

COUNTY OF YORK
2021 - 2022 - 2023 THREE YEAR PROJECT PLAN
Community Development Block Grant Program
Emergency Solutions Grant Program

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INTRODUCTION

1. CDBG Program Description

The U. S. Congress established the Community Development Block Grant (CDBG) program through adoption of Title I of the Housing and Community Development Act of 1974. The Act states that the primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Consistent with this primary objective, not less than 70 percent of the funding provided shall be used for activities that benefit persons of low and moderate income. In addition, this assistance is for the support of community development activities directed toward the following specific objectives:

- the elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
- the elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
- the conservation and expansion of the Nation's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income;
- the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
- a more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreational, and other needed activity centers;
- the reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods;
- the restoration and preservation of properties of special value for historic, architectural, or esthetic reasons;
- the alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population outmigration or a stagnating or declining tax base; and
- the conservation of the Nation's scarce energy resources, improvement of energy efficiency, and the provision of alternative and renewable energy sources of supply.

2. ESG Program Description

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, revised the Emergency Shelter Grants program established under the McKinney-Vento Homeless Assistance Act of 1987, and renamed it as the Emergency Solutions Grant (ESG) program. The HEARTH Act formalized the Continuum of Care process in ESG programming and planning, emphasizing greater coordination between service providers in responding to the needs of the homeless population. The ESG Program is designed to be one step in a continuum of assistance to enable homeless individuals and families to move toward independent living, as well as, to prevent homelessness. It is designed to maintain operations and improve the quality of existing emergency shelters for the homeless and to help people to obtain and maintain permanent stable housing after experiencing a potential housing crisis and/or actual homelessness.

3. Planning Process

- a. Five Year Consolidated Plan. In accordance with U. S. Department of Housing and Urban Development (HUD) regulations, the York County Planning Commission (YCPC), on behalf of the County of York (County), prepares a Five Year Consolidated Plan for housing and community development activities and homelessness prevention and shelter activities. The County updates the Consolidated Plan annually with an Action Plan, which details the anticipated entitlement grant amounts and program income, and describes the implementation projects and activities for the HUD related programs for the upcoming year.
- b. 10 Year Plan to End Homelessness. In accordance with the HEARTH Act, and implementing HUD regulations, the County and the York County Coalition on Homelessness, or YCCHC, (formerly known as the York City and York County Continuum of Care (CoC) committee) have prepared and adopted a “*10 Year Plan to End Homelessness*”. The Plan creates an outline for the work necessary to prevent and eliminate homelessness in York County, given the needs and resources available. It serves as a strategic plan for funding decisions, priorities, and the work needed to ensure that everyone has a safe, stable place to call home. Also, in accordance with the HUD Interim Rule for the ESG Program (24 CFR part 576), *Written Standards for Providing ESG Assistance* have been prepared and adopted by the CoC. The *Standards* establish the term, types, and duration of assistance.
- c. Three Year Project Plan. In order to facilitate the selection of various County, YCPC, and subrecipient activities for inclusion in the Annual Action Plan, every three years the YCPC Community Development (CD) Department undertakes a program review and an application solicitation, review, and selection process. The 3 year plan focuses on activities funded through two HUD funded entitlement grants: Community Development Block Grant (CDBG) program and Emergency Solutions Grant (ESG) program.

The following Three Year Project Plan covers the 2021, 2022, and 2023 program years and will provide the program and activity information needed for the Annual Action Plans covering the CDBG and ESG programs for each of these years.

DEVELOPMENT OF THE THREE YEAR PROJECT PLAN

1. **York County Consolidated Plan for 2020-2024.** The following priority needs of the Consolidated Plan set the framework for the 2021-2022-2023 Three Year Project Plan. See Attachment A for detailed descriptions and goals for each need.

