



FY 2024 ANNUAL ACTION PLAN

Community Development Block Grant Program
HOME Investment Partnerships Program

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Executive Summary

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

1. Introduction

The City of York’s Consolidated Plan (FY 2020-2024) identified the needs of low- and moderate-income persons, in addition to establishing objectives and outcomes and a strategy to address those needs and objectives. Within the Plan, long-term housing and community development goals and objectives, which focus on developing viable communities throughout the City, are established. The Plan also identified an array of programs, agencies, and financial resources that are available to assist in meeting the established goals.

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

Each year, upon Congressional approval, the U.S. Department of Housing and Urban Development (HUD) allocates housing and community development funds to the City of York through two entitlement grant programs. These entitlement programs include the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Act (HOME) Program. The funds are administered by the York City Bureau of Housing Services.

For 2024, the City of York anticipates an allocation of \$895,962.00 in CDBG funds. It is expected that 70% of the activities/funds will benefit low-mod income persons. Also, in 2024, the City anticipates it will receive an allocation of \$549,031.00 in HOME funds.

2. Summarize the objectives and outcomes identified in the Plan.

The Strategic Plan provides a framework to address the needs of the City for the next five years using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The FY 2024 Annual Action Plan (AAP) was developed within this framework. The three overarching objectives guiding the proposed activities are:

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

The Strategic Plan provides a framework to address the needs of the City for the next five years using Outcomes to 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 Affordability
- Improve Sustainability
- Improve Accessibility

All future activities funded will support at least one objective and one outcome. The priority needs within the City are:

- Increase access to and quality of affordable housing;
- Support activities for non-homeless special needs;
- Code enforcement;
- Enhance economic development;
- Improve recreation and public infrastructure;
- Improve public services;
- Provide interim assistance;
- Removal of slum and blight;
- Section 108 loan repayment;
- Youth employment and internships;
- Planning and administration;
- Support activities for homeless persons.

3. Evaluation of past performance

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

The following evaluation of past performance is from the Program Year 2022 (January 1, 2022— to December 31, 2022) Consolidated Annual Performance and Evaluation (CAPER) report.

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

Several public services activities received assistance through the CDBG Program during program year 2022 to provide a variety of services to low-moderate income households. Tenfold (formerly LHOP) conducted homebuyer workshops and counseling sessions, benefiting 170 York City residents, while two eligible homebuyers received down payment assistance. The City Human Relations Commission handled intakes and cases for York City residents, fielding 643 calls and walk-ins from City and County residents and engaging in outreach with social service organizations and businesses. The Literacy Council served 112 York City residents with GED services, and CASA delivered community education, outreach, and training to 902 residents, covering employment readiness, financial literacy, tax preparation, and high school enrollment/retention in the Mi Espacio Program. CDBG-CV funds were deployed to provide emergency rental assistance to individuals and families facing housing insecurity due to COVID-19 impacts.

Throughout 2022, three public facilities and one infrastructure improvement activity was assisted using Community Development Block Grant funds. They were the Farquar Park courts update, Hudson Park update and improvements to the tennis courts at Penn Park. There was 1 median strip improvement to E. Philadelphia Street between State Street and Tremont Street. In total, these activities were obligated \$350,974 plus carryover funds totaling \$250,955 from the previous year.

The prevention of slum and blight is a primary concern of the City of York. The City is addressing widespread abandonment and deteriorating conditions by using CDBG funds for proactive

intervention and redevelopment. In 2022, they made an impact by stabilizing 200 properties, demolishing 3, and acquiring 2. Additionally, City CDBG funds supported the salaries of 2.5 Property Maintenance Inspectors, who play a vital role in enforcing property codes in low to moderate-income neighborhoods. These inspectors are dedicated to upholding housing, zoning, building, and related codes, working diligently to preserve the appearance and property values of York City's neighborhoods, promoting positive change and revitalization efforts.

Boosting the local economy is a top priority, with the CDBG-funded Community First Fund offering Micro Enterprise development activities. This program provides eligible City residents with business counseling, training, and access to capital for small business ventures in York City. In 2022, it received \$7,639.24 in CDBG funds, benefiting 200 individuals and businesses through technical assistance, enterprise loans, business stabilization, and job creation/retention. The City also extended support to 50 small businesses impacted by COVID-19, granting \$5,000 each. Furthermore, 21 additional grants totaling \$113,000 (2nd round) and \$40,000 (3rd round) were provided in 2022, along with rental assistance to 65 families from supplemental CARES Act funds.

The Owner Occupied Rehabilitation Program aims to enhance the quality of existing housing in York City by offering financial and technical support for addressing various major system deficiencies, including roofing, heating, electrical, plumbing, structural components, health and safety issues, code violations, and improvements needed for York City residents to qualify for the York County Weatherization Assistance program. In 2022, despite numerous inquiries, only 15 rehabilitation projects were successfully completed through the program, indicating a focus on improving housing conditions while facing some limitations in its implementation.

