

# HOME-ARP Allocation Plan - Draft

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Prepared for the U.S. Department of Housing and Urban  
Development

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## Introduction

In September 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$6,784,732 in a new grant called the Home Investment Partnerships Grant American Relief Plan (HOME-ARP), to the Lancaster County and Lancaster City Consortium (Consortium). The consortia will divide the money using the split determined published in March 2021 by HUD in the Fiscal Year 2021 HOME Consortia Participating Members Percentage Report. Under this split the County will receive 70% or \$4,749,312, and Lancaster City will receive the remaining 30% or \$2,035,420.

The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing, administration and planning, and nonprofit operating and capacity building assistance. A certain portion of HOME-ARP funds must assist people in HOME-ARP “qualifying populations”, which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the Consortium must develop and submit to HUD a HOME-ARP Allocation Plan, which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and community engagement. The following is the draft HOME-ARP Allocation Plan.

## Consultation

The Consortium partners with public and private entities who provide services and shelter facilities to the above qualifying populations. 16 of these partner organizations were consulted with during the development of the HOME-ARP Allocation Plan. These consulted stakeholders have relevant knowledge that can speak to the needs, service gaps, and potential activities that would best benefit qualified populations. Stakeholders consulted included those who work with families or individuals experiencing or at-risk of homelessness, fleeing domestic violence, and other vulnerable qualifying populations.

In the development of the allocation plan, the staff from the consortium members consulted with stakeholders and asked for their input concerning the HOME-ARP grant, eligible activities, and the proposed budget. Stakeholders articulated their gap in services and/housing needs by providing written and verbal input.

Staff from the Lancaster County Redevelopment Authority synthesized the feedback from consultations, the following table summarizes the feedback received. The Consortium will continue to meet with stakeholders throughout the implementation of the HOME-ARP activities in an effort to assess the ongoing needs of stakeholders’ clients. Members of staff from consortium bodies will

also strive to collaborate with stakeholders to develop and effectuate strategies that will help end chronic homelessness.

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
211 East/United Way	Referral Agency Service Provider	Virtual Meeting	Number of calls received looking for assistance has increased in the past year with calls regarding housing needs representing the largest area of increased need. Many callers over the past year were first time callers who had never needed connection to services or assistance previously.
Community Action Partnership (CAP)	Service Provider – Homeless Shelter Facility & DVS Provider	Virtual Meeting	The organization has seen an increased need in hotel stays for populations who are at risk of or currently homeless. Many more households who were previously housed but now struggle to find adequate housing due to cost and a shortage of available units. Housing needs and supportive services for DVS clients have also increased but many of these clients are also having difficulty finding available permanent housing units and are relying on DVS shelters or hotels for housing.
Clare House	Shelter Facility & DVS Provider	Virtual Meeting	Over the last year Clare House has received an increased

			<p>number of applications for their combined supportive services and shelter program which operates on a 1-year cycle. Households who have graduated from the program are reaching out for assistance because they are unable to find permanent housing or the housing, they are able to secure is unaffordable. Some clients have reported paying up to 75% of their monthly income to rent. The two populations who have had the highest increase in need are DV and persons and households who are experiencing housing instability. Clare House is in the early stages of expanding shelter capacity from the current 7 spaces per year that they offer.</p>
Community Basics Inc.	Affordable Housing Developer	Virtual Meeting	<p>CBI currently has multiple projects underway, the largest just received LIHTC but will need additional gap funding due to increase in construction costs. Previously developed housing properties which were completed between 15 and 20 years ago need updates and maintenance to ensure</p>

			longevity. An 8-unit property specifically for previously homeless individuals has a need for OR funds, estimated 10 years from 100K
Crossnet Ministries	Service Provider – Homeless	Virtual Meeting	Crossnet has seen an increase in demand for services over the course of the COVID pandemic, the largest need is housing. They are seeing an increase in folks seeking shelter services because they are unable to find housing or the housing that is available is unaffordable and would mean a significant cost burden. There have also been challenges with inadequate number of shelter beds to meet demand. The organization is currently rehabilitating a property to provide 8 new affordable housing units and are looking for other opportunities for expansion.
Elizabethtown Community Housing Outreach Services (ECHOS)	Service Provider – Homeless Shelter – Homeless (Winter) Shelter – Homeless (Family)	Virtual Meeting	ECHOS currently operates a winter only shelter which was recently expanded to increase the number of available beds from 30 to 42 beds split evenly between male and female individuals. This shelter facility will also offer 3 family shelter rooms. They would like to offer

			<p>the shelter as a year-round facility due to demand but have an estimated \$500k/year gap for operational costs. They also have five affordable rental units to serve as yearlong transitional housing with supportive services provided to these residents and are looking to expand the number of affordable permanent units available.</p>
<p>Factory Ministries</p>	<p>Service Provider – Homeless DVS Shelter Partner Shelter – Homeless (Family)</p>	<p>Virtual Meeting</p>	<p>There has been a large increase in clients served who are experiencing homelessness or housing instability. These individuals have also been experiencing mental health issues and need housing options that offer supportive services. The org has one family shelter unit but is looking to expand. They also operate 3 homes in conjunction with a local DVS provider</p>

Good Samaritan	Shelter Facility Service Provider – Homeless	Virtual Meeting	<p>The director of the organization indicated that there was a 40% increase in the number of individuals in their shelter and that the number of households seeking other direct aid and supportive services doubled. The shelter currently operates as winter only and during the 2020-2021 year served 41 men. The org recently purchased a new building to create a year-round shelter which will have 10 rooms. The director also stated that the largest challenge for residents moving out of the shelter was finding affordable housing to move them into.</p>
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HDC Mid-Atlantic	Affordable Housing Developer	Virtual Meeting	<p>There has been an overall increase in the demand for affordable rental units both in the city and the county. The average wait list time for a unit is 16 to 18 months. The demand for units from households/persons with special needs, currently homeless, and DV populations has seen the greatest increase. Currently in the early stages of development of new transitional units to support homeless population, working with Milagro House in city to set aside units for DV women and children households. Largest demand for 1- and 2-bedroom units. Funding challenge for projects due to large increase in construction costs.</p>
Lancaster City Housing Authority	PHA	Virtual Meeting	<p>The city housing authority is the largest provider of affordable housing in Lancaster City. They have 560 units comprised of 260 family units, and 305 units designated for elderly and disabled populations. The service as the section 8 voucher provider for Lancaster City and have a</p>