2. **Partner Entities**

- a. York County CDBG Program

Hanover Borough received notice from HUD on May 17, 2005, that the Borough qualified as a “metropolitan city” under the CDBG program. HUD gave the Borough three options regarding its participation in the CDBG program: (1) accept the status as an entitlement grantee, (2) accept the status as an entitlement grantee and enter into a joint agreement with York County, or (3) defer the status as an entitlement grantee and participate in the CDBG program under York County’s program. HUD gave Hanover Borough a deadline of May 27, 2005, to make a decision. Hanover Borough considered the administrative requirements of implementing the CDBG program, the amount of assistance provided to the Borough under the CDBG and HOME program in prior years from York County, and the amount of CDBG funds the Borough would likely receive as an entitlement community. After analyzing this information and the three options, the Borough elected to defer its entitlement status and remain in York County’s CDBG program for the next three years. The Borough exercised the same option when the Urban County Qualification process was conducted by the County in 2020.

The City of York is an entitlement community for the CDBG program and receives its own funding from HUD. Accordingly, the City does not participate in the County’s CDBG program. The City and County partner in funding CDBG eligible activities that serve City and County populations. In addition, the City contracts with the YCPC to provide staffing on a reimbursement basis for the City CDBG funded Home Improvement Program, inspections for the York Housing Assistance Program (First Time Homebuyers Program), as well as, monitoring the City HOME assisted properties.

Other county municipalities were surveyed in 2020, through the Urban County Qualification process. No municipalities elected to opt out of the York Urban County designation.

- b. York County ESG Program. No other entitlement communities are located within the County.

3. **Anticipated Resources**

- a. York County CDBG Program. The Three Year Project Plan for the CDBG program includes the 2021 entitlement grant amount of \$2,256,280, and anticipates annual entitlement grants from HUD of \$2,000,000 for years 2022 and 2023.

In addition, the plan anticipates estimated program income of \$1,000 per year and Revolving Fund draws for the Homeowner Improvement Program Loans and the Affordable Housing Development/Rehabilitation Program totaling \$250,000 per year.

The amount of anticipated grant funds is estimated conservatively, based on past annual funding amounts. During the past three years, the County’s entitlement has *increased* by an average of 1% each year. Over the past ten years, the entitlement amount has ranged from a high of \$2,832,264 to a low of \$1,942,408, a span of \$889,856. The ten year average is \$2,385,233.

Prior Year Grant Amounts:		
YEAR	CDBG	ESG
2020	\$2,504,696	\$183,182
2019	\$2,114,080	\$185,759
2018	\$2,158,832	\$174,860
2017	\$1,942,408	\$177,062
2016	\$1,966,761	\$178,413
2015	\$1,981,922	\$178,709
2014	\$2,004,894	\$163,642
2013	\$2,014,331	\$143,457
2012	\$1,967,359	\$204,789
2011	\$2,364,786	\$114,430
2010	\$2,832,264	\$114,000
Aver.	\$2,385,233	\$181,830
Anticipated Grant Amounts:		
YEAR	CDBG	ESG
2021	\$2,256,280	\$180,000
2022	\$2,000,000	\$180,000
2023	\$2,000,000	\$180,000
<i>(2021 amount is actual)</i>		

b. York County ESG Program. The funding plan for the ESG program includes the 2021 entitlement grant amount of \$190,325, and anticipates annual entitlement grants of \$180,000 for years 2022 and 2023. The amount of anticipated grant funds is estimated conservatively, based on the past three years of funding and the 10 year average.

4. Allocation of Resources

a. York County CDBG Program

The funding allocated to the County’s CDBG program categories are subject to the following HUD requirements:

- administration and planning activities combined may equal no more than 20% of the annual grant amount, including program income;
- public services may total no more than 15% of the annual grant amount, including program income; and
- a minimum of 70% of funds expended annually must benefit low and moderate income persons.

The 2021 program year funding is allocated across four project categories as follows:

<u>CATEGORY</u>	<u>ALLOCATION</u>
Program Administration & Planning	20%
Housing	31%
Public Services	7%
Public Facilities/Infrastructure	42%
	100%

Actual percentages will vary year to year due to changes in the actual entitlement amount and specific activity costs.

The four project categories as described below reflect the priorities of the Consolidated Plan:

Program administration and Planning. Grant administration and diversity/fair housing initiatives; studies, plans, and implementing ordinances undertaken by municipalities, non-profit organizations, and the YCPC on behalf of the County.

Housing Assistance. Programs that rehabilitate homes, assist homeownership, and

support preservation and development of affordable rental housing.