4. Summary of Citizen Participation Process and consultation process

The planning process for the preparation of the FY 2024 Annual Action Plan included the following elements:

City department staff reviewed funding applications and submitted them to the City's advisory committee for further review and recommendations concerning activity selections.

City departmental staff has regular contact with service agencies, housing providers and other stakeholders throughout the year to identify and obtain input on the nature and scope of housing and community development needs, issues, and concerns to help develop strategies to address such needs via the Annual Action Plan.

The City placed an ad on Tuesday, September 12, 2023, to advertise a public hearing on Thursday, September 21, 2023. The purpose of this hearing was to present the City's proposed allocations of FY 2024 CDBG and HOME funds. In addition, the FY 2024 Annual Action Plan was placed on a 30-day display period (October 1, 2023-October 30, 2023).

5. Summary of public comments

Comments received to be added.

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

Narrative to be added.

7. Summary

Narrative to be added after the close of the public comment period.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administration	YORK	City of York, Dept. of Community Development
HOME Administration	YORK	City of York, Dept. of Community Development

Table 1 – Responsible Agencies

2. Narrative (optional)

The City of York Department of Community Development (CYDCD) is the lead agency for the preparation of the Annual Action 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 or at some time as instructed by HUD. CYDCD’s Bureau of Housing Services administers the CDBG and HOME programs on behalf of the City.

3. Consolidated Plan Public Contact Information

Bureau of Housing Services
101 South George Street. PO Box 509 York, PA 17405
Contact: James Crosby, Deputy Director, Bureau of Housing Services
Phone: 717-849-2884
Email: jcrosby@yorkcity.org
Website: www.yorkcity.org

AP-10 Consultation – 91.100, 91.200(b), 91.25(l)

1. Introduction

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))

As part of its FY 2020-2024 Consolidated Plan process, CYDCD developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. Typically, the City reaches out to key stakeholders to follow up annually on the changing needs.

One advertised public hearing was held on September 22, 2022, in the City Council Chambers. This public hearing was 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.

The York County 10 Year Plan to End Homelessness contains strategies and action steps to accomplish the County’s five homeless goals, which include ending chronic homelessness, ending Veteran homelessness, and reducing homelessness for families with children and youth. These strategies and action steps include the following:

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

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.

There is an increase in unsheltered homelessness in the City, as reported by stakeholders, especially among youth (18-24) and elderly, most with co-occurring mental health, substance abuse or physical disabilities.

Stakeholders reported the need for affordable housing inventory. Rents are increasing and landlords are no longer willing to work with HCV or other rental assistance programs since they can get higher market rents than FMR or Housing Authority Payment standards. In addition,

stakeholders reported a need for shelter capacity in the City. Hotel/motel utilization rates are high due to lack of shelter, but this is an expensive and ineffective shelter option.

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

The City 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.

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

A wide variety of stakeholders were consulted to determine the City’s housing and community development needs during the development of the Five-Year Consolidated Plan in 2019. 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. Some of these agencies were consulted during the development of the 2024 Annual Plan, to the extent that they requested funding and were asked to demonstrate the need for the funding in the community.

1	Agency/Group/Organization	York Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted to obtain information on the needs/plans of the PHA for the coming program year.
2	Agency/Group/Organization	York City Council
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City officials were consulted to identify needs in their respective communities, as well as to concur with funding recommendations proposed by staff based on requests for funding.
3	Agency/Group/Organization	York County Coalition on Homelessness
	Agency/Group/Organization Type	York City/County Continuum of Care, PA-512
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

		Homeless and Other Special Needs Activities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the associated Curriculum of Care, the York County Coalition on Homelessness was consulted to obtain information and to coordinate planning goals and objectives.

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

There were no agencies not consulted. The City consulted with Broadband and Emergency Service providers during the development of the 2020-2024 Consolidated Plan; no additional information was available during the preparation of this annual plan.

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

1	2020-2024 Consolidated Plan	
2	2021 Consolidated Annual Performance and Evaluation Report (CAPER)	
3	York County Comprehensive Plan	(Subcomponents of plan: Agricultural Land Protection Plan, Economic Action Plan, GOYORK2045 Metropolitan Transportation Plan, Growth Management Plan, Hazard Mitigation Plan, Heritage Preservation Plan, Housing & Community Development Plan, Integrated Water Resources Plan, Open Space & Greenways Plan)
4	York County 10 Year Plan to End Homelessness	

Table 3 – Other local/regional/federal planning efforts

Narrative (optional)

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

AP-12 Participation – 91.105, 91.200(c)

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

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

For the development of the FY 2024 Action Plan, the City of York held a public hearing on June 21, 2023, to present the City’s proposed allocations of FY 2024 CDBG and HOME funds. This meeting was advertised in The York Dispatch and the York Daily Record. The City used a combination of the public meetings, discussion with City departments and input from service agencies, housing providers and other to identify the City’s housing and community development needs and to determine FY 2024 funding allocations and priorities. The public meeting notices, attendance sheets and any citizen comments received are in the appendix of this document.