			<p>waiting list which can span over 4 years. They have seen an increase in need for housing for DV populations. The city housing authority currently has plans to acquire additional scattered site single family homes and construct new affordable developments. The largest challenge that the housing stock offered by the city housing authority is age of units and deterioration.</p>
Lancaster County Housing Authority	PHA	Virtual Meeting	<p>The county housing authority administers the Emergency Rental Assistance Program for all areas of Lancaster County and City. Staff stated that they have seen a large increase in need for services because of the demand for the emergency rental assistance program, and that clients served need layered or multiple supportive services to stay housed. The county also received EHV which are in high demand, but a large challenge to using the EHV's has been a lack of available rental units. Specifically, there is demand for single general and disabled occupancy units, as well as units that can accommodate</p>

			larger household sizes. Most of the county's section 8 voucher holders are in affordable housing developments, not scattered site or individual housing units.
Lancaster County Coalition to End Homelessness	Continuum of Care	Virtual Meeting	The org indicated that there have been sharp increases in need for shelter, affordable housing, and mental health services. Length of shelter stays is increasing, and the inventory of available housing is low. Most families seeking assistance are new to the system and have not had to seek housing or social service assistance previously. All shelters county wide have been meeting full bed capacity when they are operating.
Milagro House	Shelter Facility & DVS Provider	Virtual Meeting	The organization has seen an increase in the number of clients seeking services and from previous clients who have transitioned into permanent housing who are now in need of ongoing supportive services and assistance. They are currently operating with a waiting list of 35 qualified

			women. The average stay for a shelter client is between 6 and 9 months. Their shelter space is able to serve individual women or women with children. They have plans to expand their services and physical location to try and meet the increased demand
Tenfold/TLC	<p>Service Provider – Homeless Shelter Facility</p> <p>Civil Rights and Fair Housing organization for Lancaster County</p>	Virtual Meeting	<p>Record year for number of shelter referrals. Challenge in transitioning shelter residents out to permanent housing due to lack of affordable units, which has in turn increased the wait list for shelter rooms.</p> <p>Highest need is for homeless families with 3 or more children. Plans to renovate existing shelter facility to improve access and flexibility of units. Would also like to increase housing counseling and supportive services</p>

Water Street Mission	Shelter Facility	Virtual Meeting	<p>Areas of largest increase of need has been families with 5 or more children and young men experiencing homelessness. The shelter has been challenged to place shelter clients into permanent affordable housing due to lack of available units leading to re-entry into the cycle of housing instability and homelessness. They have a lack of beds to meet the current shelter demands, they operate as a year-round shelter facility. They have separate congregate shelter facilities for men and women as well as non-congregate family and residential programs. They are looking to expand their range of services to include supportive services for transition of previously homeless individuals into permanent housing.</p>
YWCA Lancaster	DVS Shelter Facility & Service Provider	Virtual Meeting	Facility staff indicated that the length of shelter stays had

			<p>increase dramatically over the year and that this is mainly due to the increase in rental costs and lack of available units to transition shelter residents into permanent housing. The YWCA offers a year-round shelter for women and children who are receiving DVS services or fleeing similar situation and is always at full capacity, they are looking to expand with 16 new permanent housing units.</p>
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Table 1: Agencies & Organizations Consulted

## Public Participation

### **Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:**

Public participation is an important part of the plan development process as it assists in assessing the needs of and gathering input from all Lancastrians. The Consortium will exceed the statutory requirements of holding one public hearing by hosting a public hearing in preparation for the HOME-ARP Allocation plan.

The Lancaster County Redevelopment Authority (LCRA), and the City of Lancaster Department of Community Planning and Economic Development (DCPED) will hold a joint public hearing that allows for discussion of the development of the HOME-ARP Allocation Plan. The final allocation plan will incorporate information and discussion of community needs and eligible activities related to HOME-ARP, along with the chance to provide public comment on the proposed budget and activities. This hearing will be held on December 21, 2021.

During the public hearing, LCRA and DCPED will present information on eligible HOME-ARP activities and the Consortiums proposed HOME-ARP budget. At the meetings each attendee will have the opportunity to discuss the HOME-ARP budget and activities with Consortium staff and give their input on how the Consortium should plan activities using HOME-ARP funding.

The public notice for the HOME-ARP Allocation Plan was published in the *Lancaster Newspaper (LNP)/LancasterOnline* on December 7, 2021, in English and Spanish. The public comment period on the Draft HOME-ARP Allocation Plan will begin on December 6, 2021 and ending on December 22, 2021. A copy of the draft plan will also be made available to the Lancaster County Board of Commissioners, the Lancaster County Planning Department, the City of Lancaster, the Lancaster County Library, the Community Action Partnership of Lancaster, United Way of Lancaster County, and the Spanish American Civic Association.

### **Describe any efforts to broaden public participation:**

The public meeting held by LCRA and DCPED is scheduled to occur immediately before an existing, recurring public meeting as an attempt to increase public attendance and engagement with the planning process. Additionally, staff of the consortium prepared an online survey as an attempt to increase public participation and feedback in the planning process. The survey will be live between December 6 and December 22, 2021. The link to the survey, <https://form.typeform.com/to/ekrTe4yn>, will be published in the public notice, as well as on the LCRA website (<https://www.lchra.com/home-arp-survey/>), and distributed by the City of Lancaster.

### **Summarize the comments and recommendations received through the public participation process:**

There were 6 members of the public who attended the public hearing, and 28 individuals completed the public survey to provide feedback on the plan. All of the survey responses for activity priorities were taken into consideration when determining the funding distribution by activity category. The comments from the public hearing were focused on the eligible uses and project selection process but did not impact the content of the plan.

**Summarize any comments or recommendations not accepted and state the reasons why:**  
There were no comments or recommendations not accepted.