Public Services. Delivery of programs primarily benefitting LMI persons, exclusive of the City of York, by public agencies and private non-profit organizations. Examples of public services include: intake and coordination of emergency services for families; housing counseling (including first time homebuyer education); at-risk-of-homelessness outreach; financial literacy and citizenship services; and services to literacy program participants.

Public Facilities/Infrastructure. Acquisition, demolition, and improvements to public infrastructure, community centers, recreation facilities, homeless shelters, and handicapped accessibility, which are undertaken by municipalities, non-profit organizations, and public authorities. Group quarters and single room occupancy residential facilities are also included.

b. York County ESG Program. HUD Interim Rule for the Emergency Solutions Grant Program limits the amount of funds that can be committed in the following categories:

- Combined emergency shelter operations funding and street outreach funding cannot exceed 60% of the annual ESG grant amount, and
- grant administration cannot exceed 7.5%.

On March 19, 2021, the York County Coalition on Homelessness (YCCH) voted to approve the funding allocation plan for the 2021, 2022, and 2023 ESG program years as follows:

	<u>2021</u>	<u>2022</u>	<u>2023</u>
Emergency Shelter Operations/Street Outreach	59.9%	60.1%	60.1%
Homeless Prevention/Rental Assistance	2.7%	3%	3%
Rapid Re-housing/Rental Assistance	32.1%	34.1%	34.1%
Grant Administration	5.3%	2.8%	2.8%

Actual percentages may vary depending on the actual entitlement amount and specific activity costs.

The project categories described below reflect the priorities of the County’s 10 Year Plan to End Homelessness and Consolidated Plan:

Emergency Shelter Operations. Eligible projects include operating expenses for emergency shelters, including cost of utilities, food, supplies, insurance, security, and minor and routine maintenance and repairs. They may include provision of essential services, as well.

Street Outreach. Eligible projects include provision of essential services to unsheltered homeless persons.

Homeless Prevention. This component includes rental assistance for families and individuals meeting the HUD definition of at-risk-of homelessness (24 CFR part 576.2). It may include housing relocation and stabilization services, as well.

Rapid Re-housing. This component includes rental assistance for families and individuals meeting the HUD definition of homeless (24 CFR part 576.2). It may include housing relocation and stabilization services, as well.

PROJECT AND ACTIVITY SELECTION

Projects and activities in the plan include continuation of YCPC staff services, renewed contracts, and selected applications for funding.

1. CDBG Program

- a. Projects administered by the YCPC. The YCPC is designated as the program administrator for the CDBG program and the HOME Investment Partnership program. The Housing Department of the YCPC directly administers the CDBG housing rehabilitation programs and underwrites, administers, and monitors HOME funded activities. As part of the three year plan process, the YCPC staff review specific administrative tasks required for program operation and the delivery of the housing programs, and make recommendations for adjustments in these activity descriptions and budgets.
- b. Contract for Services. In September, 2020, the YCPC and the City of York renewed a three year agreement for provision of services for the first time homebuyers down-payment assistance (aka York Homebuyer Assistance Program, YHAP, funded through the County and the City HOME programs) by Lancaster Housing Opportunities Partnership (LHOP).
- c. Applications for Funding. The County's CDBG program planning, public services, and public facilities activities are implemented primarily through subrecipient relationships with municipalities, public agencies, and non-profit organizations. Some housing activities are implemented through subrecipient relationships with non-profit organizations or contractual relationships with non-profit organizations, owners, or developers.

The solicitation of project applications from potential subrecipients began in September, 2020. A "Notice of Application Availability" was sent via e-mail to each of 71 municipalities in the County (excluding the City of York, which receives CDBG funding directly from HUD) and municipal engineers, as well as, to several currently funded public agencies and non-profit organizations, and the YCCH members list. The notice was advertised in local newspapers and posted on the YCPC website. Applications and instructions were posted on the YCPC website.

Application forms were prepared at the YCPC. Applications required a description of the proposed project and project budget, demonstrated conformance with CDBG national objectives, conformance with priorities of the Consolidated Plan, and documentation of the governing body or board approval of the application submission. Multiple applications from single entities were allowed. For public services applications, a list of the board members and recent agency audit or financial statement were required, if not already on file at the YCPC.

