



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND
HOME INVESTMENT PARTNERSHIPS PROGRAM**

FISCAL YEAR 2025

(1/1/2025 through 12/31/2025)

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In 2025, the City of York prepared a Five-Year Consolidated Plan (CP) for the program years 2025 through 2029. Annually, the City of York must review and report its progress in conducting its Five-Year strategic plan and the Annual Action Plan. This is the first report for the five-year plan. For FY 2025, the City received a total of \$1,347,184 in Community Development Block Grant (CDBG) funds, and \$465,953 in HOME Investment Partnership Program (HOME) funding for FY 2025, which covers the time period January 1, 2025, through December 31, 2025.

The City utilized these funds, and remaining funds available from prior program years, to address the priority needs outlined in the Consolidated Plan.

As required by federal Department of Housing and Urban Development (HUD) regulations, every grantee under the CDBG Program is required to prepare and make publicly available an end of year Consolidated Annual Performance and Evaluation Report (CAPER). This CAPER report covers the City's CDBG and HOME expenditures from January 1, 2025, to December 31, 2025. A copy of the financial reports generated by HUD's Integrated Disbursement System (IDIS) are attached to this report.

The City of York expended a total of \$1,375,326.74 in CDBG funds for activities to benefit low- and moderate-income persons, including:

- Public Facilities- \$355,649.80 was expended on park improvements, sidewalks, and street improvements.
- Public Services- \$42,585.83 was expended to in public services for housing counseling through Tenfold, CASA, and York Literacy Council programs.
- Code Enforcement- \$278,475.57 was expended to provide code enforcement services in CDBG eligible neighborhoods.
- Housing Rehabilitation- \$168,883.80 was expended for housing repairs.
- Section 108- \$192,002.27 was expended to repay the Section 108 loan.
- Interim Assistance - \$85,938.76

Administration- \$142,733.24 was expended for planning and administration related to implementing CDBG funded programs.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/For eclosed Property Care	Household Housing Unit	6000	0	0.00%	1200	0	0.00%
Create new, affordable rental housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	60	0	0.00%	1	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%	1	0	0.00
Improve Access to Quality Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Persons Assisted	150	4	2.67%	30	0	13.33%
Improve Public Infrastructure and Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	0	0.00%	2000	0	0.00%

Provide Public Services	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10690	0	0.00%	2138	0	0.00%
Planning/Administration	Admin	CDBG: \$ / HOME: \$	Other	Other	10	0	0.00%	2	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/For eclosed Property Care	Household Housing Unit	6000	0	0.00%	1200	0	0.00%
Create new, affordable rental housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	135	0	0.00%	35	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%	1	0	0.00%
Improve Access to Quality Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Persons Assisted	150	4	2.67%	30	6	20.00%

Improve Public Infrastructure and Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	0	0.00%	2000	0	0.00%
Provide Public Services	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10690	0	0.00%	2130	1918	90.04%
Planning/Administration	Admin	CDBG: \$ / HOME: \$	Other	Other	10	0	0.00%	2	2	100%

Supplemental Table - Table 2 - Accomplishments – Program Year & Strategic Plan to Date

*Prior year accomplishment data did not download in IDIS therefore a supplemental table was created using the 2025-2029 strategic plan.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In 2025, the York County Literacy Council, the Human Relations Commission, and Health Post-Partum/Healthy Moms received assistance through the CDBG Program to provide a variety of public services to low-moderate income households.

- Human Relations Commission provided extensive advocacy and support to 18 clients facing housing-related challenges across both the City and County of York.
- Health Post-Partum/Healthy Moms provided 219 low- and moderate-income persons with pre-and postpartum counseling for at-risk

pregnant women/mothers in the city.

Owner Occupied Rehabilitation Program/Code Enforcement

In 2025, six (6) rehabs were completed using CDBG funds with several currently underway.

In 2025, CDBG funds were used to provide inspections and issue citations to property owners in CDBG eligible neighborhoods. 2,000 units were inspected for code violations. These inspections and enforcement activities are intended to reduce blighted structures.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	215	6
Black or African American	547	1
Asian	3	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	0	0
Total	767	7
Hispanic	83	0
Not Hispanic	684	7

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The racial and ethnic information provided above does not include those that reported their race as multi-racial. An additional 1,198 persons were assisted with CDBG.

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,347,184	1,375,326.74
HOME	public - federal	465,953.04	0

Table 4 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	Citywide

Table 5 – Identify the geographic distribution and location of investments

Narrative

The majority of activities funded in 2025 were considered “citywide”. Activities such as acquisition, demolition, interim assistance, economic development, homeownership (York Homebuyer Assistance Program), and housing rehabilitation provide services where needed and as requested.