## Needs Assessment and Gaps Analysis

To assess the unmet needs of HOME-ARP qualifying populations, the Consortium evaluated the size and demographic composition of those populations. The Consortium has also identified gaps within its current shelter and housing inventory, as well as the service delivery system. In the needs assessment and gaps analysis, staff used current data, including 2020 PHFA Comprehensive Housing Study for PA Data, 2020 HUD Housing Market Analyses – Lancaster PA, 2021 National Low Income Housing Coalition – Out of Reach Report, 2020 Point in Time Count (PIT Count), 2021 CoC Housing Inventory Count (HIC), or other data available data sources.

The following information includes the basis for the needs assessment and gap analysis for HOME-ARP qualified populations.

	Homeless												
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vet	Family	Adults	Children Only	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	187	44	89	89	0								
Transitional Housing	40	13	77	77	22								
Permanent Supportive Housing	47	14	97	97	4								
Rapid Re-Housing	114	68	66	66	0								
Sheltered Homeless						356	441	11	20				
Unsheltered Homeless						0	20	0	1				
Current Gap										129		275	275

**Data** – 2020 PIT Count (1/23/2020), 2020 Continuum of Care Housing Inventory Count (HIC)

**Note** – A “Family” household is a household with at least one child and one adult, and “Adult” household is a household without children. The average household size is 1.29.

Current Gap calculation does not include beds classified as Permanent Housing by HUD – Permanent Supportive Housing or Rapid Re-Housing

Table 2: Homeless Needs Inventory and Gap Analysis



Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	63,915		
Rental Units Affordable to HH at 30% AMI (At Risk of Homelessness)	2,320		
Rental Units Affordable to HH at 50 % AMI (Other Populations)	2,035		
0-30% AMI Renter HH with 1 or more severe housing problem (At-risk of homelessness)		9,535	
30-50% AMI HH with 1 or more severe housing problem (Other Populations)		9,500	
Current Gaps			14,680

**Data** – 2019 ACS Selected Housing Characteristics Table DP04, 2014-2018 Comprehensive Housing Affordability Strategy, Lancaster County Emergency Rental Assistance Program Data (As of 10.1.2021)

Table 3: Non-Homeless Needs Inventory and Gap Analysis

### Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

HUD requires HOME-ARP funds be used to primarily benefit individuals and families in specified HOME-ARP “qualifying populations.” Qualifying populations include, but are not limited to, the following:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

### Homeless Populations

In accordance with HUD’s definition of homeless under the HOME-ARP grant, the Consortium will consider a homeless family or individual to generally include:

- An individual or family who lacks a permanent and adequate permanent home
- A person or family who will imminently lose their permanent home due to a lack of resources or support
- A youth under the age of 25, even if accompanied by an adult, that does not have a permanent home

The Continuum of Care (CoC) is a collaborative effort to prevent and end homelessness in the Lancaster County region. The CoC for Lancaster County is led by the Lancaster County Coalition to end Homelessness (Lanco MyHome). The Coalition’s 2021 Point-in-Time Homeless Count & Survey (PIT Count) found a total of 461 persons experiencing homelessness on the night of January 23, 2020, 441 people staying in shelter (96%) and 20 people living unsheltered (4%) across Lancaster County,

Pennsylvania.

In the homeless population, nearly 73% of all persons experiencing homelessness were over the age of 24, including 100% of the unsheltered individuals. Approximately 18% were under the age of 18, and all of those under age 18 were residing in sheltered situations. The remaining 9% of the persons counted were between the ages of 18 and 24. Overall 209 of the homeless individuals counted were women, only one of whom was unsheltered. The male population numbered 251 individuals with 19 unsheltered at the time of the count. There was also one transgender identifying individual counted who was sheltered.

The analysis of subpopulation showed that nearly 6 total people met the HUD definition of chronic homelessness, with 4 utilizing an emergency shelter and 2 unsheltered. One of these individuals who met the definition of chronically homeless also identified as a veteran. Of the total count 36 persons were from veteran households, 28 veterans total.

The majority of those experiencing homelessness were either Black/African American (24%) or White (72%). Only one in four (25%) of individuals experiencing homelessness who were interviewed considered themselves Hispanic. The findings show a higher percentage of white homeless people were found in the unsheltered population than unsheltered individuals of different races.

Based on 2019 ACS estimates for Lancaster County people of color are disproportionately overrepresented in the homeless system. Approximately 4.3% of the Lancaster County population identifies as Black or African American, but from the Point In Time Summary nearly 24% of the homeless persons counted identified as Black or African American. The homeless response system and funders play a role in the levels of inequity compared to the demographics of the county as a whole. The system and stewards of funding have an important role to play in addressing the existing inequities. While working to end homelessness for everyone, Lancaster County governmental bodies, and homeless service organizations and agencies must also ensure that policies, program practices, and unconscious bias are not preventing or delaying people of color from accessing services. As the homeless response system transforms, all people should have equitable access and opportunity.

### *Individuals and Families at Risk of Homelessness*

HUD defines those at risk of homelessness as individuals and families who have an income below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability, like moving two or more times during the last 60 days due to economic reasons.

Using HUD's 2014-2018 CHAS data, Lancaster County has 11,610 households with incomes at or below 30% AMI, which is 18% of all rental households in the county. Over half of all households of the total with incomes at or below 30 % AMI are renter households, 67%. There are approximately 9,535 renter households that earn 30% AMI or under and have one or more housing problems, which could include housing cost burden, overcrowding, lack of kitchen facilities, or lack of plumbing facilities. These households are considered to be at risk of becoming homeless.

### *Fleeing or attempting to flee domestic violence or human trafficking*

For HOME-ARP, this population includes any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. It includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit. There were 306 homeless individuals in Lancaster County that meet this definition as of 2020, data was pulled from the Homeless Management Information System (HMIS).

Of the 306 homeless individuals identified as domestic violence survivors or individuals and households fleeing domestic violence 31 were male led households, and six of those were families. 11 identified as Hispanic or Latino, as well as over 2/3<sup>rd</sup> of the household, or 21, identifying as white. There was one Black/African American transgender female in the population. Of the remaining 274 female individuals and households identified, 198 or approximately 72% were white.

Annually an estimated 15,000 to 20,000 people experience domestic abuse in Lancaster County according to statistics from advocates at Domestic Violence Services of Lancaster County (DVS). Domestic violence can be physical abuse, as well as emotional, psychological, financial, sexual, or a combination of many forms. Approximately only 10% of those individuals seek services from DVS or other service providers.