An application workshop was held on November 18, 2020, virtually through the ZOOM

platform, due to social distancing requirements of the COVID-19 protocol of the YCPC and the County. Invitations were e-mailed to municipal officials, municipal engineers, and directors and development staff from non-profit organizations. The workshop PowerPoint was added to the other documents accessible on-line via the YCPC website.

- d. Review and Ranking of Applications. By the due date of January 15, 2021, 62 applications were received: 46 public facilities; 2 Affordable Housing Development/Rehabilitation Program (AHDP); 6 planning; and 8 public service. CD Department staff reviewed each application for completeness, accuracy, and conformance with the national objectives of the HUD CDBG program (either predominately benefiting low- and moderate-income persons or alleviating slums and blighting influences). Application information was entered into spreadsheets. Standard application review and ranking forms were prepared from this information.

Planning projects were given to the Chief, Long Range Planning Department, for review and scoring and funding recommendation. All but one activity were included in the 3 year project plan.

Public services applications were reviewed and scored by the CD department staff. All requests were included in the 3 year project plan.

AHDP Improvements, a housing rehabilitation activity is included in each program year with \$150,000 from Revolving Fund. One owner-operator submitted *AHDP* applications for two sites. The applications will be reviewed by the CD and Housing Department staff and submitted to the York County Loan Committee for approval. Once approved, they will be added to the 3 year project plan.

Public facilities were reviewed by the YCPC inter-departmental review committee. The committee was staffed with representatives from the Long Range Planning, Municipal Planning, and Housing Departments. The committee was divided into 3 teams. Each team was charged with the task of reviewing the applications located within a specific region of the County. In addition to reviewing applications and documentation, committee members conducted field visits to project locations. Using the standard application review and ranking form, the teams prepared a total rating score for each application. In scoring the applications, they considered how effectively each proposed project:

- benefited low and moderate income persons and/or alleviated slums and blighted neighborhoods;
- met the goals and objectives of the County's 5 Year Consolidated Plan for HUD programs;
- funded an entity which did not receive CDBG funding in the prior three years and/or continued an earlier project; and
- maximized effectiveness of CDBG funding based on ability to leverage other funds, include other entities in partnerships, and build on prior CDBG investments.

Rating scores were entered in a spreadsheet. Activities designated as "priority one" by the applicants were ranked first according to the score assigned by the review team, with activities earning the highest scores being the top ranked. The process was repeated for

the second and third priority projects. The inter-departmental review committee met in March in order to report the rationale behind their scores, adjust the rankings as needed, and form a consensus for which activities to include in the proposed 3 year project plan for the CDBG program. Since the total requested for the top ranked projects exceeded the projected amount of grant funds, top ranked projects were ranked again by the CD Department according to:

- municipalities with higher percentage of low and moderate income persons;
- municipality not receiving CDBG funding in previous three years;
- primary service area located within a low and moderate income census tract and block group; and,
- continuation/completion of previous CDBG funded activities.

Approximately half of the requested activities were included in the 3 year plan, some of the others were included in a shortlist of projects to be considered for funding should the County receive more CDBG program funds than anticipated, or other activities drop out.

CDBG 3 YEAR PLAN APPLICANTS			
Requested		Approved	
<u>62 applications</u>	\$7,732,051	<u>32 funded activities</u>	\$4,050,524
1 diversity/fair housing	\$ 90,000	1 diversity/fair housing	\$ 90,000
6 planning	\$ 292,500	5 planning	\$ 122,500
7 public/housing services	\$ 664,612	7 public/housing services	\$ 597,112
46 public facilities	\$5,873,232	25 public facilities	\$2,790,912
2 AHDP	\$ 811,707	2 AHDP	\$ 450,000
 <u>38 applicants:</u>		 <u>32 applicants funded:</u>	
29 municipalities		22 municipalities	
6 non-profit organizations		8 non-profit organizations	
1 County department/agency		1 County department/agency	
1 municipal water/sewer authority		1 municipal water/sewer authority	
1 owner-operator affordable housing		1 owner-operator affordable housing	

2. ESG Program

- a. Projects administered by the YCPC. The YCPC is designated as the program administrator for the ESG program. As part of the three year plan process, the YCPC staff reviewed specific administrative tasks required for program operation.
- b. Applications for Funding. The County’s ESG emergency shelter, street outreach, and rental assistance activities are implemented through subrecipient relationships with non-profit organizations. In October, 2020, a “Notice of Application Availability” with an application form was sent via e-mail to each of the current homeless services providers, the members of the YCCH, and to other public agencies and non-profit organizations. A public notice was placed in local newspapers and on the YCPC website.

