory in the City. Given that CHAS data indicates there are 4,955 households with incomes below 30% of HAMFI, there are more than three households that need affordable housing at this income level for each affordable unit available; there is a need for additional affordable housing units.

The Fair Market Rent (FMR) for a two-bedroom unit in the City of York is \$946 per month. To avoid being cost burdened, a household needs to earn \$18.23 per hour. A minimum wage worker earning \$7.25 per hour needs to work 100 hours per week to afford a two-bedroom unit. The monthly Supplemental Security Income (SSI) payment is \$771. Households for which this is the sole source of income can spend \$231 monthly on housing, which is about a third of the cost of renting a one-bedroom unit.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	73,300	78,800	8%
Median Contract Rent	480	592	23%

Table 27 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,235	33.9%
\$500-999	6,025	63.1%
\$1,000-1,499	195	2.0%
\$1,500-1,999	60	0.6%
\$2,000 or more	25	0.3%
<b>Total</b>	<b>9,540</b>	<b>100.0%</b>

Table 28 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,315	No Data
50% HAMFI	4,880	1,755

% Units affordable to Households earning	Renter	Owner
80% HAMFI	8,265	3,434
100% HAMFI	No Data	4,398
<b>Total</b>	<b>14,460</b>	<b>9,587</b>

**Table 29 – Housing Affordability**

Data Source: 2011-2015 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 30 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low- and low-income households in the City. According to CHAS data analyzed in the Needs Assessment, there are 8,230 households earning between 0% and 50% of the median family income in the City. However, there are only 7,950 housing units (both renter and owner-occupied) affordable to these households, accommodating 96% of this population.

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

According to the table provided in the Needs Assessment section, between 2009 and 2015, the median income for City residents *declined* by 10.3% after adjusting for inflation, while median rent *increased* by 11.7% and median home values *decreased* by 8.8%. If these trends continue, then housing affordability will become an even higher barrier for most residents.

## 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 Monthly Rent Table, Table 30, was populated via the HUD eCon Planning Suite. As discussed above the median rent is not attainable for most lower-income households. As stated, housing costs are increasing while median incomes are decreasing. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing. Creation of new affordable units will help to offset the cost burden faced by so many households in the City.

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

### Introduction

The following data provides an overview on the condition of housing in York.

### Definitions

#### Standard Condition

No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

#### Substandard Condition but Suitable for Rehabilitation

The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

#### Housing Conditions

Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

### Condition of Units

The table below shows the number of housing units, by tenure, based on the number of selected conditions or characteristics the unit has. Selected conditions are similar to housing problems reported in the Needs Assessment section of this Consolidated Plan and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. The table also includes the calculations for the percentage of total units in each category.

Renter-occupied units have a higher percentage of units with a substandard condition than owner-occupied units; however, 66% of owner-occupied units and 41% of renter-occupied units have no substandard conditions.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,265	34%	5,260	55%
With two selected Conditions	25	0%	360	4%
With three selected Conditions	10	0%	0	0%
With four selected Conditions	0	0%	20	0%
No selected Conditions	4,420	66%	3,905	41%
<b>Total</b>	<b>6,720</b>	<b>100%</b>	<b>9,545</b>	<b>100%</b>

**Table 31 - Condition of Units**

Data Source: 2011-2015 ACS



## Year Unit Built

As indicated in the table below, a majority of the housing stock, both renter- and owner-occupied units, in the City of York was constructed prior to 1950. The age of the housing stock points to the need for residential rehabilitation.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	120	2%	80	1%
1980-1999	215	3%	530	6%
1950-1979	1,765	26%	3,095	32%
Before 1950	4,615	69%	5,840	61%
<b>Total</b>	<b>6,715</b>	<b>100%</b>	<b>9,545</b>	<b>100%</b>

**Table 32 – Year Unit Built**

Data Source: 2011-2015 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	6,380	95%	8,935	94%
Housing Units build before 1980 with children present	130	2%	55	1%

**Table 33 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

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

**Table 34 - Vacant Units**

## Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is approximately 50 years or more. Sixty four percent of the housing units in York were built prior to 1950. Another 30% of all units were built between 1950 and 1979.

Owner- and renter-occupied housing units have different percentages of units built in the four time periods presented in the table above. Although both owner and rental units likely require rehabilitation from normal wear and tear, the need is slightly greater for owner units – 61% were built prior to 1950,

compared to 69% for owner-occupied units. However, the rental market has significantly more units in the market than owner units.

Renter-occupied units have a much higher prevalence (55%) of having at least one selected condition than owner-occupied units (34%). It is uncommon for both owner- and renter-occupied units to have more than one selected condition. This may indicate that more renter-occupied units than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit.

Stakeholder interviews confirm the need for housing rehabilitation within both the rental and owner-occupied markets, with a heavy emphasis placed on home rehabilitation for senior citizens and low-income individuals and families.

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all pre-schoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The HUD IDIS-generated table above provides data on owner-occupied and renter-occupied units built before 1980 with children present. The data is not available by income category. As the table indicates, children in the City’s owner-occupied units are much more likely to be impacted by lead-based paint hazards than children in owner-occupied units.

According to CHAS data, 185 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These households, 1.2% of all households, are at risk for lead-based paint hazards.

According to the York City Health Bureau, interviewed during stakeholder outreach, approximately 20% of the children residing in the City have elevated levels of lead in their blood. Two opportunities through the CDC and PA Department of Health are available to address lead-based paint hazards in residential structures.

The following section, Natural Hazard Risks, is now required by HUD to be included in the Consolidated Plan. This rule amends HUD’s Consolidated Plan regulations to require that jurisdictions consider two

additional concepts in their planning efforts: Natural Hazard Risk and Narrowing the Digital Divide. Note: The Narrowing the Digital Divide section is in NA-10: Needs Assessment.

*Natural Hazard Risks (91.210(a)(5))*

The York County Planning Commission completed a Hazard Mitigation Plan in 2018, which included York City. The plan identified eleven naturally occurring events and eight human-made events, and profiled each hazard and potential action plan to mitigate the risk and hazard.

Drought, extreme temperatures, flooding and flash flooding, hailstorm, radon exposure, subsidence/sinkhole, tornado/windstorm winter storm were all identified as potential natural hazards with higher likelihood of occurrence.

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

### Introduction

The York County and City Housing Authority (YCCHA) owns and manages 1,373 assisted rental housing units in York County. Over 1,018 of YCCHA's units are in the City. YCCHA is the largest provider of assisted housing in the City of York. The Board of the YCCHA is appointed by the mayor. YCCHA plays an important role in maintaining and managing housing for low-income households in the City of York. YCCHA's mission is directed primarily to extremely low-income renter households consisting of those with incomes between 0-30 % of median income. YCCHA's housing program serves as the major source of housing for extremely low-income households in the City of York. The data in this section is provided by the York Housing Authority, as the PIC data downloaded via IDIS is inaccurate.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	N/A	43	1069	1497	64	1401	17	15	N/A

Table 35 – Total Number of Units by Program Type

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

Data York Housing Authority  
Source:

### Describe the supply of public housing developments:

Interviews with stakeholders, as well as information taken from the York Housing Authority, indicate there are eight family public housing developments: Parkway Homes, Parkway Homes Extended, Codorus Homes, Codorus Homes Extended, Wellington Homes, Fielding Way and Fairmont Village. In addition, there are four public senior housing developments: Fairmont Village, Broad Park Manor, Stony Brook Manor and Springfield.

### 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:

## Public Housing Condition

Development	Number of Units	Inspection Score
Codorus Homes	60	97
Wellington	72	72
Parkway Homes	254	81
Broad Park Manor	280	90
Fairmont		97
Springfield		86
Eastwood Terrace		90
Stony Brook Manor		88
Scattered Sites	17	89

Table 36 - Public Housing Condition

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

Capital improvements are an ongoing priority for the YHA. During 2020, security improvements are slated for implementation at various public housing sites.

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

The Housing Authority is preparing for the disposition of 12 units in the Codorus development, and will replace the units with 39 Low-Income Housing Tax Credit units, which will be considered Phase II of the Homes at Thackston Park. In addition, the Housing Authority is currently considering submission of a Rental Assistance Demonstration application, which would allow the Housing Authority to either demolish additional units and replace with new, or acquire significant resources to rehabilitate existing public housing units.

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

### Introduction

This section of the Consolidated Plan lists and describes housing facilities and services available to meet the needs of the homeless population in York County. City-specific data is not available, but most of York County's housing, facilities and services for the homeless population are located in the City of York.

Bell Socialization Services provides emergency and transitional assistance for folks in the City. In addition, the Salvation Army provides hotel/motel vouchers for households that cannot enter the emergency shelter due to incapacity. Covenant House and Valley Youth House both operate in the City and provide transitional housing services for transition age youth (age 18-24). The County's housing department utilizes Emergency Solutions Grant dollars for homeless prevention activities in the City, and for rapid rehousing in other parts of the County. As indicated in the chart below, there are 380 permanent supportive housing beds for homeless individuals and families. This assistance comes with supportive services to help the household maintain stability in housing.

### 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)	96	15	100	42	N/A
Households with Only Adults	124	53	59	173	N/A
Chronically Homeless Households	0	0	0	165	N/A
Veterans	0	0	0	0	N/A
Unaccompanied Youth	11	0	0	0	N/A

Table 37 - Facilities and Housing Targeted to Homeless Households

**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**

The 2-1-1 system is active in the City. This toll-free hotline acts as a referral database and includes non-profit agencies, human services providers, governmental programs, clubs, organizations and support groups, and faith-based charities that serve York County. Agency personnel and citizens seeking specific types of help could call the toll-free number and get a list of agencies that provide the service they were seeking. In 2013, the system expanded to a more regional telephone information system and now includes information on not just York County, but surrounding areas such as Dauphin County, Adams County, and Lancaster County.