Underserved communities within this population in Pennsylvania as identified by the Pennsylvania Coalition Against Domestic Violence include people with a disability, people of color, individuals living in rural areas, refugee and immigrant residents, those identifying as LGBTQ+, and male survivors.

### *Residents living in housing instability or in unstable housing situations*

HOME-ARP qualifying populations also include other populations who have previously qualified as homeless, are currently housed with temporary or emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness. In addition, HUD defines those at greatest risk of housing instability as households that have an annual income less than 30% AMI and are experiencing severe cost burden or have an income less than 50% AMI and meet a certain condition, like living in someone else's home or living in a hotel due to an economic hardship.

As of November 10, 2021, there have been over 5,000 applications in Lancaster County for the Emergency Rental Assistance Program (ERAP). These household who are applying have experienced a loss of income or are struggling to pay rental and/or utilities because of impact by the COVID-19 pandemic. Currently over 1,700 applications have been approved for funding, with total funding exceeding \$11 million. Just over 1,000 additional applications are currently in review with payments expected in the coming months.

According to the National Low Income Housing Coalition Out of Reach Study (2021) in Lancaster there are 64,403 renter households in Lancaster County, and the monthly affordable rent at 30% of the AMI is \$623.00. Based on 2019 ACS Data, Selected Housing Characteristics (TableID: DP04) there are an estimated 61,201 occupied rental units for which rental is collected. Of those units 4,610 rental households are paying between 30 and 34.9% of their monthly income to rent, and 24,850 or 40% of the total rental households are paying 35% or more of their monthly income towards rental costs.

Based on a study conducted between 2014 and 2018 by the Federal Reserve Bank of Philadelphia over 91% of all households at or below 30% AMI in the county are rent burdened, with 80% of those households paying at least 50% of their monthly income towards rental costs. Households between 30 and 50% AMI are also highly cost burdened with 82% of all households paying more than 30% of their income towards rent.

These households who are currently housed but paying over 30% of their income toward rent, or who are receiving assistance in order to remain housed are at the greatest level of housing instability or the most likely to become homeless.

**Describe the unmet housing and service needs of qualifying populations, including but not limited to:**

- Sheltered and unsheltered homeless populations;
- Those currently housed populations at risk of homelessness;
- Other families requiring services or housing assistance or to prevent homelessness; and,
- Those at greatest risk of housing instability or in unstable housing situations:

Many of the needs of the qualifying populations are similar and include the increased flexibility in the response and referral system, an increase supply of affordable housing options, and the expansion of existing, or creation of new wrap-around, supportive services or assistance that could prevent homelessness or greater housing instability. The following reviews the needs of each qualifying population.

### *Homeless Populations*

People experiencing unsheltered homelessness are at great risk of continued harm due to higher rates of morbidity and mortality resulting from pre-existing health conditions, exposure to the elements, lack of access to healthcare, and elevated rates of hospitalizations with longer, more complex hospital stays. Long periods of living without shelter also put individuals at a greater risk of social isolation and the chance of victimization. The process of resolving unsheltered homelessness is much more complicated and takes longer compared to that for people receiving crisis shelter.

Lancaster has seen success in reducing the number of people experiencing literal homelessness by prioritizing the most vulnerable households first. This means that the CoC makes every effort to pair the limited resources to those who are most vulnerable. Affordable housing paired with supportive services is the solution to homelessness, and we continue to work to expand access to permanent supportive housing.

It is critical to connect people with permanent supportive housing, while also improving access to supportive services which are necessary to keep them housed. Housing options should be abundant, with a variety of choice, centered around the needs of the residents, and paired with services that will allow the clients to remain housed for the long-term. Individuals who have multiple episodes of homelessness which span over 3 or fewer years are at risk of becoming chronically homeless. Having permanent housing which offers wrap around support will improve the chances of those individuals being able to remain in housing indefinitely.

The largest unmet need is a lack of available, affordable housing. Currently the Lancaster City and Lancaster County Housing Authorities (PHA's) are administering the Emergency Housing Voucher (EHV) Program. Nearly all vouchers have been claimed by qualifying currently homeless households, but many have been unable to secure housing even with the voucher due to a lack of supply. Cumulatively the two PHA's located within the boundaries of the Consortium have received 78 EHV's, of these 60 vouchers have been assigned, but only 6 voucher holders have been able to secure housing. On average 50% have been able to find housing in less than 30 days, and 50% have taken about two (2) months to find housing.

The Consortium is working to increase the available supply of affordable housing in the county by working with developers to leverage all available funding resources for the development of new

affordable rental and homeownership units, and the rehabilitation of existing units that are currently unable to be safely inhabited or would pose a risk to the health, safety, and security of the residents.

Additionally, the following strategies have been identified to address unmet needs for currently homeless populations through strengthening both the housing response system and crisis response system. The following are ways in which the CoC for Lancaster County and local homeless service and shelter providers have identified areas for improvement:

- An increased cohesiveness in the county-wide strategy to address homelessness, more proactive actions taken to address issues before they arise, and more coordinated long-term planning in the provision of shelter facilities and supportive services
- The need for supportive services currently outpaces the demand in many areas of the county. The CoC has identified the need to expand outreach and program staff in all regions of the county to better serve and support the homeless population.
- Expand crisis housing response to include an expedited process for referrals for the most vulnerable unsheltered individuals who require specialized services to address factors contributing to homelessness, including mental illness, substance use disorders, chronic health conditions, and ongoing social dislocation

### *Individuals and Families at Risk of Homelessness*

Individuals and families at risk of homelessness may need housing assistance that could vary from eviction assistance or rent and utility assistance in addition to other types of supportive services. Currently ongoing in Lancaster County is the Emergency Rental Assistance Program which assists households with rent and utility costs. Over 5,000 households have applied for assistance, and over 1,700 households have received payment totaling close to \$12 million.

Households who need assistance with maintaining or regaining housing to prevent homelessness will benefit from targeted social services, like diversion services through the Pennsylvania Department of Human Services Temporary Assistance for Needy Families (TANF) program. However, diversion services and other assistance programs require a high level of outreach and engagement services targeted to high-risk populations to ensure people and communities at highest risk for homelessness are engaged with supports before experiencing literal homelessness.