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City continuously seeks public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs to implement the Consolidated Plan. 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 participates in York City and County Continuum of Care (CoC). The CoC prepares and updates strategies to end homelessness, system performance measures and annually competes for funding to provide rapid rehousing, permanent supportive housing and coordinated entry services for homeless households and victims of domestic violence. In addition, while the City of York does not receive Emergency Solutions Grant funding directly from HUD, York County receives dollars that may be used in York City for Rapid Rehousing, Homeless Prevention, Street Outreach and Emergency Shelter activities.

The City of York is exempt from match requirements. The City of York is a distressed community and has a Match Waiver of 100%.

No publicly owned land or property within the city was used to address the needs identified in the plan.

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

Table 6 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 7 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 8 – Program Income

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

Table 9 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 10 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 11 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	65	7
Number of Special-Needs households to be provided affordable housing units	0	0
Total	65	7

Table 12 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	12	0
Number of households supported through Rehab of Existing Units	30	9
Number of households supported through Acquisition of Existing Units	23	0
Total	65	9

Table 13 – Number of Households Supported

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

The above data derives from the IDIS PR23 summary reports for the CDBG and HOME programs and shows a total of 7 households benefited from increased access to affordable housing. The difference between goals and outcomes is impacted by challenges the city faces with finding developers with the capacity to carry out projects along with the length of time needed to implement a housing improvement project. Several homeowner rehabilitation projects went underway in 2025 and are expected to be completed with funds drawn in the next fiscal year.

Discuss how these outcomes will impact future annual action plans.

The City of York will continue to use CDBG and HOME funds to address the need for affordable housing for low- and moderate-income households. The City continues to identify affordable housing development projects and utilizes the HOME program funds to support the creation of new units. The undertaking of projects and activities are consistent with the five-year goals of the Consolidated Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	5	0
Moderate-income	3	0
Total	8	0

Table 14 – Number of Households Served

Narrative Information

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The York City and County CoC maintains a dedicated, coordinated street outreach process through Friends & Neighbors of Pennsylvania. This organization provides street outreach team coverage to both the City and the County. All members of the street outreach team are trained in Coordinated Entry processes for the CoC and they provide assessments to those they encounter and work with. In addition, the street outreach teams are a vital component of ensuring communication, especially with those who are unsheltered, when housing referrals through CE become available. The street outreach teams also coordinated heavily with all levels of housing providers (from shelter through affordable housing developments), social services providers, health care providers, Social Security Administration, Department of Motor Vehicles, and Department of Health's Vital Records Division as they work to ensure those who are unsheltered have quality access to documents and resources needed.

Friends & Neighbors also manages a day shelter and resource center located in York City which is open as a drop-in location 4 afternoons each week. This center allows connection in person to a variety of the resources listed above, by those in need.

Addressing the emergency shelter and transitional housing needs of homeless persons

The York City and County CoC, which covers the full geographic area of York County, Pennsylvania, has identified 11 bricks-and-mortar, year-round emergency shelter programs, as well as 2 hotel voucher emergency shelter programs that are available as funding allows. The CoC also maintains 4 locations of "Code Blue" or cold weather shelter, from November through March each year.

Of these emergency shelter options, 10 of the 11 bricks-and-mortar year-round shelters are within York City limits, with 1 operating in Hanover. 1 of the 2 hotel voucher programs also partners with hotels/motels in York City, as well as adjoining municipalities. 3 of the 4 Code Blue shelter locations also exist within York City. These shelter options serve a variety of populations, including single men and women, families with children, youth 18-21, and survivors of domestic violence.

The CoC also has 8 transitional housing programs, and all of the current transitional housing programs operate within York City limits. These programs serve a variety of populations from single men and women to families with children, youth 18-24, and survivors of domestic violence.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The York County Coalition on Homelessness works closely with other collaborative groups to prevent low-income individuals and families from becoming homeless when exiting institutions by ensuring a close relationship with those organizations in the York County community who work with those institutions. These include the York County Reentry Coalition, the York/Adams Mental Health and Intellectual/Developmental Disabilities office, both major health systems (UPMC and WellSpan Health), as well as the FQHC serving the area. These relationships ensure that discharges are notified and facilitated in a way that allows for planning for housing needs, whenever possible. The Coalition manages “intensive case conferencing” sessions with multiple partners, including those listed above, when someone is exiting an institution and returning to York County, to ensure all partners that will support the returning individual or household are doing so in conjunction with each other.

York County also closely follows the regulations set forth in Pennsylvania-state mandates in regard to the discharge from institutions, including health care and mental health facilities. These two facility types and their discharge protocols are listed below.

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. The CoC 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.

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 York City and County CoC's Coordinated Entry process, called "Pathways to Home," works to ensure those experiencing homelessness are connected to "immediate" and "long term" resource options as soon as a household is identified as experiencing homelessness. This includes making sure they have completed an assessment for permanent housing options, explored options at the York Housing Authority, and have reviewed affordable housing developments within York County. Wait lists for all of these options provide challenges in shortening the period of time that people experience homelessness, and the lack of adequate and affordable housing stock in the City, and in the County as a whole, limit opportunities for programs providing financial assistance to locate and move households into housing more quickly.