Within the City, the Community Progress Council (CPC) provides many services, and among them is a Homeless Case Management program. Homeless individuals and families can work with CPC to determine what their needs are and determine which agencies and organizations in York County can best serve those needs. For many years CPC has acted as York County's clearing house for interviewing homeless clients and determining their needs.

York County's homeless housing providers provide emergency, transitional, and permanent housing to homeless individuals and families in York also provide case management services. These services can assist an individual or family in obtaining housing, education, employment, health care, or other services as identified by a case manager. Typically, these housing providers supply the housing and work with organizations to provide other necessary services to stabilize this population.

**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.**

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. These services are widely distributed around the County and include Adult Learning Center, Crispus Attucks, Even Start, Immigration & Refugee Services, Job Corp, Literacy Council (Hanover & York), South Central Employment Corporation, York Spanish American Center, and Youthbuild Charter School.

Child Care:

For those seeking assistance with child care, York County has five organizations that provide subsidies for assistance in paying for child care while adults work. These services are centered in York City.

#### Employment:

York County has at least 15 organizations that provide assistance with employment. These range from temporary work agencies to skill-building organizations, and to the local Pennsylvania CareerLink office.

#### Food:

York County contains three bricks-and-mortar soup kitchens (two of which are in York City), and three organizations that do street feedings from food trucks for the homeless and low-income. These programs are centered around York City and the surrounding area. York County also maintains a Food Pantry Clearinghouse telephone number that 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. Finally, York County has one local food bank and an additional food bank from a neighboring county (Dauphin) that help keep the 32 food pantries stocked with goods.

#### Health Counseling:

York County has 34 unique programs that provide a variety of counseling on health, general counseling, mental health, substance abuse, and specialized counseling for children, or those with HIV/AIDS. The County's inventory of health counseling facilities includes the following, most of which are located in the City of York: Eastside Health Center, Family First Health,

Hannah-Penn Family Health Center, Health South Rehabilitation Hospital, Healthy York County Coalition, Memorial Hospital, PA Department of Health, York City Bureau of Health, York Health Corporation, York Hospital, and York Hospital Community Health Center.

Counseling/Treatment: Catholic Charities, Family Services, Family-Child Resources, Inc., Jewish Family Services, York Guidance Center, York County Children, Youth, & Families, TrueNorth Wellness.

Mental Health: Behavioral Health Services, Bell Socialization Services, Inc., Crisis Intervention, York/Adams MH-IDD. Mental Health/ Drug and Alcohol: Adult Outpatient MH and Substance Abuse Services, Crisis Intervention (York and Hanover), Susquehanna Counseling and Education Services, TrueNorth Wellness. Drug/Alcohol: Stepping Stone Counseling and Education Services, York County Drug & Alcohol Commission.

#### Health Outreach:

York County maintains 16 health outreach centers where homeless and low income citizens can receive medical services, medications, and other assistance. These locations are spread out around the county, and include the following centers located in York City: Eastside Health Center, Family First Health and York Hospital Community Health Center. The role of these outreach centers and the services they offer continue to evolve as the Affordable Care Act is implemented.



Rental/Mortgage Assistance:

For those homeless or low-income citizens who are seeking to obtain rental housing or to purchase a home, York County has seven programs that assist with education on home purchase, or to assist with rental payments or down payments. The following entities located in York City provide rental and mortgage assistance – Community Progress Council, First Presbyterian Church, St. Matthew Lutheran Church, and York County Assistance Office.

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 four taxi companies that are widely used, chiefly in and around York City.

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

### **Introduction**

The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has severe or persistent mental illness, development and/or physical disabilities. Several organizations provide facilities and services for special needs populations in York.

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Cited needs include home repair and maintenance for the elderly, in-home assistance for the elderly and disabled, in-patient drug and alcohol treatment, accessibility improvements, housing for the mentally disabled, and affordable housing for all sub-populations.

**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 Frail Elderly*

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.

#### *Persons with Mental, Physical, and/or Other Developmental Disabilities*

The *County of York Human Services Plan* states 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. Currently, there are a minimum of 71 duplicated individuals on lists for housing provided through the mental health system.

Mental health issues were identified as a concern and a barrier to affordable housing, 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. Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability. Wraparound services are necessary to ensure stability in housing is achieved.

#### *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.

#### *Persons with Alcohol or other Drug Addictions*

The York/Adams Drug & Alcohol Commission (YADAC) is charged with designing, coordinating and funding a comprehensive and coordinated array of services for the prevention, treatment and rehabilitation of alcohol and other drug abuse and dependency. Services are provided through contracts with licensed treatment providers. YADAC focuses on the following steps to address addiction: intervention, prevention, and treatment. No specific data on the housing needs of non-homeless persons with alcohol or other addictions is available for York.

#### *Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking*

No specific data on the housing needs of non-homeless victims of domestic violence, sexual assault and stalking is available for York. However, the Continuum of Care received an award of funding under the DV Bonus in the FY2018 funding round. Funds are expected to provide rapid rehousing assistance for victims of domestic violence.

#### *Justice Involved Individuals*

York County continues to be an active participant in the Re-Entry Coalition, working to address the needs of justice involved individuals and reduce the length of stay in the prison system for individuals with a mental illness. Case managers are on staff at the prison to provide resources and screen individuals that ended up in prison as a result of their mental illness. The re-entry coalition works to identify housing opportunities for those exiting the system, so they do not end up in an emergency room or homeless. The County is working to develop a forensic program that would divert folks from prison, but also provide rental assistance subsidies and wraparound services upon discharge so as to avoid recidivism.

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

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

**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 and supports. 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 emergency room visits. All three York hospitals (York, Memorial, and Hanover) have patients meet with a social worker to assess needs, develop a discharge plan, assess psycho-social issues and screen for homelessness. 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 give

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 Office of Mental Health and Substance Abuse Services (OMHSAS) is that individuals be engaged and supported in identifying and moved 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 individuals discharged with serious and 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 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.

**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)**

The City will support health counseling programming for HIV patients, pregnant women, and other high-risk populations. In addition, the City’s home improvement program will provide resources for the elderly and physically disabled to make needed repairs to their home to allow them to age in place or live independently in the community without physical barriers rather than be forced into institutionalization.

**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))**

The City will support health counseling programming for HIV patients, pregnant women, and other high-risk populations. In addition, the City’s home improvement program will provide resources for the elderly and physically disabled to make needed repairs to their home to allow them to age in place or live independently in the community without physical barriers rather than be forced into institutionalization.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of York conducted an Analysis of Impediments to Fair Housing Choice (AI) in 2009. One of the AI findings was that affordable housing developers and stakeholders in the City identified several impediments to the development of affordable housing and operation of housing programs in the City of York. These impediments were lack of coordination in the code enforcement process, inconsistency in review and lack of enforcement by the York Historic Architectural Review Board, an inefficient and arbitrary zoning permitting process, and a backed-up City licensing procedure.

To address these issues, the AI's Fair Housing Action Plan proposed additional discussion between various City departments and affordable housing stakeholders to determine the magnitude of each identified barrier and to make decisions on how to address each issue.

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.

A number of stakeholders interviewed during the Consolidated Plan process cited the City's high property tax rate as a disincentive for housing development and residential investment in the City. In addition, staff indicated a zoning amendment was in process that would provide for recovery/single-room occupancy housing without a building manager. This would alleviate restrictions on ability to develop recovery housing in the City. Stakeholders also indicated that housing quality continues to be poor and that increased code enforcement efforts could be beneficial in holding absentee landlords accountable for keeping property in decent, safe and sanitary conditions.

The City plans to update its AI prior to the start of the 2020 Program Year.

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

### Introduction

The largest number of workers who live in the City, according to the Business Activity table below, are employed in the Education and Health Care Services (21.4%), followed closely by manufacturing (20.1%). According to the data by occupation, the Sales and Office sector is the largest, with 24.7% of City residents working in this sector. This is consistent with the types of employment opportunities available for City residents. Education and Health Care Services continue to be the main drivers of the area's economy.

### 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	77	18	0	0	0
Arts, Entertainment, Accommodations	1,858	1,351	11	6	-5
Construction	625	902	4	4	0
Education and Health Care Services	3,095	8,742	19	41	22
Finance, Insurance, and Real Estate	567	499	4	2	-1
Information	246	737	2	3	2
Manufacturing	2,996	2,345	19	11	-8
Other Services	760	896	5	4	-1
Professional, Scientific, Management Services	1,005	2,285	6	11	4
Public Administration	0	0	0	0	0
Retail Trade	1,663	1,270	10	6	-4
Transportation and Warehousing	968	378	6	2	-4
Wholesale Trade	613	907	4	4	0
Total	14,473	20,330	--	--	--

**Table 38 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	19,865
Civilian Employed Population 16 years and over	16,385
Unemployment Rate	17.51
Unemployment Rate for Ages 16-24	47.49
Unemployment Rate for Ages 25-65	9.41

**Table 39 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	1,925
Farming, fisheries and forestry occupations	765
Service	2,465
Sales and office	3,575
Construction, extraction, maintenance and repair	1,150
Production, transportation and material moving	1,735

**Table 40 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,750	75%
30-59 Minutes	2,810	18%
60 or More Minutes	1,095	7%
<i>Total</i>	<i>15,655</i>	<i>100%</i>

**Table 41 - Travel Time**

Data Source: 2011-2015 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	1,910	550	2,380

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,735	1,110	3,145
Some college or Associate's degree	3,440	330	870
Bachelor's degree or higher	2,000	80	410

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	205	370	310	645	615
9th to 12th grade, no diploma	955	1,095	895	1,530	680
High school graduate, GED, or alternative	1,955	2,870	2,530	4,585	1,615
Some college, no degree	1,945	820	815	1,195	490
Associate's degree	125	670	475	680	125
Bachelor's degree	120	925	320	530	355
Graduate or professional degree	15	200	185	335	195

**Table 43 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,193
High school graduate (includes equivalency)	23,370
Some college or Associate's degree	27,414
Bachelor's degree	33,554
Graduate or professional degree	54,115

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

The major employment sectors within the City of York and their shares of the jurisdiction's jobs are Education and Health Care Services (43%), Manufacturing (11.35%) and Professional, Scientific and Management Services (11.24%).



