

2018

2019

2020

YORK
COUNTY

THREE YEAR
PROJECT PLAN

COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM

EMERGENCY SOLUTIONS
GRANT PROGRAM

2018, 2019, and 2020 Three Year Project Plan
County of York CDBG and ESG Programs
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County of York CDBG and ESG Programs

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 Grants (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 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 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 varied 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 three 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 2018, 2019, and 2020 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 2015-2019.** The following priority needs of the Consolidated Plan set the framework for the 2018-2019-2020 Three Year Project Plan. After the next consolidated plan is prepared in 2019, the Three Year Plan will be reviewed, and amended if necessary, in order to maintain consistency. See Attachment A for detailed descriptions and goals for each need.

Priority Level – HIGH	Need 1. Affordable Housing Need 2. Housing Supply Need 3. Housing Supportive Services Need 4. Housing Conditions Need 5. Rapid Re-housing and Homeless Prevention Need 6. Public Facility and Infrastructure Improvement Need 9. Planning
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Priority Level–LOW	Need 7. Economic Development Need 8. Public Services
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- 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 2017.

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.

In 2017, the YCPC conducted an Urban County Qualification process including all municipalities in the County, with the exception of the City of York. 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 anticipates annual entitlement grants from HUD of \$1,900,000 *plus* estimated program income of \$3,000 per year and Revolving Fund draws for the Homeowner Improvement Program totaling \$100,000 per year. The amount of anticipated grant funds is estimated conservatively, based on past annual funding amounts. During the past five years, the County’s entitlement has declined by an average of 1% each year. The annual funding since 2013 has decreased by \$71,923. Over the past 10 years, annual funding has decreased by \$738,397, or 27%.

b. York County ESG Program. The funding plan for the 2018, 2019, and 2020 ESG program anticipates annual grants from HUD of approximately \$177,000 per year. The amount of anticipated grant funds is estimated conservatively, based on past annual funding amounts.

Prior Year Grant Amounts:		
<u>YEAR</u>	<u>CDBG</u>	<u>ESG</u>
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
2009	\$2,364,786	\$115,216
2008	\$2,587,929	\$115,506
2007	\$2,680,805	\$115,864
Aver.	\$2,034,568	\$147,372
Anticipated Grant Amounts:		
<u>YEAR</u>	<u>CDBG</u>	<u>ESG</u>
2018	\$1,900,000	\$177,000
2019	\$1,900,000	\$177,000
2020	\$1,900,000	\$177,000

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.

Annual projected funding is allocated across four project categories and the Unprogrammed Funds account as follows:

<u>CATEGORY</u>	<u>ALLOCATION</u>
Program Administration & Planning	20%
Housing	35.4%
Public Services	5.5%
Public facilities/Infrastructure	32.6%
Unprogrammed Funds	<u>6.5%</u>
	100%

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

Five project categories described below reflect the priorities of the Consolidated Plan:

- Program administration *and*
- Planning: Grant administration and 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 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); and supportive services for literacy program participants.
- Public Facilities/Infrastructure: Acquisition, demolition, and improvements to public infrastructure, community centers, recreation facilities, homeless shelters, and handicapped accessibility, undertaken by municipalities, non-profit organizations, and public authorities.

An Unprogrammed Funds category is included in order to accommodate year-to-year fluctuations in either grant funding or income. Funds must be transferred into either an existing or a new activity in order to be expended.

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:

- emergency shelter operations funding is limited to 60% of the annual ESG grant amount; and
- grant administration is limited to 7.5%.

On June 21, 2017, the CoC reviewed and approved the funding allocation plan for the 2018, 2019, and 2020 ESG program years as follows:

	<u>2018</u>	<u>2019</u>	<u>2020</u>
Emergency Shelter Operations	20%	15%	15%
Homeless Prevention/Rental Assistance	2.5%	2.5%	2.5%
Rapid Re-housing/Rental Assistance	70%	75%	75%
Grant Administration (maximum permitted per HUD)	7.5%	7.5%	7.5%

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.
- Homeless Prevention. This component includes rental assistance for families and individuals meeting the HUD definition of at-risk-of homelessness (24 CFR part 576).

- Rapid Re-housing. This component includes rental assistance for families and individuals meeting the HUD definition of homeless (24 CFR part 576).

PROJECT AND ACTIVITY SELECTION

Projects and activities in the plan include continuation of YCPC staff services, contracts awarded through requests for proposals, 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 program and oversees 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. Request for Proposals. In January, 2017, the YCPC, the City of York, and the County Human Services Department advertised a Request for Proposals to operate two programs: (1) first time homebuyers down-payment assistance (aka York Homebuyer Assistance Program, YHAP) and housing counseling, including first time homebuyer education; and (2) case management, rental assistance, and supportive services for persons who are homeless or at-risk-of-homelessness. The County received and accepted a proposal from Lancaster Housing Opportunities Partnership (LHOP) for the delivery of the YHAP program and housing counseling. These activities are included in the Public Services component of the proposed CDBG project plan.