Services that may be needed to assist individual and families at risk of homelessness include:

- The expansion of subsidies to aid in covering costs for households that have received eviction or utility termination notices or are experiencing new or increased hardship which may lead to a loss of existing housing
- Mortgage payment assistance
- Expansion of and increased outreach for existing rehabilitation programs for affordable homeownership and rental housing units
- Expanded supportive services and outreach for individuals experiencing substance abuse, chronic illness, or mental health issues that may impact ability to work or stay in existing housing

### *Fleeing or attempting to flee domestic violence or human trafficking*

There are four primary DVS Shelter and Supportive Service providers in Lancaster County that serve this population. Most offer either a congregate women and children's shelter facility or operate bridge house programs paired with supportive services.

Currently there are 52 emergency shelter beds, 29 transitional housing beds, and 12 permanent supportive housing units available across all four providers. Nearly all of these facilities have a 100% utilization rate, with the length of stays during COVID increasing. On average annually facilities will have waitlists of up to 35 qualified applicants, and due to lack of skilled case management staff and organizational capacity will turn away up to 100 households and individuals per month.

The largest unmet need is available permanent affordable housing units that clients housed in the emergency shelter and transitional housing facilities can be placed into. Even with supportive services and "wrap-around" assistance provided by these facilities the obstacles to finding permanent housing are high.

The lack of capacity at the organizations that serve this population, especially in programs that offer job training and childcare assistance, also poses a challenge to job opportunities and economic independence for survivors which could mean that they reenter the abuse or trafficking cycle through relationships in which they rely on someone else for financial security and support. Increasing access to while expanding existing residency programs which offer supportive services to foster financial independence would greatly assist to stabilize this population.

### *Residents living in housing instability or in unstable housing situations*

Individuals and households who have previously experienced homelessness or are currently using some type of rental assistance may need the assistance to continue for an indefinite period of time in order to remain housed. Funding existing services and housing assistance programs is important to maintain the housing stability of these individuals and families.

Additionally, the County of Lancaster lacks quality affordable housing, in an overall very tight rental market. According to the Comprehensive Housing Market Analysis – Lancaster, Pennsylvania, published by the HUD Office of Policy Development and Research in March 2020, there is an overall estimated demand for 2,550 new homeownership units and 1,150 new rental units county wide forecasted over a period of three years. Currently in development are 380 homeownership units and 290 rental units, or approximately 15% and 25% of the total forecasted demand.

There is currently a shortage of affordable housing available for residents in need causing cost burdens leading to housing instability. There is also a need to assist residents living in unstable housing situations increase their income through job and educational training services, and teach skills and resources needed for financial literacy and independence.



**Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:**

The Lancaster County Consortium receives an allocation annually, in fiscal year 2020 the consortium allocation was nearly \$7 million in federal formula grant funding, comprised of Community Development Block Grant (CDBG), the Home Investment Partnerships (HOME) program, the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons Living with HIV/AIDS (HOPWA). The Consortium utilizes this funding to increase access to; safe, decent, and affordable housing, supportive services, public facilities, emergency shelter facilities, and many other services. Additionally, the Consortium received an additional allocation of about \$ 9.9 million dollars in CARES Act funding, between CDBG-CV, ESG-CV, and HOPWA-CV funding at the city and county levels, to be used for activities specifically related to response to the COVID-19 pandemic.

Since March of 2021 the Lancaster County Housing and Redevelopment Authorities have partnered with a network of other service providers that work with qualifying populations to administer the Emergency Rental Assistance Program (ERAP). Between two direct federal allocations, and two allocations to Lancaster County and City combined through the PA Department of Human Services there is a total of \$54,987,862 available for direct assistance and program administration related costs. This program provides rent and utility assistance to households who are at risk of losing their housing or face utility shutoffs and were impacted by the ongoing COVID-19 pandemic. As of November 10, 2021 this program has received 5,269 total applications and paid out nearly \$12 million to 1,588 households.

In 2021 approximately \$ 1.7 million dollars in funding was disbursed through the Continuum of Care (CoC), through the Lancaster County Coalition to End Homelessness (Lanco MyHome). This funding is used to keep approximately 461 persons from 356 households who were homeless in shelter, transitional, or permanent housing programs. The Lanco MyHome coalition is designed to:

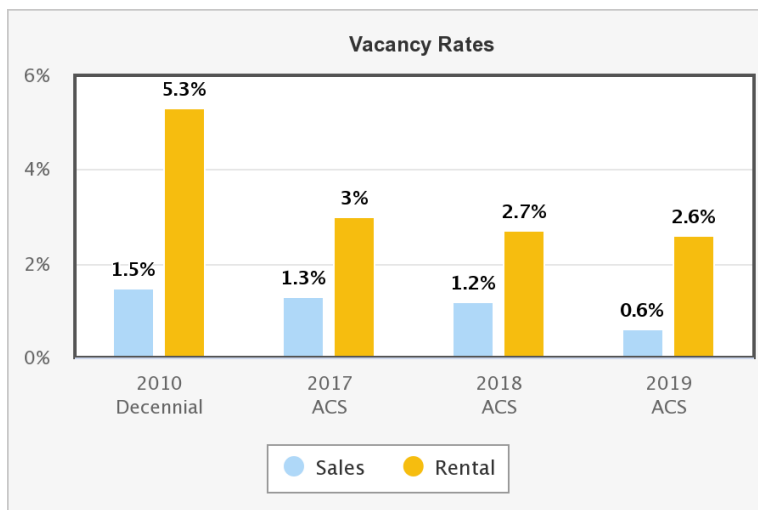
- Promote the countywide goal of ending homelessness
- Provide improved access to and efficient utilization of existing programs established for the benefit of homeless individuals and families
- Provide funding for nonprofit providers to assist in quickly re-housing homeless individuals and families while providing supportive services and assistance to minimize the impact and trauma of homelessness to those individuals and families impacted by the loss of existing permanent housing.