**Describe the workforce and infrastructure needs of the business community:**

According to the York County Economic Development Plan, most recently updated in 2014, York County needs 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).

Stakeholders interviewed during the development of this Five-Year Consolidated Plan identified an aging workforce in the trades (welders, assemblers, electricians) as a critical issue to be addressed. In addition, stakeholders reported that soft skills/life skills are a necessary component of workforce development programming.

In addition to the general infrastructure needs of the City of York (e.g., roads, bridges, water and sewer lines, etc.), the business community needs continual updates and improvements of the electronic infrastructure (e.g., fiber-optic cables) required by innovative and cutting-edge industries.

**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.**

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

As previously noted, York County needs to develop and sustain a workforce that addresses the aging workforce, particularly in the manufacturing industry, which is the second largest employment sector in the County. The York County Economic Development Plan also calls for the creation of a public education advisory group to advocate for the integration of science, technology, engineering and mathematics (STEM) education to help prepare students for careers in innovative fields.

Soft skills and on the job training were also identified as necessary to improve the skillsets of the current workforce. Further, language is often identified as a barrier in advancing education/training among City residents. The York Literacy Council indicated that many of its ESL students have an advanced degree from their home country, but language is a barrier for obtaining employment in the City.

**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 will help reduce unemployment, increase the incomes of City residents (thereby making housing more affordable), and decrease the number of low/moderate-income residents in the City.

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

Yes

**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.**

York County participates in the eight-county South Central PA Regional Comprehensive Economic Development Strategy. The CEDS, most recently updated in December 2017, outlines strategies to promote sustainable development, enhance the environment and balance development in the region. City projects outlined in the CEDS include Historic Renovation of the Yorktowne Hotel, West Market Street redevelopment, Northwest Triangle Infrastructure improvement, and Codorus Corridor development. While some may be addressed via the Consolidated Plan, these initiatives are larger scale than can be addressed using CDBG and/or HOME dollars.

The York County Economic Development Plan, most recently updated in 2014, identified the following strategy categories with implementation actions for each category:

1. Workforce development;
2. Growth Area
3. Rural Area
4. Downtown Revitalization
5. Incentives and economic Development;
6. Tourism Promotion

In addition to the aforementioned workforce development strategy, the York County Economic Development Plan contains a downtown revitalization strategy that impacts economic growth in the City of York. Elements of this strategy to attract businesses, customers and residents to downtown York include the following:

1. Designate a staff position within the York County Economic Alliance (YCEA) to serve as a downtown advocate.
2. Maintain a targeted list of incentives and resources available for downtown projects.
3. Assist business groups in determining the best organizational structure to implement

downtown initiatives.

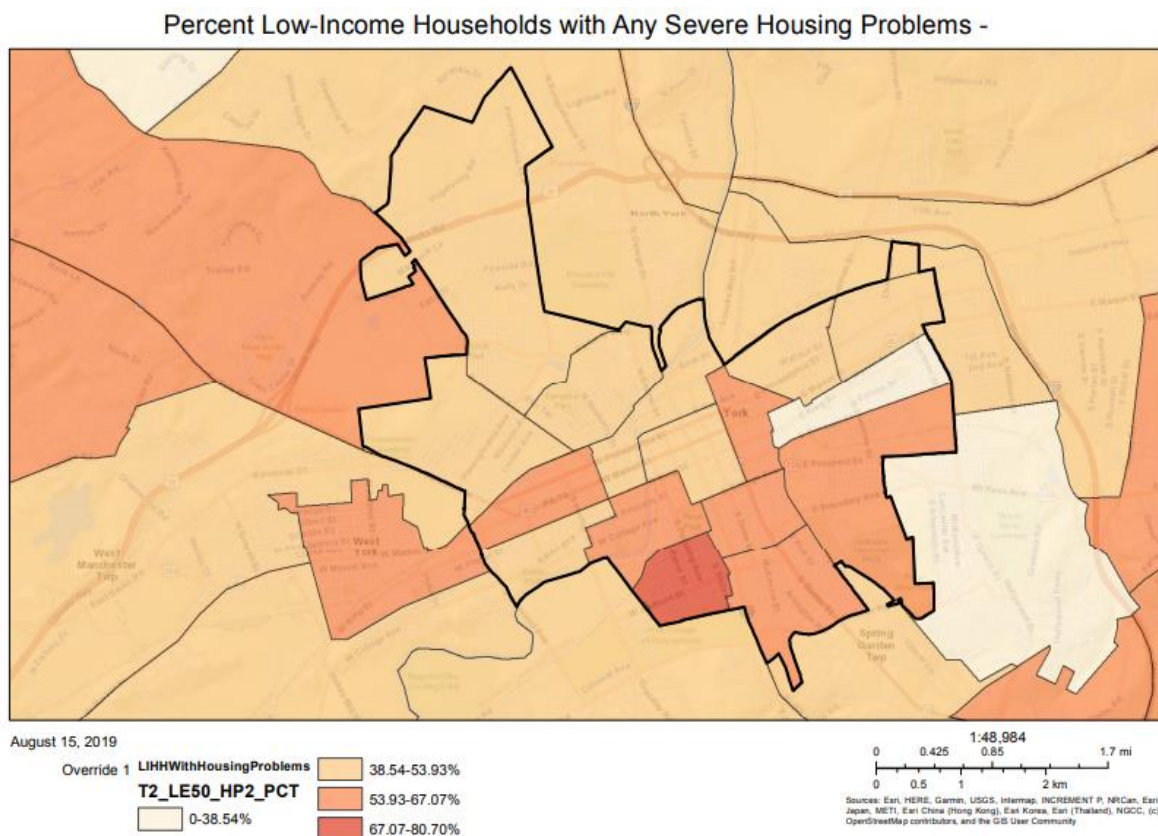
4. Collaborate with YCEA staff, Downtown, Inc. and other parties to provide sample municipal ordinances to address downtown issues, e.g., zoning codes, design guidelines, signage ordinances, etc.
5. Encourage public sector/private sector partnerships to identify downtown marketing niches/themes and revitalization strategies.
6. Continue to partner with Downtown Inc. on the Moving Plans into Action Initiative.

## MA-50 Needs and Market Analysis Discussion

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

The City defines areas of concentration as areas where 25% or more of the units in a census tract are in substandard condition. The areas with multiple housing problems in the City of York tend to be located in the southern parts of the City. The following data by census tract is based on housing quality indicators (selected conditions). Selected conditions are similar to housing problems in the Needs Assessment Section of this Consolidated Plan and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

The map below indicates areas where concentrations of population reside that experience one or more of these conditions. The greatest concentration is in the south western portion of the City, just north of York College, in Census Tract 9.



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

For the purposes of this Consolidated Plan, concentration is defined by a census tract where a minority group's population is ten percentage points higher in that census tract than its proportion in the City's population. For example, Black residents comprise 26% of York's population. An area of concentration of Black residents will be any census tract that is at least 36% Black. There are two Census Tracts that meet this definition: Tracts 1 and 7. The City's population is 32% Hispanic. An area of concentration of Hispanic residents will be any census tracts containing at least 42% Hispanics. There are three Census Tracts that meet this definition: Tracts 3, 12 and 15.

The map included in the Needs Assessment section of this Plan identifies the geographic areas of concentration.

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

Census Tract 9, where a concentration of folks experiencing one or more severe housing problem has a renter occupancy rate of 67.3%. Census Tracts 1 and 3, which have concentrations of Black and Hispanic residents, respectively, are 89.5% and 83.5% renter occupied, respectively.

In general, the housing stock in these areas tends to be older, single-family units.

**Are there any community assets in these areas/neighborhoods?**

The City has strong neighborhood groups and involved residents in these areas/neighborhoods that can assist in identifying priority needs and issues within the City.

In addition, there are a number of active churches and social service organizations that help to address some of the social needs of local residents, including a food bank and other needed services.

Within the business district, there are new restaurants and services that will draw more people to the business district and nearby neighborhoods.

**Are there other strategic opportunities in any of these areas?**

There are strategic opportunities for infill development and additional economic growth. Phase II of The Homes at Thackston Park is one opportunity for affordable housing developments that can make a positive contribution to the housing market. There may be other opportunities in these areas for additional housing developments. Rehabilitation of existing units is also an opportunity in these areas given the age of the housing stock.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of CDBG funds in the City of York over the next five years. The plan is guided by three overarching goals that are applied according to the City's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets and increase the availability of affordable housing by reducing barriers due to zoning and increase the number of accessible units.
- To improve the quality of life and living conditions for low- and moderate-income persons through improvements in public facilities and infrastructure.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

The City has identified improving the existing housing stock, street improvements, park and playground improvements, code enforcement, public services (GED instruction, health counseling, and homebuyer education), a summer youth program, and homeownership down payment assistance as priority needs for the next five years. The City will focus its expenditures in in defined low/moderate-income (LMI) areas.

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

### **Geographic Area**

Since the City of York is 72.4% low-income, the entire City qualifies as a low-income area. All of the non-administrative CDBG activities planned for FY 2020 have a citywide benefit. Of the non-administrative HOME projects planned for 2020, one is citywide (homebuyer workshops) and the other is geographically targeted (construction of Phase II of Thackston Park).

### **Table 45 - Geographic Priority Areas**

#### **General Allocation Priorities**

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

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

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

### Priority Needs

The following is a framework for priorities, needs and goals to address the City's identified needs during the next five years. The final determination on funded activities will occur during the review process for the prioritization of projects.