The CD Department prepared the application forms, which required:

- a description of the proposed activity and budget;
- conformation with ESG program regulations for eligible activities, description of required matching funds, demonstrated participation in the County's centralized/coordinated assessment system, and commitment to data entry in County Homeless Management Information System (HMIS) (victim service providers were able to document use of an alternate data system);
- conformation with priorities of the Consolidated Plan, the 10 Year Plan to End Homelessness Five Guiding Principles, and Written Standards of the YCCH;
- applicant information including mission statement, organization structure, officers and board members, financial statements or audit, current strategic plan, process for termination of services (unless already on file at the YCPC); and
- documentation of the governing board approval of the application submission.

Application forms and instructions were emailed and made available online through the YCPC website. A workshop for non-profit directors and development staff was held virtually on November 19, 2020, via ZOOM. The workshop PowerPoint was made available online via the YCPC website.

- d. Review and Ranking of Applications. By the due date of January 15, 2021, 7 applications had been received from 6 entities totaling \$2,054,797 over 3 years:
- 3 emergency shelter operations applications totaling \$589,056
 - 1 street outreach application totaling \$127,550
 - 2 rapid re-housing applications totaling \$1,322,736
 - 1 homeless prevention application totaling \$15,455

A review and scoring sheet was prepared for each, including the CD Department staff review of consistency with HUD ESG program requirements. The process of reviewing the applications and selecting activities for ESG funding was passed to the YCCH Project Funding Evaluation Team (PFET). The CD Department staff provided the members of PFET with projected and past amounts for ESG program funding, limitation on ESG funding for categories of activities, copies of the applications, and the ESG review and scoring forms.

The PFET met virtually on February 24, 2021, to review each application and score them. The CD staff obtained requested information from applicants, and 1 applicant opted to withdraw their application. PFET met again on March 9, 2021, to reconsider the applications and approved a proposed funding plan. The PFET leader distributed the proposed funding plan to the full YCCH for an electronic vote. On March 17, 2021, the votes were tallied, showing that the full YCCH approved the ESG 3 year fund allocation process and distribution plan, as well as the activity funding recommendations proposed by the PFET.

THREE YEAR PROJECT PLAN

Funding for any of the subrecipient activities and projects included in the 3 Year Project Plan is subject to the following:

- County's receipt of sufficient funding from HUD;
- activity conformance with CDBG and ESG program regulations;
- consistency with the Consolidated Plan;
- consistency with 10 Year Plan to End Homelessness for ESG; and
- approval by the Board of County Commissioners through the Annual Plan, or as an individual activity.

1. CDBG Program

Description of Approved Activities

- a. Program Administration - Grant administration, environmental review preparation, plan preparation, reporting, processing of payments and revenue, and subrecipient contracting.
 - *Jewish Community Center* Diversity Education programs offered to governmental entities, private organizations, and public and private schools in York County, exclusive of the City of York. Activity funded for 3 years.
- b. Planning
 - *Subrecipient municipalities* - 4 activities including municipal comprehensive plan updates, land use regulation ordinance updates, and park master plan,
 - *York County Planning Commission* - Updates to York County Comprehensive Plan, funded for 3 years.
- c. Housing
Administered by the YCPC Housing Department and two subrecipient entities. All activities are funded for 3 years.
 - Home Improvement Program (HIP) Loans. Provides 0% interest loans to finance major systems improvements to the homes of *qualified LMI owner/occupants*. Loans are funded through the County's Revolving Loan Fund (RLF). The RLF is the repository of repayments on satisfied HIP loans.
 - Home Improvement Program (HIP) Grants. Provides grants to finance up to \$10,000 in repairs to homes of *qualified LMI owner/occupants*. Grants are not eligible for payment through the RLF.
 - Home Improvement Program (HIP) Delivery. Program marketing and outreach, application processing, home inspection and preparation of work write-ups, bidding of work, inspecting and approving work, loan processing, and processing payment to contractors. Services are performed by *Housing Department (HD) staff*.
 - HOME Housing Services. Services to assist owners, tenants, contractors, or other entities participating in or seeking to participate in the grantee's HOME Program, including environmental review of prospective projects. Services are performed by *CD and HD staff*.
 - HOME YHAP coordination. Services to coordinate with Lancaster Housing Opportunity Partnership (LHOP) /Tabor on payment of down-payment assistance (see below). Services are performed by *HD staff*.
 - Subrecipient Delivery of YHAP. *LHOP/Tabor* provides services to deliver down-payment assistance funded through the County HOME program for LMI homebuyers