The CoC's housing assessor agencies are communicative with households seeking assistance and stay in contact with them to ensure the smooth transition to permanent housing assistance when it becomes available. This includes cross-organization supports and sharing of information, to ensure those who receive referrals or open unit availability are able to connect with their housing resource in a timely manner. The CoC as well as the rapid rehousing and permanent supportive housing providers in the CoC maintain strong relationships with the YHA staff, and the CoC facilitates referrals from the Coordinated Entry process for several of the "specialized" vouchers the PHA holds, such as Mainstream, Emergency Housing Vouchers, and Domestic Violence set-asides.

Despite the challenges, the goal is still to shorten the amount of time a household experiences homelessness, and the CoC has a Rental Market sub-committee that meets regularly to problem solve and share resources around property availability and landlord engagement work. The CoC also participated in a pilot study of landlord incentives through the Housing Alliance of Pennsylvania in 2023, which increased landlord engagement and "first offer" of available units for the organization that ran the pilot. The CoC is interested in pursuing other similar incentive opportunities to give agencies helping those experiencing homelessness be more competitive in the currently tight housing market.

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

Actions taken to address the needs of public housing

Public housing within the City of York is provided through the York Housing Authority (YHA). YHA will continue to use its Capital Fund grant to make physical, operational and management improvements at its various housing developments and administrative sites.

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

The 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.

The City of York is currently developing a marketing strategy which will notify residents of housing opportunities offered by YHA. The YHA continues 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.

Actions taken to provide assistance to troubled PHAs

The York Housing Authority is not designated as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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.

During stakeholder interviews with the York Housing Authority (YHA), homelessness services, and affordable housing advocates stated that low- and moderate- income residents struggle to find safe, accessible, and affordable housing in the City. Stakeholders mentioned that there are barriers to affordable housing in the City. Barriers included landlords who would not accept housing vouchers or charge higher rents and engage in unfair practices that prevent low- and moderate- income individuals from renting their properties. Additionally, the condition of older housing stock in the City makes it difficult for low- and moderate-income residents to live in these homes. Poor conditions include lack of accessibility of these properties for elderly residents with disabilities, the prevalence of lead-based paint, and the high cost of mortgage payments and homeownership.

Since the adoption of the AI, the City has made changes to address the shortage of affordable housing in the City. These changes include changes to the City's code enforcement procedures, improvements in the zoning code, and the cooperation between multiple departments in property inspections and regulatory compliance. However, stakeholders mentioned that the City still needs to make more changes in order to address the lack of safe, accessible, and affordable housing in the City. Such changes include updating the current Permit Tracking System that the City uses, establishing laws that hold landlords accountable and seeks to improve the quality of the current housing stock.

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

The primary impediment to the City of York's ability to meet the needs of low- and moderate-income persons 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.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of York will partner with other departments to achieve cost-effective methods for controlling lead-based paint hazards through the following:

- As part of its code enforcement efforts, the City'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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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.
- 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 taken to develop institutional structure. 91.220(k); 91.320(j)

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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of York 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.

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

Since the adoption of the AI, the City has made changes to address the shortage of affordable housing in the City. These changes include changes to the City's code enforcement procedures, improvements in the zoning code, and the cooperation between multiple departments in property inspections and regulatory compliance. However, stakeholders mentioned that the City still needs to make more changes in order to address the lack of safe, accessible, and affordable housing in the City.

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CR-40 - Monitoring 91.220 and 91.230

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

The City of York's Bureau of Housing Services has primary responsibility for monitoring the CDBG and HOME activities. It keeps records on the progress toward meeting the Consolidated Plan 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 has established fiscal and management procedures that 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 continues to perform 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.

During its regular monitoring visits, the city ensures construction projects subject to Section 3, Davis-Bacon Wage Rates, Minority and Women-Owned businesses, Housing Quality Standards, Section 504/ADA, and other federal requirements are in 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 HOME monitoring/inspection projects are listed in CR-50.

The City of York encouraged participation by minority-owned businesses in CDBG and HOME assisted activities. The city-maintained 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.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The city maintains records that document participation and consistency actions taken each program year. All of the City's substantial amendments require a 30-day public review and comment period as well as a public hearing. An advertisement announcing the availability of the draft CAPER report was published on February 9, 2026, notifying the community of a public hearing, to be held on March 12, 2026. The hearing is being held to obtain input from the public on the contents and performance identified in the FY 2025 CAPER. The 2025 CAPER will be made available for a 15-day public comment period from February 27, 2026, through March 16, 2026. The Public Notice advertisement stipulated that the deadline for written comments is March 16, 2026, at 5:00pm.

A summary of comments received will be included with the submission of the CAPER to HUD, along with a copy of the advertisement.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes are planned for the City's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

DRAFT

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for or attend community college or a four year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

There were no activities completed during FY 2025 that were subject to Section 3 requirements.

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