Copies of the FY 2024 Annual Action Plan were distributed to various public locations for review and comment. A summary of the FY 2024 Annual Action Plan was published in The York Dispatch and the York Daily Record on October 1, 2023, alerting interested persons to the availability of the Annual Action Plan for public review. A copy of the FY 2024 Annual Action Plan was placed at the following locations in the city for public review: City Clerk’s Office (101 S George St 2nd Floor), York Mayor’s Office, York City Hall, 101 S George St, York, PA 17401, Bureau of Housing Services, and the Martin Memorial Library located at 159 E Market St.

The public review period is October 1-30, 2023.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	TBD	TBD	N/A	
2	Public Hearing	Non-targeted/broad community	No attendees, no comments received	No comments received	N/A	

Table 4 – Citizen Participation Outreach

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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public – federal	Rehab, Section 108 Repayment, Permits, Public Work Improvements	1,378,403	0	0	1,378,403	1,378,403	Funds for housing and non-housing community development.
HOME	public – federal	Program Administration, LHOP Down Payment/Closing Cost, CHDO, Housing Advocates, General Project	549,031	0	0	549,031	549,031	Funds for housing development.

Table 1 – Expected Resources – Priority Table

- 1. 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. 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.

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 City also provides HOME dollars to projects that also receive awards of LIHTC to support and leverage the development of affordable housing in the City.

2. 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. In addition, the City allocates resources for the purpose of acquiring blighted properties to be used in the furtherance of the City's Consolidated and Comprehensive Plans.

3. Discussion

The Redevelopment Authority of the City of York accepts applications on an ongoing basis from developers interested in purchasing vacant residential properties from their blight repository. Applications from developers interested in restoring the properties to single family occupancy for homeownership are prioritized, and CDBG funds are utilized for the acquisition and necessary demolition of unsafe structures in preparation for redevelopment. This program meets the identified goal in the Consolidated Plan to increase homeownership opportunities for low- and moderate-income households.

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
1	Provide Interim Assistance	2024	2024	Non-Housing Community Development	City-wide	Provide Interim Assistance	CDBG: \$75,000	Housing Code Enforcement/Foreclosed Property Care: 75 Household Housing Unit
2	Improve Public Infrastructure and Facilities	2024	2024	Non-Housing Community Development	City-wide	Improve Recreation & Public Infrastructure	CDBG: \$231,723	-Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted
3	Increase homeownership	2024	2024	Affordable Housing	City-wide	Increase access to/quality of affordable housing	CDBG: \$53,000 HOME: \$411,774	Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted
4	Create new, affordable rental housing	2024	2024	Affordable Housing	City-wide	Increase access to/quality of affordable housing	HOME: \$82,354	Rental units constructed: 50 Household Housing Unit
5	Planning/Administration	2024	2024	Admin	City-wide	Planning/Administration	CDBG: \$275,680 HOME: \$54,903	Other: 2 Other
6	Section 108 Loan Repayment	2024	2024	Non-Housing Community Development	City-wide	Section 108 Loan Repayment	CDBG: \$215,000	Other: 1 Other

7	Economic Development	2024	2024	Non-Housing Community Development	City-wide	Enhance Economic Development	CDBG: \$30,000	Businesses assisted: 15 Businesses Assisted
8	Code Enforcement	2024	2024	Non-Housing Community Development	City-wide	Removal of Slum and Blight	CDBG: \$200,000	Housing Code Enforcement/ Foreclosed Property Care: 1,200 Household Housing Unit
9	Acquisition/Rehabilitation/Resale	2024	2024	Affordable Housing	City-wide	Removal of Slum and Blight	CDBG: \$25,000	Other: 1 Other
10	Demolition	2024	2024	Non-Housing Community Development	City-wide	Removal of Slum and Blight	CDBG: \$153,000	Buildings Demolished: 3
11	Provide Public Services	2024	2024	Affordable Housing Non-Homeless Special Needs	City-wide	Improve Public Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
12	Encourage Youth Employment	2024	2024	Non Housing Community Development	City-wide	Enhance Economic Development Youth Employment and Internships	CDBG: \$20,000	Public Services activities other than LMH: 20 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Interim Assistance
	Goal Description	City-wide interim assistance to secure and alleviate emergency conditions threatening the public health, safety, and welfare, including program delivery cost of \$1,500
2	Goal Name	Improve Public Infrastructure and Facilities
	Goal Description	Public infrastructure and facility improvements, including water, sewer, streets, sidewalks, storm sewer, curb cut improvements for ADA accessibility, and park and playground improvements.
3	Goal Name	Increase homeownership
	Goal Description	To increase homeownership in 2023, the City of York aims to provide direct assistance to 15 households in order to assist them to purchase a home.