purchasing homes in the County, exclusive of the City.

- Subrecipient Affordable Housing Development/Rehabilitation Program (AHDP). Provides loans to *owners/operators of affordable multi-family rental housing* for repair, rehabilitation, or conversion for the purpose of preserving or creating affordable housing. Projects are proposed by owners and developers, reviewed by the CD and HD staff, and approved by York County Loan Committee. Loans for rehabilitation activities can be funded through the RLF.
- AHDP delivery. Inspections, construction oversight, and Section 3 and labor compliance monitoring of AHDP activities performed by the *CD and HD staff*.

d. Public Services

- *Subrecipient non-profit organizations* - 6 activities including renter counseling, financial literacy and citizenship services, housing counseling, connecting individuals and families with supportive services, first-time homebuyer workshops, housing counseling, and adult learner services. All activities are funded for 3 years.

e. Public Facilities and Infrastructure

- *Subrecipient municipalities and non-profit entities* - 25 activities including: improvements to curbs, sidewalks, streets, water mains, storm water facilities, parks and playgrounds, group homes, community centers, and handicapped accessibility improvements. Some activities are funded for multiple years.

f. “Short list” Category

Eight public facilities/infrastructure activities are included in the plan for funding consideration, should additional grant funds become available or other projects are cancelled. Not included in the short list are 5 additional potential projects. These are high ranking, local priority projects which require documentation of meeting a national objective of the CDBG program as either primarily LMI benefit or addressing slums and blighting influences. CD Department staff will assist applicants in obtaining this documentation. Once qualified, the activities may be considered under future Action Plans.

2. **ESG Program**

Description of Activities

- a. Requests for Funding Seven applications were received, totaling \$2,054,797 in requested funding. One application was eligible for funding through another source and withdrew.
- b. Funding Recommendations PFET of the YCCH recommended funding 6 activities: 3 emergency shelter operations activities, 1 street outreach activity, and 2 rental assistance programs.

ESG Summary of Program Components and Funding Amounts			
	<u>2021</u>	<u>2022</u>	<u>2023</u>
Emergency Shelter Operations	\$ 93,825	\$ 88,000	\$ 88,000
Street Outreach	\$ 20,000	\$ 20,000	\$ 20,000
Rental Assistance Homeless Prevention	\$ 5,000	\$ 5,150	\$ 5,305
Rental Assistance Rapid Re-housing	\$ 61,500	\$ 61,850	\$ 61,695
Program Administration	\$ 10,000	\$ 5,000	\$ 5,000
	<u>\$190,325</u>	<u>\$180,000</u>	<u>\$180,000</u>

- 3. A complete listing of 2021-2022-2023 Three Year Project Plan activities, subrecipients, and funding amounts for both the CDBG and ESG programs is included in Attachment B.**

CITIZEN PARTICIPATION

Approval of the 3 Year Project Plan is subject to the York County Citizen's Participation Plan.

Public Hearing. A public hearing for both the 2021 Annual Action Plan and the Three Year Project plan was publicly advertised on March 29, 2021 and held on April 13, 2021. A public notice for the public hearing was advertised in the newspaper and sent to all municipalities, participating non-profit organizations, and the Citizens Advisory Committee (CAC).

Citizens Advisory Committee. The proposed 3 Year Project Plan was reviewed as a "substantial amendment" by the standing countywide CAC, in accordance with the 1998 Citizens Participation Plan, as amended. The proposed document was sent to all members in April, 2021, for review and comment, particularly on the CDBG program plan.