The priorities presented were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
- Analyzing the relative needs of low and moderate income families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, resident and service provider surveys, City department staff and public hearings.

Priorities were established using the following definitions:

- **High** priorities are those activities that will be considered first for funding with CDBG and HOME resources.
- **Low** priorities are those activities that will be considered after high-priority projects if CDBG and HOME resources are available.

Low priority activities are still important and are not meant to be understood as being unnecessary in the City. The City has identified a limited number of priorities to provide a focus for activities that will be funded in the next five years. If additional funding becomes available, low priority activities will be considered.

For projects that address a high priority need, the City will base funding decisions on the capacity and past-performance of the sub-recipient, the type of project, the potential to leverage federal funds with other resources, the anticipated impact of the project and the reasonableness of the proposed budget and timeline for completion. Once projects that address high priorities are acted upon the City will then review projects and activities to meet low priorities.



1	<b>Priority Need Name</b>	Increase access to and quality of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	<b>Associated Goals</b>	Increase homeownership Create new affordable rental housing Provide home rehabilitation assistance Increase number of affordable units (CHDO Activity)
	<b>Description</b>	There is a high level of support for financial assistance programs for families seeking to purchase a home in the City of York. The level of homeownership declined from 42.9% in 2010 to 38.3% in 2017. The city would like to encourage a higher level of homeownership to stabilize city neighborhoods and to enhance the tax base. Further, affordable rental units are in short supply in the City; coupled with the aged housing stock, improvements can be made to existing units or new units created to relieve cost burden faced by so many families in the City.
	<b>Basis for Relative Priority</b>	Providing quality affordable housing remains a high priority for the City and is a demonstrated need based on feedback received during stakeholder outreach, as well as the Needs Assessment and Market Analysis sections of this document.
2	<b>Priority Need Name</b>	Support activities for non-homeless special needs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	<b>Associated Goals</b>	Provide home rehabilitation assistance Provide public services
	<b>Description</b>	There is a continued need for activities for non-homeless special needs. For seniors, housing maintenance was identified as a key issue. Also, there is an ongoing significant unmet need for mental health services for both adults and children.
	<b>Basis for Relative Priority</b>	Non-homeless special needs will continue to be supported by the City of York.
<b>3</b>	<b>Priority Need Name</b>	Code Enforcement
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Associated Goals</b>	Code Enforcement Slum and blight removal Provide Interim Assistance
	<b>Description</b>	Strengthening neighborhoods in the City of York continues to be a high priority. This may include code enforcement and clearance/demolition. With 69% of the City's units built before 1950, there is an ongoing need for slum and blight removal and code maintenance.
	<b>Basis for Relative Priority</b>	Addressing neighborhood needs continues to be a high priority for the City.

4	<b>Priority Need Name</b>	Enhance Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Associated Goals</b>	Economic Development Encourage Youth Employment
	<b>Description</b>	There is a high level of support to help upgrade existing commercial buildings, to provide financial assistance to help low- to moderate- income residents expand their businesses, and to provide employment training programs in the City of York.
	<b>Basis for Relative Priority</b>	The City of York continues to support a range of economic development activities in the City.
5	<b>Priority Need Name</b>	Improve Recreation & Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Associated Goals</b>	Improve Public Infrastructure and Facilities
	<b>Description</b>	The City will continue to support improvements to the City's existing streets, sidewalks, street lighting, and parks and recreation facilities as needed. Infrastructure improvements will assist in stabilizing the economic and housing environment in the City.
	<b>Basis for Relative Priority</b>	Maintaining and improving the aging infrastructure, including water, sewer, streets, sidewalks, and storm water, and making handicap accessibility improvements at curb intersections and other locations as needed continues to be a high priority. In addition, improvements to parks and recreation facilities will also continue to be a high priority.
6	<b>Priority Need Name</b>	Improve Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with HIV/AIDS Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	Ensure that quality public services that support employment and housing needs and that provide for community health, safety, and youth development are available to low-income City residents. Such services include housing counseling, employment training, code enforcement, lead screening, health counseling, literacy programming and support for the City's Human Relations Commission. The demand for these services in the City has continued to increase as the need for a range of public services has increased.
	<b>Basis for Relative Priority</b>	Providing for public services that address key issues in the City remains a high priority.
7	<b>Priority Need Name</b>	Provide Interim Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Associated Goals</b>	Provide Interim Assistance
	<b>Description</b>	The City of York seeks to improve the sustainability of suitable living environments by cleaning and sealing vacant units.
	<b>Basis for Relative Priority</b>	City-wide interim assistance continues to be a high priority in order to secure and alleviate emergency conditions threatening the public health, safety, and welfare.

8	<b>Priority Need Name</b>	Removal of Slum and Blight
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Associated Goals</b>	Demolition Interim Assistance Acquisition for rehab/resale
	<b>Description</b>	The City of York seeks to improve the sustainability of suitable living environments by partnering with the York Redevelopment Authority to acquire abandoned buildings and making them available for resale and/or rehabilitation. In addition the City will identify deteriorated structures suitable for demolition to arrest decline.
	<b>Basis for Relative Priority</b>	Addressing blight and abandoned buildings continues to be a high priority in the City of York.
9	<b>Priority Need Name</b>	Section 108 Loan Repayment
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	The City of York will continue to repay its Section 108 loans.
	<b>Basis for Relative Priority</b>	The Section 108 loans were received to enhance the economic development prospects in the City of York. This will continue to be a high priority for the City.
10	<b>Priority Need Name</b>	Youth Employment and Internships
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	<b>Associated Goals</b>	Public Services Encourage Youth Employment
	<b>Description</b>	Programs for youth employment, including internships.
	<b>Basis for Relative Priority</b>	Stakeholder and public outreach during the preparation of this plan indicated a high level of support for employment training programs in York, particularly for youth.
<b>11</b>	<b>Priority Need Name</b>	Planning/Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Non Housing Community Development
	<b>Associated Goals</b>	Planning/Administration
	<b>Description</b>	Administrative and planning costs to operate the CDBG and HOME programs
	<b>Basis for Relative Priority</b>	Effective and efficient implementation of CDBG and HOME funding requires adequate resources for program planning and administration.
<b>12</b>	<b>Priority Need Name</b>	Support activities for homeless persons
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	There is support for homeless self-sufficiency programs and for homeless prevention programs. Homeless service providers interviewed during the development of the CP discussed the increasing need for homeless services. There is a long wait to access services, and the existing housing for the homeless is at maximum capacity.
	<b>Basis for Relative Priority</b>	The City continues to place priority on addressing homelessness in York.

**Table 46 – Priority Needs Summary**

## 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)	As shown in the Needs Assessment and Market Analysis, as well as feedback from stakeholder interviews, rental housing assistance is needed throughout the City. The City's housing market does not provide sufficient affordable, accessible rental housing to elderly and non-elderly persons with disabilities or supportive housing for persons with HIV/AIDS, persons with substance abuse and mental health diagnoses, the elderly and persons with disabilities.
TBRA for Non-Homeless Special Needs	As shown in the Needs Assessment and Market Analysis, as well as feedback from stakeholder interviews, there is need for non-homeless special needs rental housing assistance throughout the City. The City's housing market does not provide sufficient affordable, accessible rental housing to elderly and non-elderly persons with disabilities or supportive housing for persons with HIV/AIDS, persons with substance abuse and mental health diagnoses, the elderly or persons with disabilities.
New Unit Production	There is a substantial need for affordable housing in The City of York. The housing stock is old and there are few new developments in general and specifically that can meet the needs of low- and moderate-income households and households with a person with a disability. The City will continue to support efforts to increase the supply of single family and multi-family affordable housing units by both private sector and public sector entities.
Rehabilitation	Owner-occupied rehabilitation assistance is an effective way to preserve the City's affordable housing inventory, particularly if the market value of the home is such that the cost and extent of rehabilitation does not exceed the value that can be achieved. The housing stock in the City is old and deteriorating/deteriorated. Rehabilitation efforts should also include the ability to make upgrades to the home to allow for aging in place as well as provide for lead/asbestos abatement.
Acquisition, including preservation	The City's housing stock is generally considered older housing stock (built before 1950). Efforts to acquire and rehabilitate units for sale would provide affordable homeownership opportunities for City residents.

**Table 47 – Influence of Market Conditions**



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

### Introduction

### 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	\$1,466,403			\$1,466,403	\$6,000,000	Funds for housing and non-housing community development needs. Remainder available is approximately four times projected annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner Rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$468,766			\$468,766	\$2,000,000	Funds for housing development. Remainder available is approximately four times projected annual allocation.

Table 48 - 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 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.

The City receives and utilizes a variety of other resources including general and capital funds to either directly or indirectly meet its housing and community development needs. In some instances federal CDBG and HOME funds are used to leverage private resources, state funding and other resources for specific projects and help the City provide much needed services and program assistance to some of its lowest income residents.