Funded through the CoC are a variety of housing inventory types for the benefit of homeless populations, this includes nine (9) emergency shelters, five (5) transitional housing providers, two (2) rapid re-housing programs, and ten (10) permanent supportive housing facilities. Within the emergency and transitional housing facilities there are 393 total year-round beds, and 80 seasonal beds available to the homeless population in Lancaster County. Within the permanent housing categories of permanent supportive housing and rapid re-housing there are 324 total year-round beds available.



## Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Based on data provided during the consultation process, as well as the Lancaster, Pennsylvania Comprehensive Housing Market Analysis (March 2020) one of the largest gaps within the Lancaster County Housing inventory is a lack of available rental units. The current rental vacancy rate in the county is 2.6% based on 2019 ACS data with most of the new units currently under construction are in market rate developments. The average rent amount across the county of \$1,112, up 4% from 2019.

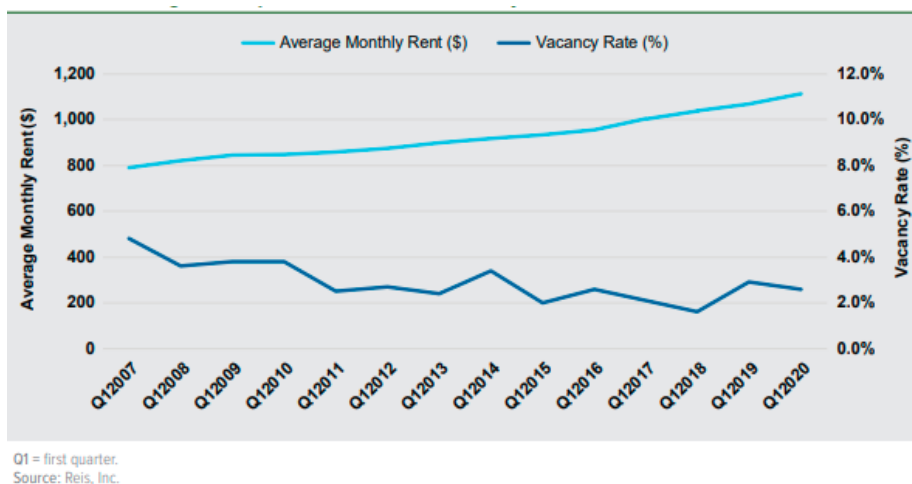


**Data:** 2010 Census, 2017, 2018, 2019 American Community Surveys (1 Year)

Figure prepared by HUD Office of Policy Development and Research, Market Analysis Division, Mid-Atlantic Regional Office

([https://www.huduser.gov/portal/MCCharts/countyCharts\\_hc\\_new.html?countyID=42071&countyName=Lancaster%20County,Pennsylvania&dt=November%2024,%202021](https://www.huduser.gov/portal/MCCharts/countyCharts_hc_new.html?countyID=42071&countyName=Lancaster%20County,Pennsylvania&dt=November%2024,%202021))

Figure 1: Lancaster PA, Housing Market Conditions, Vacancy Rates



**Data:** Provided by Reis, Inc. Figure prepared by HUD Office of Policy Development and Research, Market Analysis Division, Mid-Atlantic Regional Office

(<https://www.huduser.gov/portal/publications/pdf/LancasterPA-CHMA-20.pdf>)

Figure 2: Apartment Rents and Vacancy Rates in the Lancaster Housing Market Analysis

Looking at the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) for Lancaster County there are 63,915 total available rental units in Lancaster County. Of those units 11,610 (18%) are occupied by households at or below 30% AMI, with 9,290 (80%) of those households rental cost burden of 30% or more. An additional 11,245 (17.6%) of the total units are occupied by households with incomes between 30% and 50% AMI. Of these households 9,210 (82%) are cost burdened with housing costs greater than 30% of their income. This would consist of a need of 18,500 additional units affordable to households at or below 30% AMI and between 30% and 50% AMI.

Consultations also identified a great level of difficulty that families of four or more face when attempting to find housing, there are a lack of adequate non-congregate shelters which have capacity to accept larger family sizes. Based on PIT and HIC data there are gaps in Emergency Shelter and Rapid Re-Housing facilities. In 2020 the number of available total Emergency Shelter Beds was 276, the total demand during the PIT count was 354. There are 180 Rapid Re-Housing beds available in the county, and during the 2020 PIT count there were 244 in demand.

**Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:**

One of the primary indicators of housing instability and increased risk of homelessness is a previous history of homelessness. Homeless assistance is typically a last resort for households in extreme poverty with few resources of their own and limited connections to family, friends, or community members who could offer temporary, emergency support when households are facing a hardship circumstance which creates instability. In these households they typically also lack sufficient resources to be able to immediately attain housing like a payment saved for a new unit security deposit.

Another indicator of housing instability and increased risk of homelessness is a high rental cost burden, or a household which is paying more than 30% of their income towards housing related costs. The most vulnerable within this category are individuals and households with incomes below the AMI, who are very (50%) or extremely (30%) low income, due to the lack of units available and affordable to these income tiers at least 80% of all renters between 0% and 50% MAI are experiencing rental cost burden.

Families with children, individuals or adult only households, or unaccompanied youth who are unstably housed and likely to continue in that state, including those people who are doubled up in other people’s homes because they lack a home of their own, or who are currently residing in a hotel or motel, are not considered to be experiencing homelessness by the U.S. Department of Housing and Urban Development (HUD) and are not eligible for its homeless assistance.

However, households with children living in the above situations are considered to be experiencing homelessness by the U.S. Department of Education and are eligible for additional educational services and supports. People are considered to be “at risk of homelessness” if they are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within the next 14 days and lack resources or support networks to remain in housing

## **Identify priority needs for qualifying populations:**

### *Homeless Populations*

The Consortium has partnered with the CoC to identify the highest priority needs of the homeless population in Lancaster County. The CoC provided Point in Time and Housing Inventory County Data, as well as narrative explanations of priority needs through the consultation process. This information provided by the CoC identified that individuals and families who are currently experiencing homelessness would most bene

### *Domestic Violence Populations*

Through consultations with DVS service and shelter providers we have identified at the county level the need for an increase in shelter capacity for this population, as well as increased supportive services. The biggest challenge to this qualifying population is a lack of capacity at bridge houses and in programs that combine supportive services and housing.