4	Goal Name	Create new, affordable rental housing
	Goal Description	Activities include the construction of new, affordable rental units.
5	Goal Name	Planning/Administration
	Goal Description	Funds to administer and implement the CDBG and HOME Programs.
6	Goal Name	Section 108 Loan Repayment
	Goal Description	Repayment of borrowed Section 108 funds.
7	Goal Name	Economic Development
	Goal Description	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
8	Goal Name	Code Enforcement
	Goal Description	The City will use funds to enhance code enforcement efforts in the low-mod income areas of the City.
9	Goal Name	Acquisition/Rehabilitation/Resale
	Goal Description	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, or demolition and disposition for new use.
10	Goal Name	Demolition
	Goal Description	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 for new use.
11	Goal Name	Provide Public Services
	Goal Description	Ensure that quality public services that provide for community health; mental health; youth development; housing counseling/homebuyer development; childcare; employment training and literacy; 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.
12	Goal Name	Provide Home Rehabilitation Assistance
	Goal Description	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.
13	Goal Name	Encourage Youth Employment
	Goal Description	The City will implement a paid summer work experience for high school students to work in City government

Projects

AP-35 Projects – 91.220(d)

Introduction

The City’s FY 2024 planned activities will address all of the City’s priority housing, community development, and economic development needs.

Projects

#	Project Name
1	Public Work Improvements
2	CDBG Administration
3	Section 108 Loan Repayment
4	Code Enforcement
5	Housing Rehabilitation Program
6	Public Service – CASA
7	Public Service – Life Path
8	Public Service – Lancaster Housing Homebuyers Assistance
9	Public Service – Literacy Council GED Preparation
10	HOME Future Project
11	Affordable Housing Advocates
12	CHDO
13	HOME Administration
14	Down Payment /Closing Cost Assistance

Table 3 – Project Information

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

The City anticipates that at least 100% of its CDBG resources this year, other than those allocated for administration/planning, will be spent to benefit low- and moderate-income residents. 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.

At the time of Plan preparation and Citizen Participation, the City of York did not yet know its actual allocation amounts and as such prepared its Annual Plan and conducted Citizen Participation utilizing estimated amounts for CDBG and HOME. These estimates are based on what the City received in funding for Program Year 2023. Once the City received its allocation amounts, it revised its list of projects accordingly.

Citizen Participation was conducted on the Plan in 2023 under the assumption that once allocations were announced, if the City receives more than its estimated CDBG amount, it will increase the Administration activity up to the maximum allowed 20% of the City’s allocation. The remaining increase will be allocated to the Public Improvements project. If the City receives less

than its projected amounts, it will reduce Administration to the maximum allowed 20%, and any additional reduction necessary will come from the Public Improvements project. For the HOME program, if the City receives more than its estimated amount, it will increase the HOME Administration activity up to the maximum allowed 10% of the City's allocation. The remaining increase will be allocated to the general/unallocated project. If the City receives less than its projected amounts, it will reduce the HOME Administration to the maximum allowed 10%, and any additional reduction necessary will come from the general/unallocated project.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Work Improvements
	Target Area	City-wide
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Addressed	Improve Recreation & Public Infrastructure
	Funding	CDBG: \$310,962
	Description	Public infrastructure improvements and street reconstruction including milling, paving, and drainage improvements, as well as sidewalk and curb improvements.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Public infrastructure improvements and street reconstruction including milling, paving, and drainage improvements, as well as sidewalk and curb improvements. HUD Matrix Code: 03F, 03K, 03L
2	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$ 275,681
	Description	General program management and administration
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	General program management and administration. HUD Matrix Code 21A
3	Project Name	Section 108 Loan Repayment
	Target Area	N/A
	Goals Supported	Section 108 Loan Repayment
	Needs Addressed	Section 108 Loan Repayment
	Funding	CDBG: \$ 260,000
	Description	Payments made on the City's Section 108 Loans.
	Target Date	12/31/25
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	The city will make planned repayments on its Section 108 loans. HUD Matrix Code: 19F
4	Project Name	Code Enforcement