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 March, 2017. 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), as well as, to several currently funded public agencies and non-profit organizations. The notice was advertised in local newspapers, posted on the YCPC website and in the YCPC e-alerts.

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 copy of the board members and agency audit were required.

A workshop for municipal officials, municipal engineers, and directors and development staff from non-profit organizations was held on March 28, 2017, in the County Administration building. The workshop power point was added to the other documents accessible on-line via the YCPC website.

d. Review and Ranking of Applications. By the due date of June 9, 2017, 71 applications had been received: 58 public facilities; 5 planning; and 8 public service. CD department staff reviewed each hard-copy 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). Electronic submissions were collated by the IS department and application information downloaded into a database. The data base information was used to populate standard application review and ranking forms and an excel spreadsheet listing the applications.

In June, the 58 public facilities applications were distributed for review by the YCPC inter-departmental review committee. The 5 applications for planning projects were given to the Chief, Long Range Planning Department, for review. The 8 public services applications were reviewed by the CD department staff. Standard review and ranking forms were used to review and score each application.

The YCPC inter-departmental review committee reviewing the public facilities applications was staffed with representatives from the Long Range Planning, Transportation, Municipal Planning, and Housing Departments, as well as, administration. The committee was divided into 4 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
- maximized effectiveness of CDBG funding based on ability to leverage other funds, include other entities in partnerships, and build on prior CDBG investments.

The IS department staff entered the score for each activity into the database. Then, applications were ranked on the spreadsheet. The first ranking was by the priority assigned by the sponsoring municipality or agency. Activities designated as "priority one" were top ranked. The second ranking was by the score assigned by the review team, with activities earning the highest scores being the top ranked.

The inter-departmental review committee met as a group in July to review the applications and the rankings. Each team reported on how they scored the applications in their regions and made recommendations for funding. Since the total requested for the top ranked projects exceeded the projected amount of grant funds, top ranked projects were ranked again by CD department according to: municipalities with higher percentage of low and moderate income persons; municipal receipt of 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.

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. Request for Proposals. In January, 2017, the YCPC, the City of York, and the County Human Services Department advertised a Request for Proposals to operate two programs: (1) first time homebuyers down-payment assistance (aka York Homebuyer Assistance Program, YHAP) and housing counseling, including first time homebuyer education; and (2) case management, rental assistance, and supportive services for persons who are homeless, or at-risk-of-homelessness. The County received and accepted a proposal from Bell Socialization Services for the delivery of the case management, rental assistance, and supportive services for persons who are homeless, or at-risk-of-homelessness. The ESG program includes rental assistance for persons who are homeless, or at-risk-of-homelessness.

c. Applications for Funding. The County's ESG emergency shelter and rental assistance activities are implemented primarily through subrecipient relationships with non-profit organizations.

Due to the award of a contract for the rental assistance programs, application solicitation was limited to emergency shelter operations. In February, 2017, a "Notice of Application Availability" was sent via e-mail to each of the current homeless services providers, the members of the York City and County Continuum of Care Committee (CoC), and to other public agencies and non-profit organizations. A public notice was placed in local newspapers and on the YCPC website.

Application forms were prepared, which required:

- a description of the proposed activity and budget;
- conformation with ESG program regulations (including required matching funds, demonstrated use of centralized/coordinated assessment system, and commitment to data entry in County Homeless Management Information System (HMIS) (victim service providers may choose an alternate assessment system));
- conformation with priorities of the Consolidated Plan and the 10 Year Plan to End Homelessness;
- documentation of the governing board approval of the application submission;

- a list of the board members; and
- copy of agency financial statements or audit.

Application forms and instructions were e-mailed and made available on-line through the YCPC website. A workshop for non-profit directors and development staff was held on April 6, 2017, in the County Administration building. The workshop power-point was made available on-line via the YCPC website.

d. Review and Ranking of Applications. By the due date of June 9, 2017, applications for Shelter Operations were received: YMCA Men’s Shelter; the YWCA ACCESS York Shelter; and the Bell Family Shelter. Each was reviewed by the CD Department staff for consistency with HUD ESG program requirements, the Consolidated Plan, and the 10 Year Plan to End Homelessness.

The process of reviewing the applications and selecting activities for ESG funding was passed to the York City and County Continuum of Care Review and Ranking (CoC R&R) subcommittee. The CD Department staff provided the CoC R&R with projected amounts for ESG program funding; a proposed funding allocation process and fund distribution plan; copies of the applications; and standard ESG review and ranking forms. The York County Housing Assistance Program (HAP) announced that it increased its funding for Bell Socialization Services, Inc., Emergency Shelter Operations. Accordingly, Bell withdrew its application.

After interviewing the two remaining applicants, the CoC R&R reviewed each application and ranked them. The subcommittee chair presented the list of recommended activities with proposed funding amounts to the full CoC on June 22, 2017. The full CoC approved the funding allocation process and distribution plan and the recommendations for funding.

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 (which is scheduled for update in 2019) and the 10 Year Plan to End Homelessness; and**
- **approval by the Board of County Commissioners through the Annual Plan, or as an individual activity.**

1. CDBG Program

Description of Activities

- a. Program Administration - Grant administration, environmental review preparation, plan preparation, reporting, processing of payments and revenue, 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.