APPROVAL

The 3 Year Project Plan for the CDBG and ESG programs, was approved by the Board of Commissioners at a regular meeting on May 5, 2021.

Copies of the approved plan were made available to applicants, members of the CAC, the Board of the YCPC either directly or through the YCPC website.

ANNUAL PLAN

Congress appropriates funding for the CDBG and the ESG programs on an annual basis and funding amounts received by the County from HUD vary year to year.

Each year, an Annual Action Plan is prepared based on the actual amount of funding received. The list of activities is drawn from the corresponding year in the 3 Year Project Plan, and adjusted as needed.

In accordance with the County's Citizen Participation Plan, each Annual Action Plan is publicly advertised, notifications are sent to the CAC and YCPC Board, and a public hearing is held. Each Annual Action Plan is presented to the County Commissioners along with any public comments received.

AMENDMENTS

The 3 Year Funding Plan may be amended in conjunction with the Annual Action Plans or Consolidated Plan processes, or separately if needed.

ATTACHMENT A

York County Consolidated Plan for 2015-2019. The following are the priority needs and goals of the Consolidated Plan set the framework for the 2018-2019-2020 Three Year Project Plan.

Priority Level – HIGH

Need 1. Affordable Housing. *Description:* Housing affordability is identified as the county's most predominant housing need for extremely low- to moderate- income (LMI) households (80% of median or less). The proportion and absolute number of renters paying more than 30% of income for housing expenses, as well as those paying more than 30%; the extent of rent delinquency and eviction; the need for emergency housing; the number requesting pre-rental information; and the number attending Rental Assistance Program [HAP program] workshops indicate an affordability problem. Homeowners are facing similar problems, demonstrated by the large number paying more than 50% of income for housing expenses, as well as those paying more than 30%; the need for emergency mortgage assistance; the need for mortgage delinquency/default assistance; and the number seeking counseling for HUD reverse annuity mortgages.

Goals: Rental Housing Counseling. Provide counseling for extremely low- to moderate- income (LMI) tenant households (80% of median or less).

Homebuyer Assistance. Provide first time homebuyer education and staff support for the York Homebuyer Assistance Program (YHAP). YHAP, funded through the York County HOME program, provides down payment and closing cost assistance to LMI households in order to purchase an existing home in York County.

Homeowner housing rehabilitation. Provide staff support and rehabilitation costs for the rehabilitation of homes owned and occupied by LMI individuals and families through the County's Housing Assistance Program.

Fair housing. Provide financial assistance to nonprofit agencies to expand, or establish new programs, to address fair housing issues, especially those affect affordability.

Need 2. Housing Supply. *Description:* Housing supply is identified as the County's second most predominant housing need for LMI households. Based on 2010 Census data, program experience, subsidized housing waiting lists, comments at public meetings, and the 2014 Housing Needs Assessment Survey, there is a need to provide additional affordable housing, especially for small and large families, special needs populations, and elderly. Emergency shelter, transitional housing, and permanent supportive housing facilities also need to be expanded, especially for special groups, families, single women, and single men.

Goals: Affordable Housing. Provide financial assistance to private, public, and/or non-profit housing developers to preserve existing affordable rental units, construct new rental units and/or to substantially rehabilitate or convert existing structures into affordable rental units for LMI renters. Assistance to include preservation, development, and/or rehabilitation projects proposed by private, public, nonprofit, and/or CHDO developers to create affordable units for homeownership.

Emergency Shelter. Provide financial assistance to nonprofit emergency shelter providers to maintain existing and provide additional emergency shelter facilities for homeless single men, single women, and families with children, as well as veterans and victims of domestic violence. Operations and renovations of shelters are included.

Acquisition. Provide financial assistance to private, public, and nonprofit housing developers for the acquisition of land, which is appropriately zoned and serviced with public water and public sewer, for

constructing new rental units to be occupied by LMI small families, large families, and single individuals; and elderly households or persons with special needs, including mental and physical disabilities.

Transitional Housing. Provide financial assistance to private, public, and/or nonprofit agencies for the continued operation of existing and development of additional transitional housing facilities.