	Target Area	City-wide
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$ 200,000
	Description	Private, systematic code enforcement in low- moderate-income areas of the City of York. Combined with the City's acquisition/demolition program, and ongoing homeowner housing rehabilitation programs, the City intends to reduce blighting influences throughout the City.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,200 units will be inspected for potential code violations
	Location Description	City-wide
	Planned Activities	Inspection of code violation in eligible neighborhoods City-wide by the City of York Bureau of Permits, Planning and Zoning. HUD Matrix Code:15
5	Project Name	Public Service – Housing Rehabilitation Program
	Target Area	City-wide
	Goals Supported	Provide home rehabilitation assistance
	Needs Addressed	Increase access to/quality of affordable housing support activities for non-homeless special needs
	Funding	CDBG: \$125,000
	Description	Assistance provided to homeowners to make repairs to the home; funds will be prioritized to the elderly and those needing accessibility modifications.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	30 units will be rehabilitated during the program year.
	Location Description	Code Enforcement activity will be restricted to low-moderate-income areas of the city.
Planned Activities	Assistance provided to homeowners to make repairs to the home. Matrix Code: 14A, 14H	
6	Project Name	Public Service – CASA
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Improve Public Services
	Funding	CDBG: \$70,000
	Description	Funds will be used to support the CASA program to provide employment/work readiness services, financial literacy, education, and tax preparation services for the City's low-income population. In addition, the program aims to enroll and retain 15 high school students in Mi Espacio Program, which provides increased educational and employment opportunities for low income youth.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,070 low income adults and 15 low-income youth will benefit from the proposed activities.
	Location Description	City-wide
	Planned Activities	Funds will be used to support the CASA program to provide employment/work readiness services, financial literacy education, and tax preparation services for the City's low-income population. HUD Matrix Code: 05Z
7	Project Name	Public Service – Life Path
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Improve Public Services
	Funding	CDBG: \$ 64,760
	Description	Life Path will provide residents able to show York City zip codes access to lunch and dinner meals throughout the week.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	The Life Path program will provide 30,000 meals each year to 1,000 York City residents.
	Location Description	City-wide
	Planned Activities	Life Path will provide residents able to show York City zip codes access to lunch and dinner meals throughout the week
8	Project Name	Public Service – Lancaster Housing Homebuyers Assistance
	Target Area	City-wide
	Goals Supported	Increase homeownership
	Needs Addressed	Increase access to/quality of affordable housing
	Funding	CDBG: \$ 42,000
	Description	The Lancaster Housing Homebuyers Assistance Program will provide direct financial assistance to low-income clientele in support of homebuyers purchasing in the City of York.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	8
	Location Description	City-wide
	Planned Activities	The Lancaster Housing Homebuyers Assistance Program will provide direct financial assistance to low-income clientele in support of homebuyers purchasing homes in the City of York.
9	Project Name	Public Service – Literacy Council GED Preparation
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Improve Public Services
	Funding	CDBG: \$ 30,000
	Description	York Literacy Council will receive funds to provide GED preparation courses for low-income City residents.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	45 persons will receive services through the Literacy Council's GED prep course.
	Location Description	City-wide
	Planned Activities	Activities include GED instruction classes and services. Specifically, these services will be geared towards improving English literacy, job assistance, and an emphasis on preparation and coaching for GED testing. HUD Matrix Code:05H
10	Project Name	Future HOMEI Project- Homeownership
	Target Area	
	Goals Supported	Increase homeownership
	Needs Addressed	Increase access to/quality of affordable housing
	Funding	HOME: \$ 276,509
	Description	A specific project has not yet been identified but it is anticipated that HOME funds will be used to develop homeownership opportunities in the City of York.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	To be determined
11	Project Name	Affordable Housing Advocates
	Target Area	409-429 Gerard Ave.
	Goals Supported	Provide Home Rehabilitation Assistance
	Needs Addressed	
	Funding	HOME: \$93,500
	Description	Renovations will include soffit, siding, gutters, and downspouts. Headers over doorways, wood trim rework, mailboxes, exterior lighting, railings, and door screens. Most of the units have section 8 vouchers. These repairs are needed to pass section 8 HQS inspection.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	11 rental units
	Location Description	409-429 Gerard Ave
	Planned Activities	Exterior renovations to improve habitability and sustainability
12	Project Name	CHDO
	Target Area	
	Goals Supported	Create new, affordable rental housing
	Needs Addressed	Increase access to/quality of affordable housing

	Funding	HOME: \$74,119
	Description	These funds are unobligated for a project yet to be determined.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 housing unit
	Location Description	City-wide
	Planned Activities	CHDO project. HUD Matrix Code 21I
13	Project Name	HOME Administration
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOME: \$ 54,903
	Description	General program management and administration.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	General program management and administration.
14	Project Name	Down Payment/Closing Cost Assistance
	Target Area	City-wide
	Goals Supported	Increase homeownership
	Needs Addressed	Increase access to/quality of affordable housing
	Funding	HOME: \$ 50,000
	Description	The City of York provides reimbursements to individuals using the York Homebuyers Assistance Program.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	15 households will receive down payment assistance.
	Location Description	City-wide
	Planned Activities	The City of York provides reimbursements to individuals using the York Homebuyers Assistance Program. Overhead costs associated with carrying out the City of York first time homebuyer program will vary each year.

AP-50 Geographic Distribution – 91.220(f)

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

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

According to 2020 Decennial Census data, there were two census tracts where the 46.2% minority concentration threshold was met:

- Census Tract 5: 53.8%
- Census Tract 10: 49.2%

According to 2020 Decennial Census data, there were three census tracts where the 42.9% persons of Hispanic origin threshold was met:

- Census Tract 3: 58.8%
- Census Tract 7: 61.6%
- Census Tract 11: 44.7%

HUD defines low- and moderate-income concentrations as areas where at least 51% of the households have incomes that are less than 80% of the HUD-adjusted Median Family Income (HAMFI). Most of the City of York meets this definition. Only parts of Census Tract 8, 13, and 14 have areas that are not areas of low- and moderate-income concentrations.

While many of the City’s activities have City-wide benefit, the City will make efforts to direct site-specific resources to the LMI and racially/ethnically concentrated areas of the City.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100%

Table 4 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

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

Discussion

The City has determined that the service area for most of its activities to be City-wide. Activities include Code Enforcement and other activities designed to eliminate slum/blight, and public service activities such

as housing counseling, fair housing education, health education, and literacy programming. The total investment in 2024 for these activities makes up 100% of the City's CDBG program budget, the remaining activities have more targeted service areas or are designed to assist households directly in an area of their choosing.