### *Residents living in housing instability or in unstable housing situations or At Risk of Homelessness Populations*

The highest priority need for this population is an increase in the number of available, affordable housing units in Lancaster County and Lancaster City. Most households living at or below 30% and 50% of the median family income (MFI) are cost burdened, paying more than 30% of their monthly income toward rent, based on area profiles for housing affordability developed by the Federal Reserve Bank of Philadelphia published in October 2020. Also included in this research was on average between 2014 and 2018 for every 100 renter households at or below 50% MFI there were only 51 available and affordable units, this number decreased significantly for 30% MFI households, where for every 100 there were only 23 available and affordable rental units.

## **Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:**

The gaps in services and programs needed to provide shelter, housing, and services were determined using data from multiple sources including the Housing Inventory Count and Point in Time Count data for Lancaster County for 2020, and the data from the Homeless Management Information System (HMIS).

For households that are currently housed but have challenges maintaining their home and those at the greatest risk of homelessness, the level of need was measured by the number of households that had affordable, safe, and decent living conditions and the number of renter households that are experiencing severe housing cost burdens. These households need assistance to help them to stay in permanent housing without them being burdened by the cost, the level of need was determined by looking at the data for the ongoing tenant based rental assistance program, ERAP, and looking at the cost burden and CHAS data previously referenced.

For the other qualifying populations, those who are currently homeless (both sheltered and unsheltered), domestic violence survivors and related populations, and those requiring supportive services to stay housed the level of need and current gaps in services were determined using the consultations with service providers for each of those qualifying populations, as well as the previously referenced data.

## HOME-ARP Activities

**Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:**

As the Consortium does with HOME funds, there will be joint RFP processes between the city and county organizations to determine funding allocations for each activity category and geographic area of the Consortium. The Consortium will oversee the administration of all funding directly.

**If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:**

The Consortium will not allocate funds to a subrecipient or contractor to administer the entirety of the HOME-ARP grant.

### Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	750,000		
Acquisition and Development of Non-Congregate Shelters	1,275,949		
Tenant Based Rental Assistance (TBRA)	250,000		
Development of Affordable Rental Housing	2,816,352		
Nonprofit Operating	339,486	5%	5%
Nonprofit Capacity Building	339,486	5%	5%
Administration and Planning	1,018,459	15%	15%
Total HOME-ARP Allocation	6,789,732		

Table 4: Funding Distribution by Activity Category

**Additional narrative, if applicable:**

**Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:**

The information used to develop the plan narrative included consultations with service providers for target populations, affordable housing developers, and our local Public Housing Authorities (PHA), as well as data from the CoC for Point in Time (PIT) and Housing Inventory Count (HIC), from the county Homeless Management Information System (HMIS) provider, as well as the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS).

When reflecting on the anecdotal responses from consultations regarding the length of time an individual may spend on a waiting list for an available affordable rental unit (at least 1 to 2 years), spend on the waiting list for a Housing Choice (Section 8) Voucher, which is over 10 years at the county level, and around 3 to 4 at the city level. This information paired with the CHAS data shows a clear need for an increase in the overall number of affordable units county-wide.

Lancaster County has a well-funded on-going TBRA program through the Emergency Rental Assistance Program for households impacted by COVID-19. The funding allocation for TBRA activities is therefore lower than the planned funding amount for other qualifying activities. There was still a portion of the overall allocation allotted to this activity due to the possibility that some households benefitting from ERAP will exceed the benefit cap for that program, or that there are households in need who do not meet the qualifications for ERAP.

In addition to the need for increased permanent rental units, through consultations with partner organizations and service providers the need for increased shelter capacity and duration of shelter operations, specifically for non-congregate shelter settings. These same organizations also noted that there was an increased need for supportive services for clients, both those who were currently homeless whether utilizing a shelter facility or not, and those who were housed but had experienced a personal crisis, loss in income, incident related to health and well-being, etc.

The maximum allowable statutory limits for costs related to Nonprofit Operating, Nonprofit Capacity Building, and Administration and Planning related to the HOME-ARP funding were budget based on anticipated need.

## Use of HOME-ARP Funding

### **Estimate the Number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:**

An estimated 18,500 new units of rental housing which are affordable to households at and below 50% MFI are needed. This number poses a large challenge, which due to funding constraints, development costs, and speed of development isn't realistic. Our goal across all qualifying populations is to create 50 new units, and support 10 existing units, per year across the next five years, using HOME-ARP in conjunction with other affordable housing financing options, as well as working with market rate developers to create unit set-asides for qualifying populations in otherwise unaffordable new rental units.

### **Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:**

The production of 50 new units and support of 10 existing units per year will address our identified highest priority need of new available affordable rental units for households at and below 50% MFI. The creation of these units will assist with reducing the risk of homelessness for households burdened with unaffordable rents, as well as increase the affordable housing options for the clients of the PHAs Housing Choice Voucher programs and the Emergency Housing Voucher programs.

## Preferences

**Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:**

Preference was not given to any qualifying population over another during the draft allocation planning process, based on public participation and plan feedback preference may be made.

Preferences will not violate any fair housing, civil rights, or nondiscrimination requirements at the federal, state, or local level, which includes but is not limited to requirements found in 24 CFR 5.105(a).

**If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:**

Not applicable

**If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:**

Not applicable

## Appendix: SF-424s and Certifications

### HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

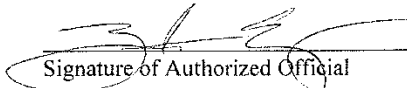
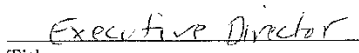
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