Further, the nonprofit organizations receiving CDBG and HOME funding have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

**If appropriate, describe publicly 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.

## 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
City of York Dept. of Economic & Community Development	Government	Affordable housing-ownership, Affordable housing-rental, Non-homeless special needs, Community development: public facilities, Community development: neighborhood improvements, community development: public services, community development: economic development	City
York Housing Authority	PHA	Public housing	Other-County
York County Human Services Dept.	Government	Homelessness	Other-County
Community Progress Council	Nonprofit organization	Homelessness	Other-County
YWCA (and ACCESS York, Inc.)	Nonprofit organization	Homelessness	Other-County
Bell Socialization Services	Nonprofit organization	Homelessness, Community development public services	Other-County
York City/County Continuum of Care	Regional organization	Homelessness	Other-County
York County Planning Commission	Government	Planning	Other-County
York County Economic Development Corporation	Regional organization	Community Development Economic Development	Other-County
York County Office of Children, Youth, and Families	Government	Non-homeless special needs, Community development: public services	Other-County

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
York County Area Agency on Aging	Government	Non-homeless special needs, Community development: public services	Other-County
PA Office of Vocational Rehabilitation	Government	Non-homeless special needs, Community development: public services	Other-County
Crispus Attucks	Nonprofit organization	Affordable housing-rental	Other-County
YMCA, Community Development Corporation, (YCDC)	Community Housing Development Organization (CHDO)	Affordable housing-ownership, Affordable housing-rental, Community development: public services	Other-County
Creating Opportunities in Neighborhood Environments (CONE)	Community Housing Development Organization (CHDO)	Affordable housing-rental	Other-County
Habitat for Humanity	Nonprofit organization	Affordable housing-ownership	Region
Housing Initiatives Community Development Corporation	Community Housing Development Organization (CHDO)	Affordable housing-rental	Other-County
York Area Housing Group	Community Housing Development Organization (CHDO)	Affordable housing-rental	Other-County
PA Interfaith Community Programs	Nonprofit organization	Community development: public services	State
York Helping Hands	Nonprofit organization	Homelessness, Community development: public services	Other-County
York Rescue Mission	Nonprofit organization	Community development: public services	Other-County
Bridge of Hope of York County	Nonprofit organization	Community development: public services	Other-County
Salvation Army	Nonprofit organization	Community development: public services	Nation
American Red Cross	Nonprofit organization	Community development: public services	Nation

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
United Way	Nonprofit organization	Non-homeless special needs, Community development: public facilities	Nation
York County CareerLink	Government	Community development: public services	Other-County
Lutheran Social Services	Nonprofit organization	Community development: public services	Region
Rabbit Transit	Regional organization	Non-homeless special needs	Region
York County Community Against Racism	Nonprofit organization	Community development: public services	Other-County
Center for Independent Living	Nonprofit organization	Non-Homeless special needs	Region
Mid-Penn Legal Services	Regional organization	Community development: public services	Other-County
Human Relations Commission	Nonprofit organization	Community development: public services	Other-County
NAACP	Nonprofit organization	Community development: public services	Nation
Neighborhood Organizations (17)	Other-Neighborhood	Community development: neighborhood improvements	Neighborhood
Lenders	Private industry	Affordable housing-ownership, Affordable housing-rental, Community development: public facilities, Community development: neighborhood improvements, Community development: economic development	Region
York Redevelopment Authority	Redevelopment authority	Affordable housing-rental, Community development: neighborhood improvements, Community development: economic development	City

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
York Literacy Council	Nonprofit organization	Community development: public services	Other-County
York County Hispanic Coalition	Nonprofit organization	Community development: public services	Other-County
York County Human Services	Government	Community development: public services	Other-County
Centro Hispano	Nonprofit organization	Community development: public services	Other-County
Dept. of Public Welfare	Government	Non-homeless special needs, Community development: public services	City
Community First Fund	Nonprofit organization	Community development: public services, Community development: economic development	Region
York County Community Foundation	Nonprofit organization	Community development: public facilities, Community development: neighborhood improvements, Community development: public services, Community development: economic development	Other-County
Dept. of Public Works	Government	Community development: public facilities	City
York Housing Advisory Commission	Other-Advisory Committee	Affordable housing-ownership, Affordable housing-rental	City
York College of Pennsylvania	Public institution	Community development: public services, Community development: economic development	Region
Penn State York	Public institution	Community development: public services, Community development: economic development	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
York City School District	Public institution	Community development: public services, Community development: economic development	City
York/Adams Mental Health/IDD	Government	Non-homeless special needs, Community development: public services	Other-County
Children's Home of York	Nonprofit organization	Community development: public services	Other-County

**Table 49 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The City of York has assessed the capacity of its institutional structure to carry out its housing and community development strategy. Based upon this assessment, the current institutional structure provides the necessary capacity. Through the direct use of funds under its control, including CDBG and HOME funds, the City has been able to address a variety of community development needs. The City's capacity is strengthened by effective partnerships with a variety of non-profit housing and community development organizations and representatives from other City agencies and participating municipalities. These partnerships and collaborative efforts have made it possible for the City and/or non-profit agencies to compete for various discretionary housing programs.

The primary gap preventing the City and its partners from carrying out its housing and community development strategy is the lack of resources for affordable housing proposals and community development activities in the City. The City continues to seek additional housing funds from the state and other sources to supplement its federal funds. The City also seeks to leverage private dollars to the greatest extent possible under its housing programs and to apply for competitive housing grant funds. Non-profit organizations working through the City/County CoC have pursued funds and have shared information as to potential resources.

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

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

**Table 50 - 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 City of York uses the services listed above and other services to address the housing and community development services needs of all City residents, not just homeless persons. However, the City relies on the York City/County Continuum of Care agencies to meet the needs of homeless persons, including the chronically homeless, families with children, veterans and their families and unaccompanied youth. The City constantly strives to support the efforts of the agencies that provide services to the homeless. The CoC has implemented a Coordinated Entry Single Point of Access system to prioritize services to the most vulnerable populations.

Bell Socialization Services provides temporary assistance including case management and rental assistance for the homeless and at risk of homelessness. The Salvation Army provides hotel/motel



vouchers for folks who are unable to attain emergency shelter. Up to one week per month is available per household. Both York City and York County have permanent supportive housing units available, which include case management and wraparound services.

Veterans homelessness and youth homelessness are increasing in the City. Covenant House and Valley Youth House both serve youth ages 18-22 and 18-24, respectively. Volunteers of America, YWCA Harrisburg and the Lebanon VA all serve Veterans in the City.

**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**

The strengths of the service delivery system for special needs populations and persons experiencing homelessness are the variety of service agencies that exist to meet their needs and the dedication of service agency staffs in attempting to address their clients' needs.

The gaps in the service delivery system are chiefly a lack of, or very limited, resources — both financial and human (staffing). Most agencies interviewed during the Consolidated Plan process cited increased demand for services and reduced resources as major obstacles to meeting the City of York's human services needs.

**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**

Because the primary gaps are related to services that are lacking in the system, 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 resources. The City will also continue to support and encourage the development of new affordable housing units.

## 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	Increase homeownership	2020	2024	Affordable Housing	City-Wide	Increase access to and quality of affordable housing	HOME: \$250,000	Other: 75 households assisted
2	Create new affordable rental housing	2020	2024	Affordable Housing	City-Wide	Increase access to and quality of affordable	HOME: \$2,015,615	Rental units constructed: 250 Housing Units
3	Provide home rehabilitation assistance	2020	2024	Affordable Housing	City-Wide	Increase access to and quality of affordable housing	CDBG: \$200,000	Homeowner Occupied Rehabilitation 50 Housing Units
4	Improve Public Infrastructure and Facilities	2020	2024	Non-Housing Community Development	CDBG-Eligible	Improve Recreation & Public Infrastructure	CDBG: \$1,548,575	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12,500 Persons Assisted
5	Provide Public Services	2020	2024	Non-Homeless Special Needs Public Services	City-Wide	Provide Public Services Youth Employment and Internships	CDBG: \$465,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Demolition	2020	2024	Other-Demolition	City-Wide	Removal of Slum and Blight	CDBG: \$682,705	Units Demolished: 15
7	Acquisition/Rehabilitation/Resale	2020	2024	Affordable Housing	City-Wide	Increase access to and quality of affordable housing Removal of Slum and	CDBG: \$100,000	Other: 5 Units Acquired
8	Code Enforcement	2020	2024	Other-Code Enforcement	CDBG Eligible	Code Enforcement Removal of Slum and Blight	CDBG: \$750,000	Housing Units: 6,000
9	Provide Interim Assistance	2020	2024	Other-Interim Assistance	CDBG Eligible	Code Enforcement Provide Interim Assistance	CDBG: \$282,500	Other: 300 Units Stabilized
10	Economic Development	2020	2024	Non Housing Community Development	City-Wide	Enhance Economic Development Youth Employment and	CDBG: \$150,000	Other: 185 Business Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Encourage Youth Employment	2020	2024	Non Housing Community Development	City-Wide	Youth Employment and Internships	CDBG: \$186,740	Public Service activities other than LMH: 125 Persons Assisted
12	Loan Repayment	2020	2024	Other- Section 108 Loan Repayment	City-Wide CDBG Eligible	Section 108 Loan repayment	CDBG: \$1,500,000	None
13	Planning/Administration	2020	2024	Other- Admin	City-Wide	Planning/ Administration	CDBG: \$1,384,480 HOME: \$234,385	Other: 10 Other

**Table 51 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Increase homeownership
	<b>Goal Description</b>	To increase homeownership between 2020 and 2024, the City of York hopes to assist 75 renters to become homeowners through various programs.
2	<b>Goal Name</b>	Create new, affordable rental housing
	<b>Goal Description</b>	Activities include construction of new, affordable rental units and rehabilitation of existing rental units. All of the units will be designated as HOME units.
3	<b>Goal Name</b>	Provide home rehabilitation assistance
	<b>Goal Description</b>	Provide assistance to homeowners to rehabilitate their home; funds will primarily be reserved for accessibility improvements for the elderly and physically disabled but will be available for all income-eligible homeowners.
4	<b>Goal Name</b>	Improve Public Infrastructure and Facilities
	<b>Goal Description</b>	Public infrastructure and facility improvements, including water, sewer, streets, sidewalks, storm sewer, curb cut improvements for ADA accessibility, and park and playground improvements.
5	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Ensure that quality public services that provide for community health; mental health; youth development; housing counseling; child care; employment training; community policing; code enforcement; lead screening; and health counseling and education. Funds will also be made available to support the City's Human Relations Commission.
6	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	The City of York seeks to improve the sustainability of suitable living environments by having the York Redevelopment Authority acquire abandoned buildings, making them available for resale and/or rehabilitation or demolishing them.
7	<b>Goal Name</b>	Acquisition/Rehabilitation/Resale
	<b>Goal Description</b>	City-wide acquisition of blighted, vacant properties undertaken by the York Redevelopment Authority. The City of York seeks to improve the sustainability of suitable living environments by having the York Redevelopment Authority acquire abandoned buildings and making them available for resale and/or rehabilitation.