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	65
Special-Needs	0
Total	65

Table 6 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	41
Acquisition of Existing Units	23
Total	65

Table 7 – 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 and Housing Choice Vouchers within the City of York.

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

The YHA continues to make improvements to its public housing developments to increase its PHAS/REAC score above 90%. This is a continued effort as HUD transitions to implementing a new physical condition standard for inspections, the National Standards for the Physical Inspection of Real Estate (NSPIRE). YHA continues to use its Capital Fund grant to make physical, operational and management improvements at its various housing developments and administrative sites. Public housing in the City that is in poor condition undergoes an evaluation for potential demolition/disposition and/or conversion under the Rental Assistance Demonstration initiative. Any residents that are displaced will be relocated with an opportunity to return to their new units constructed on the site. There are no RAD projects planned for the 2024 program year. The York Housing Authority recently brought 21 units previously set aside for homeownership through the Turnkey project back into their public housing portfolio. This will allow for subsidies to renters and access to capital funds to make repairs to improve the physical condition and habitability of the units, ensuring long term sustainability and increasing the affordable rental stock.

York Housing Authority continued its partnership with a developer to build Thackston Park Phase II, which adds 50 multi-bedroom units which range in size from 1-5 bedrooms. These additional units have Project Based Vouchers (PBV) subsidies which ensure continued affordability for low-income eligible households and help meet the increasing need for affordable housing.

The York Housing Authority is regularly utilizing 98-100% of their subsidy budget and continues to seek opportunities to expand the availability of affordable housing in order to meet the rising needs of the community.

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

YHA currently administers Family Self Sufficiency programs to encourage homeownership among both public housing and Housing Choice Voucher tenants. Partnerships with CareerLink, Harrisburg Area Community College and the Community Progress Council all provide resources for persons living in YHA-assisted housing to promote self-sufficiency and 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 modernizations needs, as well as make recommendations in the development of the YHA Annual and Five-Year Plans. The YHA will continue 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 into 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

operation 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.

The York Housing Authority offers incentives for its tenants to participate in services and the Family Self Sufficiency program. This has proven effective in maintaining housing stability.

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

The PHA is not troubled.

Discussion

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

Introduction

Describe the jurisdiction’s one-year goals and actions for reducing and ending homelessness

The City of York is part of the York City/County Continuum of Care (known publicly as the York County Coalition on Homelessness). As such, the City does not have City-specific goals and actions regarding homelessness and other special needs activities. Instead, the City’s goals and actions are included in York County’s goals and actions as stated below.

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 (called Pathways to Home) seeks to reach out to homeless persons and address their needs based on vulnerability prioritization.

Mental health can be a significant challenge for those experiencing homelessness in York County. 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. Beginning in 2020, Friends & Neighbors of Pennsylvania, Inc. began York County’s first formal Coordinated Street Outreach team. This team covers the County of York – including a hotline that those experiencing homelessness or those working to help those experiencing homelessness can call. Friends & Neighbors has experienced challenges identifying funding sources appropriate to meet the increasing need of unsheltered homeless outreach in York County, as these types of programs are not supported by most traditional homeless response system funding. As reported during consultation, stakeholders reported limited capacity for Street Outreach programs to identify unsheltered individuals/households and assessing their needs, despite an increase in unsheltered homelessness in the City and County.

In addition, York County completes an unsheltered homeless count for HUD on an annual 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 are offered a variety of services and provided with a pack of goods to help them as well. Beginning in 2024, the Coalition on Homelessness is also implementing a ‘youth specific’ annual count, to run concurrent with the general count each January (as required by HUD)

Addressing the emergency shelter and transitional housing needs of homeless persons

HMIS captures Point in Time data, Systems Performance Measures, Longitudinal Systems Analysis, and Coordinated Entry data to evaluate and understand the emergency needs of persons in the City and County experiencing homelessness. The City of York does not receive Emergency Solutions Grant funding to directly support emergency shelter and transitional housing needs in the City; rather, County ESG dollars are used to support resources in the City. The information generated by the HMIS is used to inform Annual Plan goals as well as CDBG and HOME budget and planning processes.

While no longer a priority at the federal level, there are transitional housing needs that still exist in the City, in addition to robust case management services. Emergency shelters and transitional housing programs continue to be significant components 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 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 safe, affordable housing that can accommodate large families.

Stakeholders reported limited capacity of emergency shelters to remain open 24-7, and many shelters have shifted to overnight-only operation due to limited capacity. During the winter, Code Blue overflow shelter is often unable to open due to inability to staff the shelter overnight. Shelter providers also reported record numbers of families living in hotels/motels due to lack of shelter capacity and affordable inventory.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Coordinated Entry process in York County seeks to identify and assess households within 24 hours of accessing shelter or street outreach services, in an effort to provide referrals to permanent housing options as quickly as possible. The Coordinated Entry manager also provides twice-weekly case conferencing calls, where RRH/PSH projects working with Coordinated Entry accept referrals based on highest need, first.