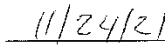


**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

  
Signature of Authorized Official  
  
  
Title

  
Date

Application for Federal Assistance SF-424			
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input checked="" type="checkbox"/> Changed/Corrected Application		<b>* 2. Type of Application:</b> <input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision	
		<b>* If Revision, select appropriate letter(s):</b> <input type="text" value="E: Other"/> <b>* Other (Specify):</b> <input type="text" value="Correction of CFDA Field"/>	
<b>* 3. Date Received:</b> <input type="text"/>		<b>4. Applicant Identifier:</b> <input type="text"/>	
<b>5a. Federal Entity Identifier:</b> <input type="text"/>		<b>5b. Federal Award Identifier:</b> <input type="text"/>	
<b>State Use Only:</b>			
<b>6. Date Received by State:</b> <input type="text"/>		<b>7. State Application Identifier:</b> <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>			
<b>* a. Legal Name:</b> <input type="text" value="Redevelopment Authority of the County of Lancaster"/>			
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> <input type="text" value="236050625"/>		<b>* c. Organizational DUNS:</b> <input type="text" value="097875488"/>	
<b>d. Address:</b>			
<b>* Street1:</b> <input type="text" value="28 Penn Square"/> <b>Street2:</b> <input type="text" value="Suite 200"/> <b>* City:</b> <input type="text" value="Lancaster"/> <b>County/Parish:</b> <input type="text"/> <b>* State:</b> <input type="text" value="Pennsylvania"/> <b>Province:</b> <input type="text"/> <b>* Country:</b> <input type="text" value="USA: UNITED STATES"/> <b>* Zip / Postal Code:</b> <input type="text" value="17603-4297"/>			
<b>e. Organizational Unit:</b>			
<b>Department Name:</b> <input type="text"/>		<b>Division Name:</b> <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>			
Prefix:	<input type="text" value="Mr."/>	* First Name:	<input type="text" value="Justin"/>
Middle Name:	<input type="text" value="M."/>		
* Last Name:	<input type="text" value="Eby"/>		
Suffix:	<input type="text"/>		
<b>Title:</b> <input type="text" value="Executive Director"/>			
<b>Organizational Affiliation:</b> <input type="text"/>			
<b>* Telephone Number:</b> <input type="text" value="7178695714"/>		<b>Fax Number:</b> <input type="text" value="7173947635"/>	
<b>* Email:</b> <input type="text" value="jeby@lchra.com"/>			

<b>Application for Federal Assistance SF-424</b>		
<b>* 9. Type of Applicant 1: Select Applicant Type:</b>		
<input type="text" value="County Government"/>		
Type of Applicant 2: Select Applicant Type:		
<input type="text"/>		
Type of Applicant 3: Select Applicant Type:		
<input type="text"/>		
* Other (specify):		
<input type="text"/>		
<b>* 10. Name of Federal Agency:</b>		
<input type="text" value="U.S. Department of Housing and Urban Development"/>		
<b>11. Catalog of Federal Domestic Assistance Number:</b>		
<input type="text" value="14.239"/>		
CFDA Title:		
<input type="text" value="HOME Investment Partnerships Program"/>		
<b>* 12. Funding Opportunity Number:</b>		
<input type="text" value="14.239"/>		
* Title:		
<input type="text" value="HOME Investment Partnerships Program"/>		
<b>13. Competition Identification Number:</b>		
<input type="text"/>		
Title:		
<input type="text"/>		
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b>		
<input type="text" value="County of Lancaster, City of Lancaster"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>
<input type="button" value="View Attachment"/>		
<b>* 15. Descriptive Title of Applicant's Project:</b>		
<input type="text" value="HOME-ARP Allocation Plan"/>		
Attach supporting documents as specified in agency instructions.		
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/>	<input type="button" value="View Attachments"/>

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <span style="border: 1px solid black; padding: 0 20px;">11</span>	* b. Program/Project <span style="border: 1px solid black; padding: 0 20px;">11</span>
Attach an additional list of Program/Project Congressional Districts if needed. <div style="display: flex; align-items: center;"> <input style="width: 150px; height: 20px; border: 1px solid black;" type="text"/> <div style="margin-left: 10px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div> </div>	
17. Proposed Project:	
* a. Start Date: <span style="border: 1px solid black; padding: 0 20px;">12/21/21</span>	* b. End Date: <span style="border: 1px solid black; padding: 0 20px;">12/30/30</span>
18. Estimated Funding (\$):	
* a. Federal	<span style="border: 1px solid black; padding: 0 20px;">\$6,789,732</span>
* b. Applicant	<span style="border: 1px solid black; height: 20px;"></span>
* c. State	<span style="border: 1px solid black; height: 20px;"></span>
* d. Local	<span style="border: 1px solid black; height: 20px;"></span>
* e. Other	<span style="border: 1px solid black; height: 20px;"></span>
* f. Program Income	<span style="border: 1px solid black; height: 20px;"></span>
* g. TOTAL	<span style="border: 1px solid black; height: 20px;"></span>
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b> <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <span style="border: 1px solid black; padding: 0 20px;"></span> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <div style="display: flex; align-items: center;"> <input style="width: 150px; height: 20px; border: 1px solid black;" type="text"/> <div style="margin-left: 10px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div> </div>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <input checked="" type="checkbox"/> ** I AGREE         </div>	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix: <span style="border: 1px solid black; padding: 0 20px;">Mr.</span>	* First Name: <span style="border: 1px solid black; padding: 0 20px;">Justin</span>
Middle Name: <span style="border: 1px solid black; padding: 0 20px;">M.</span>	
* Last Name: <span style="border: 1px solid black; padding: 0 20px;">Eby</span>	
Suffix: <span style="border: 1px solid black; padding: 0 20px;"></span>	
* Title: <span style="border: 1px solid black; padding: 0 20px;">Executive Director</span>	
* Telephone Number: <span style="border: 1px solid black; padding: 0 20px;">7178695714</span>	Fax Number: <span style="border: 1px solid black; padding: 0 20px;">7173947635</span>
* Email: <span style="border: 1px solid black; padding: 0 20px;">jeby@lchra.com</span>	
* Signature of Authorized Representative: <span style="border: 1px solid black; padding: 0 20px;"></span>	* Date Signed: <span style="border: 1px solid black; padding: 0 20px;">2/3/22</span>

### ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

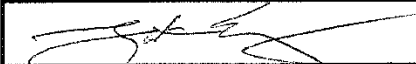
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Executive Director
APPLICANT ORGANIZATION Redevelopment Authority of the County of Lancaster	DATE SUBMITTED 11/24/2021

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# ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

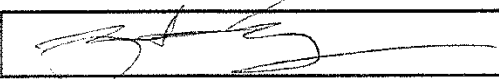
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Executive Director
APPLICANT ORGANIZATION Redevelopment Authority of the County of Lancaster	DATE SUBMITTED 11/24/2021

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