8	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	The City will use funds to enhance code enforcement efforts in the low-mod income areas of the City.
9	<b>Goal Name</b>	Interim Assistance
	<b>Goal Description</b>	City-wide interim assistance to secure and alleviate emergency conditions threatening the public health, safety and welfare, including program delivery cost of \$1,500.
10	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
11	<b>Goal Name</b>	Encourage Youth Employment
	<b>Goal</b>	The City will implement a paid summer work experience for 125 high school students to work in City government.
12	<b>Goal Name</b>	Increase the number of affordable units-CHDO Activity
	<b>Goal Description</b>	HOME funding will be allocated to a CHDO to provide affordable housing to low- and moderate- income households. In addition, HOME funds will be provided for the rehabilitation of rental properties.
13	<b>Goal Name</b>	Section 108 Loan Repayment
	<b>Goal Description</b>	Repayment of borrowed Section 108 funds.
14	<b>Goal Name</b>	Planning/Administration
	<b>Goal Description</b>	Funds to administer and implement the CDBG and HOME Programs.

**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 creation of 50 new affordable units will serve the low-income households in the City.

## **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)**

Not applicable, though the City indicated a need for accessible units for public housing and other low-income populations.

### **Activities to Increase Resident Involvement**

York Housing Authority (YHA) has resident councils in four of its developments that also serve as the City's Resident Advisory Board (RAB). Participation in the RAB gives residents the opportunity to provide input on YHA management, operations and modernization needs, as well as make recommendations in the development of the YHA Annual and Five-Year Plans. The YHA will work to encourage more Section 8 voucher holders to participate in the RAB to diversify the input received so that those residents' needs are also adequately represented and incorporated to the Plans.

Educating residents on the purpose of the RAB and how their feedback will be used to inform planning efforts can help encourage participation. In addition, the YHA will continue to reserve one seat on its Board of Directors for a current eligible resident, so as to encourage involvement in decision making and operations of the YHA by resident members. This resident board member can also be helpful in recruiting membership on the Resident Advisory Board and resident councils.

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

No, the PHA is not troubled.

### **Plan to remove the 'troubled' designation**

Not applicable; PHA is not troubled.



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

### **Barriers to Affordable Housing**

The City of York conducted an Analysis of Impediments to Fair Housing Choice (AI) in 2009. One of the AI findings was that affordable housing developers and stakeholders in the City identified several impediments to the development of affordable housing and operation of housing programs in the City of York. These impediments were lack of coordination in the code enforcement process, inconsistency in review and lack of enforcement by the York Historic Architectural Review Board, an inefficient and arbitrary zoning permitting process, and a backed-up City licensing procedure.

To address these issues, the AI's Fair Housing Action Plan proposed additional discussion between various City departments and affordable housing stakeholders to determine the magnitude of each identified barrier and to make decisions on how to address each issue.

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.

A number of stakeholders interviewed during the Consolidated Plan process cited the City's high property tax rate as a disincentive for housing development and residential investment in the City. Also during the stakeholder interview process, it was revealed that the City's zoning did not allow for certain types of recovery housing. The City is currently updating its Comprehensive Plan and a Zoning Amendment is also forthcoming, which will address this issue and allow for group homes without a manager on site. Stakeholders also indicated that housing quality continues to be poor and that increased code enforcement efforts could be beneficial in holding absentee landlords accountable for keeping property in decent, safe and sanitary conditions.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

As noted above, the City's zoning permitting process has improved and 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 encourage and facilitate communication between and among City departments, affordable housing stakeholders, and other parties, e.g., Historic York, to identify both barriers to affordable housing and ways to remove or reduce such barriers.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

York City/County has an active and coordinated Continuum of Care system to address the needs of the County's homeless and "at risk" populations, including those in the City. Although a wide variety of housing resources and programs are offered to meet the needs of various homeless sub-populations, continued integration of resources and programming and the development of additional housing accommodations are needed. The Coordinated Entry System seeks to reach out to homeless persons and address their needs based on vulnerability.

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 and transitional housing needs of homeless persons**

Emergency shelters and transitional housing programs are major parts of the homeless housing services provided in the City of York. The shelters and transitional housing programs serve families, domestic violence victims and more recently homeless youth (age 18-24). 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 the City run a waiting list, as do the transitional housing programs – especially for families. The City and County are working to determine how to 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 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 implemented a new RRH program funded through the Continuum of Care in 2015. Additionally, RRH was voted and approved to be an eligible application activity in York County for PA D CED Emergency Solutions Grant (ESG) funds beginning in 2015. In 2018, the CoC was awarded DV Bonus dollars for a new program to assist victims of domestic violence. As a result, the CoC will lose some of its rapid rehousing dollars to accommodate the increase in DV funding. York County uses Emergency Solutions Grant dollars received from the state for homeless prevention activities in the City.

The York City/County Continuum of Care has also been carefully studying the Housing First model, with plans to encourage the application of this model to a permanent housing project through the Continuum of Care funding stream.

**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**

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. According to the York County Human Services Block Grant Plan, the County's Human Services Department was awarded funding for housing programs for those who remain in the criminal justice system solely because they do not have housing arrangements for discharge. In addition, The York/Adams MHIDD program is collaborating to address the housing needs for the forensic population, ensuring they are housed in the least restrictive setting as possible.

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

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC).

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The HUD IDIS-generated table included in the Market Analysis section of this document (MA-20) provides data on owner-occupied and renter-occupied units built before 1980 with children present. The data indicate that 185 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These households, 1.2% of all households, are at risk for lead-based paint hazards. Nevertheless, according to the York City Health Bureau, interviewed during stakeholder outreach, approximately 20% of the children residing in the City have elevated levels of lead in their blood. Two opportunities through the CDC and PA Department of Health are available to address lead-based paint hazards in residential structures.

The City of York's chief means of addressing lead-based paint hazards are rehabilitation of existing units, construction of new units, and assessment of units at risk of containing lead-based paint.

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.

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

In accordance with lead-based paint requirements, the City will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

Due to the City's large number of highly probable lead-contaminated homes, the City will continue to pursue lead hazard reduction via its housing rehabilitation programs and thereby decrease the

number of lead-contaminated homes.

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

The City performs lead-based paint hazard screening on all housing projects funded by the City using CDBG or HOME funds. Where defective paint is observed, surfaces are prepped and repainted following hazards reduction and abatement guidelines provided by HUD and the EPA. The City will continue these efforts during the five years of this Consolidated Plan, and will ensure that its Housing Rehabilitation Programs guidelines comply with the lead-based paint hazards regulations at 24 CFR Part 35.

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

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

Poverty is a function of income, which is related to education, job training and employment. Since poverty is based upon income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing and employment opportunities, alleviating poverty is difficult.

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:

- Preserve the existing housing stock in owner-occupied and rental housing
- Provide services and housing to the homeless/those at risk of becoming homeless
- Support homebuyer activities/down payment assistance programs
- Support development of new affordable rental and homeownership units
- Provide services for education and employment opportunities

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.

Through the initiatives described above, and in cooperation with the agencies and non-profit organizations noted, the County aims to reduce poverty by assisting the low- and moderate-income residents over the next five years.

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

The City of York's poverty reducing goals, programs and policies aim to increase the incomes of City residents and reduce the number of people who are living in poverty by moving them toward self-sufficiency. Increased income makes housing more affordable by reducing housing cost burden and by increasing the number of people who can afford to purchase or rent units produced by the City's housing rehabilitation and new construction programs and its rental assistance and homebuyer assistance programs.

## **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**

The City of York's Bureau of Housing Services will have primary responsibility for monitoring the CP and AP. This office will keep records on the progress toward meeting the CP goals and on the statutory and regulatory compliance of each activity.

For each activity that is authorized under the National Affordable Housing Act, the Bureau will establish fiscal and management procedures that will ensure program compliance and funds accountability and that reports to HUD are complete and accurate.

The Bureau of Housing Services carries out the subrecipient Monitoring Plan. The objectives of the Monitoring Plan are:

- To ensure compliance with Federal statutory and regulatory requirements for CDBG and HOME Programs.
- To ensure that funds are used effectively and for the purpose for which they were made available.
- To enhance the administrative and management capabilities of subrecipients through training, orientation, and technical assistance.
- To ensure production and accountability.
- To evaluate organizational and project performance.

The City uses several approaches to achieve sub-recipient compliance. These include, but are not limited to, orientation, technical assistance, program management, record management, and program monitoring.

In past years, the Bureau of Housing Services has performed financial and programmatic monitoring through reviews of requests for reimbursement, activity reports, and client benefit reports. The reports document sub-recipient progress, compliance with funding agreements, and numbers and characteristics of beneficiaries. Maintaining complete and accurate project files is an important aspect of program monitoring.

The Bureau of Housing Services also has performed monitoring visits to determine whether agencies implemented and administered CDBG/HOME funded activities according to all applicable Federal requirements. This includes monitoring construction projects subject to Section 3, DBRA, Minority and Women-Owned businesses, Housing Quality Standards, Section 504/ADA, and other federal requirements. In addition, the Bureau of Housing Services will ensure physical inspections are conducted on all HOME assisted units at least once every three years during the affordability period to ensure continued compliance.

To ensure compliance, the City monitors each sub-recipient and requires periodic, timely, and

complete written reports on beneficiaries and submission of annual audits.

The City of York encourages participation by minority-owned businesses in CDBG and HOME assisted activities. The City maintains records concerning the participation of minority-owned businesses to assess the results of its efforts and to complete the semi-annual “Minority Business Enterprise Report” to HUD.