The U.S. Department of Housing & Urban Development 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 ESG funds beginning in 2015. The Coalition on Homelessness has been able to increase Continuum of Care funding in York City and County by 67% over the last 10 years and continues to bring in additional RRH supports to assist households in moving into and stabilizing in permanent housing. This increase has included both general population support as well as two domestic violence dedicated projects, as the community has been a 40% increase in domestic violence households in need of housing in the last 3 years.

York City and County currently have five RRH providers, who all work collaboratively to assist with identifying housing units. The Coalition also began employing a Housing Navigation Specialist in fall of 2020, to assist with educating landlords on working with RRH and PSH programs. A lack of affordable inventory continues to make rapidly rehousing households challenging. In 2023, Bell Socialization

Services partnered with the Housing Alliance of Pennsylvania to identify which types of landlord incentives (and at what financial rates) were most successful in opening up additional access to units. The Coalition hopes to continue those opportunities based on the findings.

The Coalition, through private financial support, was also able to create a risk mitigation program to support landlords where repairs or missed rent were a result of a failed stabilization of a household in their unit. This project is managed in the community by Tenfold, a fair housing organization serving the RRH/PSH providers as well.

Stakeholders reported that there is a need to connect individuals quickly to services, particularly mental health, and substance abuse services to encourage stability once placed in permanent housing; however, placement in housing is difficult due to lack of inventory.

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.

Financial prevention resources in the City and County are limited after the closing of the COVID-era Emergency Rental Assistance program (ERA). In its absence, prevention funds are being supported for City residents through remaining Community Development Block Grant (CDBG) coronavirus funding, as well as a limited number of York County Emergency Solutions Grant (ESG) funds. York County has recognized the lack of available prevention funding available to County and City residents and has expressed interest in renewing their relationship with the state's Department of Community and Economic Development (DCED) Emergency Solutions Grant (ESG) opportunities in 2024.

The City and County do provide fair housing support and limited legal assistance for those in need in York County and City. In addition, the City and County ensure proper discharge planning, required by PA State law, for individuals exiting a variety of institutional settings. This includes multi-disciplinary teams that occur within social support agencies and healthcare, jail/prison, and behavioral health settings, to ensure the best housing plan for those existing those resources.

Foster Care Discharge:

York County is required by PA 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 have aged out of the foster care system to remain in care until 21. These policies are designed to ensure that youth served by the foster care system are not discharged to homelessness. York County OCYF is required to develop transition plans before youth are discharged from foster care. These 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.

Mental Health Facility Discharge:

York County follows the Pennsylvania-state mandated policies on discharge from a mental health facility. Discharge from a state hospital cannot occur unless housing, treatment, case management

and rehabilitation services are in place at the county level. The goal of OMHSAS is that individuals be engaged and supported in identifying and moving into the most integrated housing of their choice in the community. York/Adams MHIDD 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 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:

York County follows the PA-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 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 VA to access benefits. 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.

Discussion

The City identified homeless prevention and rental assistance as needs that arose during the COVID-19 pandemic and allocated CDBG-CV resources to provide temporary income payments to households at-risk of homelessness. No FY2024 resources are planned for this activity this year, though stakeholders reported the ongoing need for rental and utility assistance payments to avoid entering or returning to the homeless system.

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

Introduction

The following is based on the most recently approved Analysis of Impediments to Fair Housing Choice (AI). 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. These impediments have since been addressed, for instance improvements to the code/permitting process have made the process more streamlined. The City is in the process of updating its AI in conjunction with York County.

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.

Actions 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 and 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 updated its Comprehensive Plan in 2019, and as a result several zoning amendments were made addressing design regulations that discourage affordable housing and allow for group homes and accessory dwellings. The Plan also tackles housing quality and increased code enforcement efforts that affect landlord's responsibility for property maintenance.

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, as well as limited staff capacity among service providers to adequately meet the needs of the population. The City will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs. The City also identified Latinx populations as underserved, and as such plans to support public service activities designed to meet particular needs of the Latinx community, including workplace readiness, financial literacy, tax preparation, and youth development 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 2024, the City will also allocate HOME dollars for the construction of new affordable units and will continue to support homebuyer activities with both HOME and CDBG funding.

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 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 and maintaining jobs.
- York County Literacy Council – Also provides 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.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds are 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	0
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	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.05 is as follows:**

No forms of investment will be used outside of those activities listed in 24 CFR 91.205.

- 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 during the affordability period. In the event of a sale or transfer during the affordability period, a pro-rated amount of sale shall be repayable, 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. If the homebuyer sells, transfers, encumbers, or otherwise disposes of the property during the affordability period, a prorated amount of money will be due to the City of York, however if the net proceeds from the sale of the property are insufficient to recapture the principal due, the City will only recapture the net proceeds to satisfy the loan. In no cases will the amount of recapture exceed the available net proceeds (the sale price minus any superior loan repayment other than HOME funds and any closing costs) from the sale of the property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds are as follows:

The City will apply the same recapture provisions as described above through 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:

The City of York does not plan to use HOME funds for the purpose of refinancing existing debt secured by multifamily housing for properties rehabilitated with HOME funds during this program year.