Need 3. Housing Supportive Services. *Description:* Housing supportive services are identified as the County's third priority housing need for LMI households. Supportive services need to be provided to LMI families in order to support independent living. Among the necessary services are counseling, meals, health care, homeless prevention, and transportation. Data from public service agencies and housing providers indicate that there is a strong need for housing related supportive services for individuals, families, elderly, and special needs persons with LMI. Housing services are also essential to homeless populations and individuals/families who reside in permanent supportive housing or are rapidly re-housing in order to sustain such housing and/or move into independent housing.

Goals: Homeless Rental Assistance and Supportive Services. Addressed through other funding sources.
Permanent Supportive Housing. Addressed through other funding sources.

Need 4. Housing Conditions. *Description:* Improvement of housing conditions for LMI households is identified as the County's fourth priority need. A need to rehabilitate substandard owner- and renter-occupied units and vacant units continues to exist. Based on the needs assessment in the Consolidated Plan and the County's definition of substandard housing, 3,240 total units are substandard. Of these units, 10% are so severely deteriorated that rehabilitation would not be economically feasible. Based on the number of households requiring assistance through the County's Home Improvement and Weatherization programs, it is presumed that some of the housing problems of LMI households are physical in nature.
Goals: Homeowner housing rehabilitation. Provide staff support and rehabilitation costs for the rehabilitation of homes owned and occupied by LMI individuals and families through the County's Housing Assistance Program.

Need 5. Rapid Re-housing and Homeless Prevention. *Description:* Due to current housing and economic conditions, individuals and families are being forced into homelessness thus creating a new dynamic in the County's homeless population. Efforts and funding streams are being directed to prevent homelessness through the expansion or creation of new programs (i.e. rental assistance, utility payment assistance, rapid re-housing). This need is supported by Point in Time and AHAR data, which are identified in the Consolidated Plan needs assessment and market analysis chapters.

Goals: Homeless Rental Assistance and Supportive Services. Addressed through other funding sources.

Need 6. Public Facility and Infrastructure Improvement. *Description:* Based on information solicited during the development of the Consolidated Plan and a Community Development Needs Assessment survey, public facility and infrastructure improvement activities are identified as the primary community development priority need throughout the County. The needs focused on filling gaps within and near to YCPC and municipal designated growth areas, investing in maintenance and increased capacity of existing infrastructure and facilities, and providing a full range of facilities within growth areas of the County.

Goals: Eliminate slums and blight and prevent blighting influences; provide needed community facilities; promote economic development; and eliminate conditions which are detrimental to the health,

safety, and public welfare in York County neighborhoods and communities, principally those lived in by LMI households.

Need 9. Planning. *Description:* Provide financial assistance to the County and municipalities interested in planning implementation tools, as individual entities or in partnership with each other. Such tools protect resource lands, create and preserve open space and greenways, retain and develop affordable housing, and encourage rehabilitation and revitalization of established communities.

Goals: Promote planning activities in order to enable public officials and organizations to make informed decisions, including, but not limited to, comprehensive plans, community development plans, functional plans, and other plans and studies, such as small area and neighborhood plans, capitals plans, individual project plans, and development of strategies, action programs, and land use ordinances to implement plans.

Priority Level—LOW

Need 7. Economic Development. *Description:* Providing balance, including: workforce development that addresses both employer and employee needs; encouraging non-residential development to serve the County's recent residential expansion; protecting the review and regulatory processes; and, locating development in appropriate areas of the County.

Goals: *Support Applications submitted to Other Entities.* Assist special economic development activities that benefit the public and provide economic opportunities and employment principally for LMI and unemployed persons. The County's strategy is to support applications submitted to other entities that involve economic development activities, including, but not limited to: commercial and industrial redevelopment; commercial and industrial infrastructure; jobs and tax base retention and development; and new business development and transportation.

Need 8. Public Services. *Description:* Provide adequate and cost effective emergency services throughout the County, in addition to human service needs, while utilizing cooperative and regional solutions.

Goals: Provide governmental and non-profit organizations with assistance to either continue currently funded activities, establish new services, or increase the level of a service to predominately LMI households. Provide governmental and non-profit organizations with assistance to provide services to persons in need of emergency shelter, including but not limited to: employment; health; fair housing counseling; housing counseling; adequate health care; emergency shelter; job training; programs for the physically and developmentally disabled; and, programs for those at risk of abuse, neglect, or exploitation.