To ensure compliance with the comprehensive planning requirements of the Consolidated Plan process, the City reviews the process on an ongoing basis. The review ensures compliance with federal requirements concerning citizen participation and consistency of actions taken with those specified in the City’s Citizen Participation Plan. The City maintains records that document participation and consistency actions taken each program year.



## Expected Resources

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

#### Introduction

#### Anticipated Resources

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	1,466,403	0	0	1,466,403	5,865,612	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	468,766	0	0	468,766	1,875,064	Funds for housing development.

**Table 52 - 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 publicly 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.

## 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
<b>1</b>	Increase homeownership	2020	2021	Affordable Housing	Citywide	Increase access to and quality of affordable housing	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
<b>2</b>	Create new affordable rental housing (CHDO Activity)	2020	2021	Affordable Housing	Citywide	Increase access to and quality of affordable housing	HOME: \$371,889	Rental units constructed: 50 Housing Units
<b>3</b>	Provide Home Rehabilitation Assistance	2020	2021	Affordable Housing	Citywide	Increase access to and quality of affordable housing	CDBG: \$40,000	Homeowner Occupied rehabilitation  10 Housing Units
<b>4</b>	Improve Public Infrastructure and Facilities	2020	2021	Non-Housing Community Development	Citywide	Improve Recreation & Public Infrastructure	CDBG: \$309,715	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Public Services	2020	2021	Non-Homeless Special Needs Public Services  Affordable Housing	Citywide	Provide Public Services  Youth Employment and Internships  Increase Homeownership	CDBG: \$93,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
6	Demolition	2020	2021	Other-Demolition	Citywide	Removal of Slum/Blight	CDBG: \$136,559	Buildings Demolished: 3 Buildings
7	Acquisition/Rehabilitation/Resale	2020	2021	Slum and Blight Removal	Citywide	Increase access to and quality of affordable housing  Removal of Slum/Blight	CDBG: \$20,000	Other: 1 Unit Acquired
8	Code Enforcement	2020	2021	Code Enforcement	Citywide	Code Enforcement  Removal of Slum/Blight	CDBG: \$150,000	Public service activities for Low/Moderate Income Housing Benefit: 1200 Units Assisted
9	Provide Interim Assistance	2020	2021	Other-Interim Assistance	Citywide	Code Enforcement  Removal of Slum/Blight	CDBG: \$56,500	Housing Code Enforcement/Foreclosed Property Care: 60 Units
10	Economic Development	2020	2021	Non-Housing Community Development	Citywide	Enhance Economic Development	CDBG: \$30,000	Businesses assisted: 37 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Encourage Youth Employment	2020	2021	Non Housing Community Development	Citywide	Youth Employment and Internships  Provide Public Services	CDBG: \$37,348	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
12	Section 108 Loan Repayment	2020	2021	Other-Section 108 Loan Repayment	Citywide	Section 108 Loan Repayment	CDBG: \$300,000	None
13	Planning/Administration	2020	2021	Other-Admin	Citywide	Planning/Administration	CDBG: \$293,281  HOME: \$46,877	Other: 2 Other

Table 53 – Goals Summary

### Goal Descriptions

1	Goal Name	Increase homeownership
	Goal Description	To increase homeownership between 2020, the City of York hopes to assist 15 renters to become homeowners through various programs.
2	Goal Name	Create new, affordable rental housing
	Goal Description	Activities include construction of new, affordable rental units and rehabilitation of existing rental units. All of the units will be designated as HOME units.
3	Goal Name	Provide home rehabilitation assistance

	<b>Goal Description</b>	Provide assistance to homeowners to rehabilitate their home; funds will primarily be reserved for accessibility improvements for the elderly and physically disabled but will be available for all income-eligible homeowners.
<b>4</b>	<b>Goal Name</b>	Improve Public Infrastructure and Facilities
	<b>Goal Description</b>	Public infrastructure and facility improvements, including water, sewer, streets, sidewalks, storm sewer, curb cut improvements for ADA accessibility, and park and playground improvements.
<b>5</b>	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Ensure that quality public services that provide for community health; mental health; youth development; housing counseling/homebuyer development; childcare; employment training; community policing; code enforcement; lead screening; and health counseling and education. Funds will also be made available to support the City's Human Relations Commission.
<b>6</b>	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	The City of York seeks to improve the sustainability of suitable living environments by having the York Redevelopment Authority acquire abandoned buildings, making them available for resale and/or rehabilitation or demolishing them.
<b>7</b>	<b>Goal Name</b>	Acquisition/Rehabilitation/Resale
	<b>Goal Description</b>	City-wide acquisition of blighted, vacant properties undertaken by the York Redevelopment Authority. The City of York seeks to improve the sustainability of suitable living environments by having the York Redevelopment Authority acquire abandoned buildings and making them available for resale and/or rehabilitation.
<b>8</b>	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	The City will use funds to enhance code enforcement efforts in the low-mod income areas of the City.
<b>9</b>	<b>Goal Name</b>	Interim Assistance
	<b>Goal Description</b>	City-wide interim assistance to secure and alleviate emergency conditions threatening the public health, safety and welfare, including program delivery cost of \$1,500.
<b>10</b>	<b>Goal Name</b>	Economic Development

	<b>Goal Description</b>	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
<b>11</b>	<b>Goal Name</b>	Encourage Youth Employment
	<b>Goal</b>	The City will implement a paid summer work experience for 25 high school students to work in City government.
<b>12</b>	<b>Goal Name</b>	Section 108 Loan Repayment
	<b>Goal Description</b>	Repayment of borrowed Section 108 funds.
<b>13</b>	<b>Goal Name</b>	Planning/Administration
	<b>Goal Description</b>	Funds to administer and implement the CDBG and HOME Programs.

## AP-35 Projects – 91.220(d)

### Introduction

The City's FY 2020 planned activities will address all of the City's priority housing, community development and economic development needs.

### Projects

#	Project Name
1	Interim Assistance-RDA
2	Acquisition-RDA
3	Demolition-RDA
4	Code Enforcement
5	Home Rehabilitation Program
6	Economic Development-Community First Fund
7	Public Facilities Improvements
8	Public Services: LHOP Housing Counseling
9	Public Services: LHOP Homebuyer Development Program
10	Public Services: Health Counseling-Pre-and Post-Natal
11	Public Services: Literacy Council
12	Public Services: Human Relations Commission
13	Public Services: Summer Youth Internship
14	Section 108 Loan Repayment
15	LHOP Down Payment/Closing Cost
16	Rental Housing Development-CHDO Thackston Park Phase II
17	CDBG Administration
18	HOME Administration

**Table 54 – Project Information**

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

The City of York's 2020 Action Plan is based on its FY 2019 CDBG and HOME allocations. The priorities addressed by this Action Plan were developed during extensive stakeholder outreach and community input. 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 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Interim Assistance-RDA
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Interim Assistance
	<b>Needs Addressed</b>	Code Enforcement Removal of Slum/Blight
	<b>Funding</b>	CDBG: \$56,500
	<b>Description</b>	Building Stabilization and Sealing by the Redevelopment Authority, pending rehabilitation or demolition
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 structures will be stabilized.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	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	<b>Project Name</b>	Acquisition-RDA
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Acquisition/Rehabilitation/Resale
	<b>Needs Addressed</b>	Increase Access to and Quality of Affordable Housing Removal of Slum/Blight

	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Acquisition of scattered sites properties around the City of York by the Redevelopment Authority for resale and/or rehabilitation.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One blighted property will be acquired.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	The City of York seeks to improve the sustainability of suitable living environments by cleaning and sealing vacant units. HUD Matrix Code:01
3	<b>Project Name</b>	Demolition-RDA
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Removal of Slum/Blight
	<b>Funding</b>	CDBG: \$136,559
	<b>Description</b>	City-wide clearance, demolition and removal of slum and blighted properties to be undertaken by the York RDA or the City.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three blighted properties will be demolished.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	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
<b>4</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Code Enforcement Removal of Slum/Blight
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Private systematic code enforcement in low- moderate- income areas of the City of York.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,200 units will be inspected for potential code violations.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Inspection of code violation in eligible neighborhoods City-wide by the City of York Bureau of Permits, Planning and Zoning. HUD Matrix Code:15
<b>5</b>	<b>Project Name</b>	Home Rehabilitation Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Home Rehabilitation Assistance
	<b>Needs Addressed</b>	Increase Access to and Quality of Affordable Housing
	<b>Funding</b>	CDBG: \$40,000

	<b>Description</b>	Assistance provided to homeowners to make repairs to the home; funds will be prioritized to the elderly and those needing accessibility modifications.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 units will be rehabilitated during the program year.
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Assistance provided to homeowners to make repairs to the home. Matrix Code: 14A, 14H
6	<b>Project Name</b>	Economic Development-Community First Fund
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Enhance Economic Development
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide loans to seven businesses, assist three start-ups, stabilize four businesses, and provide technical assistance to 27 small businesses to promote the creation and retention of jobs in the City of York.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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	<b>Project Name</b>	Public Facilities Improvements
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Public Infrastructure and Facilities
	<b>Needs Addressed</b>	Improve Recreation & Public Infrastructure
	<b>Funding</b>	CDBG: \$309,715
	<b>Description</b>	Public Facility Improvements: Parks and Playgrounds, Street Improvements, Sidewalks, Curbs.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,500 persons will benefit from these activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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 Codes: 03, 03F,03K, 03L
8	<b>Project Name</b>	Public Services: LHOP Housing Counseling
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services Increase Homeownership
	<b>Funding</b>	CDBG: \$26,500
	<b>Description</b>	Public Services: Lancaster Housing Opportunities Partnership
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 households will be counseled.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities include housing counseling for first time homebuyers receiving direct financial assistance to purchase a home. HUD Matrix Code:05U 05R
9	<b>Project Name</b>	Public Services: LHOP Homebuyer Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services Increase Homeownership
	<b>Funding</b>	CDBG: \$26,500
	<b>Description</b>	Public Services: Lancaster Housing Opportunities Partnership
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 15 households will be assisted.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Activities include assistance for first time homebuyers. HUD Matrix Code:05
10	<b>Project Name</b>	Public Services: Health Counseling
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services

	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Public Services: York Health Bureau
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 persons will be assisted with public services.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities include health counseling for pregnant and high-risk individuals. HUD Matrix Code:05M
<b>11</b>	<b>Project Name</b>	Public Services: Literacy Council
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Public Services: Literacy Council
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 35 persons will receive services through the Literacy Council.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	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:05H
<b>12</b>	<b>Project Name</b>	Public Services: Human Relations Commission
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Public Services: Human Relations Commission
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 persons will receive fair housing training/counseling.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities include fair housing training for individuals and organizations. HUD Matrix Code:05J
<b>13</b>	<b>Project Name</b>	Public Service: Summer Youth Internship
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Encourage Youth Employment
	<b>Needs Addressed</b>	Youth Employment and Internships Provide Public Services
	<b>Funding</b>	CDBG: \$37,348
	<b>Description</b>	Summer paid work experience program for 25 high school students to work in City government.