Discussion

FINANCIAL RESOURCES: (ESTIMATED)

A. CDBG Entitlement	\$1,378,403
B. CDBG Program Income	\$ 0
Subtotal A. & B.	\$1,378,403
C. HOME Entitlement	\$ 549,031
Subtotal C.	\$ 549,031
GRANT TOTLE	\$1,927,434

A. CDBG PROGRAM ACTIVITIES:

	CDBG/HOME
A .Program Administration (17.2%)	1,927,434
1. Program Administration (Personnel & Operating)	330,584
B. Housing Assistance Program (9%)	175,000
1. Home Improvement Program (2024 funds still available)	125,000
2. Program Delivery (Personnel & Operating) (2023 funds still available)	0
3. HOME DP/CC Assistance	50,000
4. HOME Program Homebuyer Assistance Program Delivery (2023 funds still available)	0
C. Public Services (10.7%)	206,760
1. CASA	70,000
2. LifePath	64,760
3. Literacy Council/GED training and testing	30,000
4. Tenfold 3/2 Homebuyer education and counseling	42,000
5. Tenfold Housing Counseling (Previous years funds available)	0
6. Human Relations Commission (Previous years funds available)	0
D. Public Facility & Infrastructure Improvements (16%)	310,962
E. Slum and Blight Removal (Previous years funds available)	0
1. RDA INTERIM ASSISTANCE & Program Delivery	0
2. RDA ACQUISITION	0
3. RDA DEMOLITION &Program Delivery	0
F. Section 108 Loan Repayment (13.5%)	260,000
G. City – Permits (Codes) (10.4%)	200,000
H. CHDO 15% HOME Funds Unobligated (15% HOME)	74,119
I. Affordable Housing Advocates Girard Ave. Rehab Project (4.9%)	93,500
J. General Project (14.3%)	276,509

HOME PROGRAM ACTIVITIES- \$549,031

The City will fund affordable housing development activities with its HOME fund allocation. Applications are solicited from non-profit and for-profit developers for preservation, rehabilitation, and new construction of affordable housing units in the City of York. HOME funds may only be used in projects that result in an affordable housing unit to be made available to an income eligible York City resident.

At a minimum, 15% of HOME Program funds must be obligated to and spent by a Community Housing Development Organization (CHDO). No more than 10% of HOME funds may be utilized to support administrative purposes. The City of York plans to make a substantial amount of its HOME funds available to nonprofit and or for-profit developers to preserve and develop affordable housing in the City.

The City plans to use its HOME funds for 2024 as follows:

Administration/Planning- Staff salaries and operations- \$54,903.

The York Homebuyer Assistance Program Down payment and closing cost assistance to income eligible City residents at or below 80% AMI. Eligible clients are entitled to 2% of the sales price of a home towards down payment and up to 8% of the sales price towards closing cost not to exceed \$10,000 total towards the transaction. The City has set aside \$50,000 from its 2024 allocation.

HOME funds will also be used to fund the Gerard Avenue rehab project offered by Affordable Housing Advocates. Once completed, 11 units will have the necessary exteriors rehabbed maintaining the ability to pass Section 8 inspections and avoid any City code violations. 95% of the units are occupied by residents who have section 8 vouchers. The City has set aside \$93,500 from its 2024 allocation.

The remaining 2024 HOME (\$350,628) will be designated for a future housing development project.

Objectives and Outcomes

Within the 2024 Annual Action Plan, the City of York identifies compliance with local housing and community development priority needs and objectives contained in its Consolidated Plan and in addition, HUD objectives and outcomes established in CPD Performance Measurement System. The outcome performance measurement system includes objectives, outcome measures and indicators that describe outputs. The objectives are: Creating Suitable Living Environments, Providing Decent Affordable Housing and Creating Economic Opportunities. The outcome categories are: Accessibility/Availability, Affordability/Sustainability. The proposed projects and activities identified in the Action Plan shall comply with all local housing and community development priority needs and HUD objectives and outcomes for CDBG and HOME entitlement programs administered by the City of York as outlined in the Consolidated Plan.

EXECUTIVE SUMMARY

YORK CITY ANNUAL ACTION PLAN

January 1, 2024 THRU DECEMBER 31, 2024

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

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

Each year, upon congressional approval, the U.S. Department of Housing and Urban Development (HUD) allocates housing and community development funds to the City of York through two (2) entitlement grant programs. These entitlement grant programs include the Community Development Block Grant (CDBG) and the HOME INVESTMENT PARTNERSHIP ACT GRANT (HOME). The funds are administered by the York City Bureau of Housing Services.

For 2024, the City of York will receive approximately \$1,378,403 in CDBG funds and \$549,031 in HOME funds. The proposed uses of funds are summarized on the following pages, and it is expected that 90% of the funds will be spent to benefit low-moderate income people.