	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-five high school students will benefit from the proposed activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Summer paid work experience program for 25 high school students to work in City government. HUD Matrix Code: 05D
<b>14</b>	<b>Project Name</b>	Section 108 Loan Repayment
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Section 108 Loan Repayment
	<b>Needs Addressed</b>	Section 108 Loan Repayment
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Repayment of Section 108 Loan
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Repayment of the Section 108 loan. HUD Matrix Code: 19F
<b>15</b>	<b>Project Name</b>	LHOP Down Payment/Closing Cost Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Homeownership

	<b>Needs Addressed</b>	Increase Access to and Quality of Affordable Housing
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	The City of York provides reimbursements to individuals using the York Homebuyers Assistance Program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households will receive down payment assistance.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	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
16	<b>Project Name</b>	Rental Housing Development-CHDO Thackston Park Phase II
	<b>Target Area</b>	Corner of Brooklyn and College Avenues, York, PA
	<b>Goals Supported</b>	Create new affordable rental housing
	<b>Needs Addressed</b>	Increase Access to and Quality of Affordable Housing
	<b>Funding</b>	HOME: \$371,889
	<b>Description</b>	Support for new construction of a 50 unit mixed income rental development with the number of HOME units to be determined.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No. of low/moderate income families: 50

	<b>Location Description</b>	Corner of Brooklyn and College Avenues, York, PA
	<b>Planned Activities</b>	The City of York plans to develop 50 units of mixed-income rental housing, with a to-be-determined number of units 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 three-year period to fund this project. The project is contingent upon the developer receiving low-income housing tax credits to complete the project.
<b>17</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Planning/Administration
	<b>Funding</b>	CDBG: \$293,281
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	See description above. HUD Matrix Code:21A
<b>18</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Planning/Administration

	<b>Funding</b>	HOME: \$46,887
	<b>Description</b>	The administration of HOME funds to support the development of decent, safe, affordable housing.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	See description above.

## **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**

All of the non-administrative CDBG activities planned for FY 2020 have a citywide benefit. Of the non-administrative HOME projects planned for 2020, only the down payment assistance program is a City-wide activity. The Thackston Park rental development project is targeted on a former public housing site and is located in an area of the City with a concentration of low- and extremely low-income households, a concentration of cost-burdened households, and a high percentage of minority residents.

### **Geographic Distribution**

Target Area	Percentage of Funds

**Table 55 - 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.

The proposed site for the creation of new rental housing is located in an area of the City with a concentration of low- and extremely low-income households, a concentration of cost-burdened households, and a high percentage of minority residents.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	130
Special-Needs	
Total	130

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	50
Rehab of Existing Units	10
Acquisition of Existing Units	1
Total	61

Table 57 - One Year Goals for Affordable Housing by Support Type

## **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**

YHA will continue to use its Capital Fund grant to make, physical, operational and management improvements at its various housing developments and administrative sites. Security improvements are anticipated at Broad Park Manor in the upcoming program year.

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

York Housing Authority (YHA) has resident councils in four of its developments that also serve as the City's Resident Advisory Board (RAB). Participation in the RAB gives residents the opportunity to provide input on YHA management, operations and modernization needs, as well as make recommendations in the development of the YHA Annual and Five-Year Plans. The YHA will work to encourage more Section 8 voucher holders to participate in the RAB to diversify the input received so that those residents' needs are also adequately represented and incorporated to the Plans.

Educating residents on the purpose of the RAB and how their feedback will be used to inform planning efforts can help encourage participation. In addition, the YHA will continue to reserve one seat on its Board of Directors for a current eligible resident, so as to encourage involvement in decision making and operations of the YHA by resident members. This resident board member can also be helpful in recruiting membership on the Resident Advisory Board and resident councils.

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**

The PHA is not designated troubled.

## **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 jurisdiction's one-year goals and actions for reducing and ending homelessness including**

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

York City/County has an active and coordinated Continuum of Care system to address the needs of the County's homeless and "at risk" populations, including those in the City. Although a wide variety of housing resources and programs are offered to meet the needs of various homeless sub-populations, continued integration of resources and programming and the development of additional housing accommodations are needed. The Coordinated Entry System seeks to reach out to homeless persons and address their needs based on vulnerability.

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 the City of York. The shelters and transitional housing programs serve families, domestic violence victims and more recently homeless youth (age 18-24). 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 the City run a waiting list, as do the transitional housing programs – especially for families. The City and County are working to determine how to 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 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 implemented a new RRH program funded through the Continuum of Care in 2015. Additionally, RRH was incorporated as an eligible application activity in York County for PA DCED Emergency Solutions Grant (ESG) funds beginning in 2015. In 2018, the CoC was awarded DV Bonus dollars for a new program to assist victims of domestic violence. As a result, the CoC will lose some of its rapid rehousing dollars to accommodate the increase in DV funding. York County uses Emergency Solutions Grant dollars received from the state for homeless prevention activities in the City.

The York City/County Continuum of Care has also been carefully studying the Housing First model, with plans to encourage the application of this model to a permanent housing project through the Continuum of Care funding stream.

**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 uses Emergency Solutions Grant dollars received from the state for homeless prevention activities in the City. In addition, the City and County ensure proper discharge planning, required by PA State law, for individuals exiting a variety of institutional settings.

**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.

**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 conducted an Analysis of Impediments to Fair Housing Choice (AI) in 2009. One of the AI findings was that affordable housing developers and stakeholders in the City identified several impediments to the development of affordable housing and operation of housing programs in the City of York. These impediments were lack of coordination in the code enforcement process, inconsistency in review and lack of enforcement by the York Historic Architectural Review Board, an inefficient and arbitrary zoning permitting process, and a backed-up City licensing procedure.

A number of stakeholders interviewed during the Consolidated Plan process cited the City's high property tax rate as a disincentive for housing development and residential investment in the City. Also during the stakeholder interview process, it was revealed that the City's zoning did not allow for certain types of recovery housing.

### **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**

To address these issues, the AI's Fair Housing Action Plan proposed additional discussion between various City departments and affordable housing stakeholders to determine the magnitude of each identified barrier and to make decisions on how to address each issue.

Since the adoption of the AI in 2009, 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.

The City is currently updating its Comprehensive Plan, and a Zoning Amendment is also forthcoming, which will address this issue and allow for group homes without a manager on site. Stakeholders also indicated that housing quality continues to be poor and that increased code enforcement efforts could be beneficial in holding absentee landlords accountable for keeping property in decent, safe and sanitary conditions.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following information illustrates other actions that the City of York will take to address its priority needs.

### **Actions planned to address obstacles to meeting underserved needs**

The primary impediment to the City's ability to meet underserved needs is the limited amount of funding to address identified priorities. The City will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

### **Actions planned to foster and maintain affordable housing**

The City will continue to support its goals of maintaining and expanding affordable housing. In FY 2020, the City will allocate CDBG funds for rehabilitation of homeowner-occupied units and fair housing education. The City will also allocate HOME dollars for the construction of new affordable units.

### **Actions planned to reduce lead-based paint hazards**

The City will work with other parties to achieve cost effective methods for controlling these hazards through the following:

- As part of its code enforcement efforts, York's building code/permit department will continue to educate City residents about lead paint hazards while conducting routine inspections;
- Properties will be made lead safe during renovation of older residential units, including during the CDBG-funded rehabilitation program;
- The City's Bureau of Health will continue to pursue resources to provide lead-based paint hazard education and lead-based paint risk assessments;
- The City's Bureau of Health will pursue opportunities through the CDC and PA Department of Health to address lead-based paint hazards in residential structures.

### **Actions planned to reduce the number of poverty-level families**

The City will collaborate with human service, social service, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide quality services to low-income residents to help them improve their incomes. 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:

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

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.

Although the City feels that the existing institutional structure is sufficient for carrying out activities to address identified community development needs, the City will continue to strengthen its working relationships with local social service agencies. Public and non-profit agencies that are critical to the institutional structure must work cooperatively, and agency staff have the ability and expertise to deliver services efficiently and effectively, often with years of expertise in their respective fields.

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

The City plans to improve coordination among its partners to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The City anticipates continued coordination of human service funding with other social service agencies and charitable organizations to better target the limited amount of human service dollars available in the community. The City will also continue to coordinate its housing efforts with the York Housing Authority.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(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(l)(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(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
  
No forms of investment will be used outside of those activities listed in 24 CFR 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 the 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 Oblige. 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 Oblige.

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:

The City will apply the same recapture provisions as described above throughout the affordability period.

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; the City will not use HOME dollars to refinance existing debt.