- b. Planning
 - *Subrecipient municipalities* - 5 activities including Municipal Comprehensive Plan and Zoning Ordinances updates
 - Updates to York County Comprehensive Plan.

- c. Housing
 - Home Improvement Program (HIP) Loans. Provides 0% interest loans to finance major systems improvements to the homes of qualified LMI owner/ occupants.
 - Home Improvement Program (HIP) Grants. Provides grants to finance up to \$5,000 in repairs to homes of qualified LMI owner/occupants.
 - 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 payment to contractors.
 - HOME Housing Services. Services to assist owners, tenants, contractors or other entities participating in or seeking to participate in the grantee’s HOME Program.
 - HOME YHAP coordination. Services to assist Lancaster Housing Opportunity Partnership (LHOP) in delivering the County YHAP program.
 - *Subrecipient LHOP* Delivery of YHAP. Down-payment assistance funded through the County HOME program for LMI homebuyers purchasing homes in the County, exclusive of the City.
 - *Subrecipient owners/developers*. Affordable Rental Housing Preservation/ Development Program. Provides funds for repair, rehabilitation, or conversion for the purpose of preserving or creating affordable housing, Projects are proposed by owners and developers, and reviewed by the Housing Department and York County Loan Committee.

- d. Public Services
 - *Subrecipient non-profit organizations and one County department* - 6 activities including renter counseling, connecting individuals and families with supportive services, housing counseling, family group decision making and adult learner services.

- e. Public Facilities and Infrastructure
 - *Subrecipient municipalities and non-profit entities*- 20 activities including: improvements to curbs, sidewalks, streets, water mains, storm water facilities, parks and playgrounds, community centers; handicapped accessibility improvements; and, acquisition and demolition of blighted structures.

- f. “Short list” Category

Six top-ranked public facilities/infrastructure activities are included in the plan for funding consideration, should sufficient grant funds become available, or other projects are cancelled.

Also included is “Blight Removal/ Remediation”, to be conducted in partnership with the Redevelopment Authority of the County of York (RACY). The RACY has proposed to the

County Commissioners the establishment of a Blighted Property Commission and a Land Bank of vacant, dilapidated properties with redevelopment potential that are located in the County. CDBG funding is eligible for use in identifying, acquiring, clearing/stabilizing, and redeveloping some of these properties.

CDBG - Summary of Applications and Activities			
<u>71 applications</u>	<u>\$6,693,262</u>	<u>32 funded activities</u>	<u>\$5,031,600</u>
1 administration	\$ 30,000	2 administration	\$ 340,600
5 planning	\$ 135,000	5 planning	\$ 115,000
8 public services	\$ 655,000	6 public services	\$ 330,000
58 public facilities	\$5,873,232	22 public facilities	\$2,056,000
		7 housing activities	\$2,190,000
<u>38 entities applying:</u>		<u>27 entities funded:</u>	
29 municipalities		15 municipalities	
5 non-profit organizations		6 non-profit organizations	
2 County departments/agencies		2 County department/agencies	
1 municipal water/sewer authority		1 municipal water/sewer authority	
		<u>7 short List activities:</u>	
		6 municipal public facility	
		1 County authority	

2. ESG Program - Description of Activities

- a. Requests for Funding Three applications for emergency shelter operations totaled \$542,976.00 in requested funding. One application was funded through another source and withdrawn.
- b. Funding Recommendations CoC R&R subcommittee recommended funding four activities: two emergency shelter operations activities and two rental assistance programs awarded by the County to the Bell Socialization Services through the RFP process:

ESG Summary of Components and Funding Amounts			
	<u>2018</u>	<u>2019</u>	<u>2020</u>
Emergency Shelter Operations	\$ 35,400	\$ 26,550	\$ 26,550
Rental Assistance Homeless Prevention	\$ 4,425	\$ 4,425	\$ 4,425
Rental Assistance Rapid Re-housing	\$123,900	\$132,750	\$132,750
Program Administration	\$ 13,275	\$ 13,275	\$ 13,275
	\$177,000	\$177,000	\$177,000

3. A complete listing of 2018-2019-2020 Three Year Project Plan activities, subrecipients, and funding amounts for both the CDBG and ESG programs is included in Attachment B.

CITIZEN PARTICIPATION

The proposed Three Year Project Plan was reviewed as a “substantial amendment” by the standing countywide Citizens Advisory Committee (CAC), in accordance with the 1998 Citizens Participation Plan, as amended. The proposed document was sent to all members in September, 2017, in order to obtain their comments, particularly on the CDBG program plan. A presentation of the whole proposed Three Year Project Plan was included in the December, 19, 2017, public hearing for the 2018 Annual Action Plan. A copy was made available to the County Commissioners, and to the public at the YCPC offices and website.

APPROVAL

Review and approval of the proposed 2018, 2019, and 2020 Three Year Funding Plan for the CDBG and ESG programs, was approved by the Board of Commissioners at a regular meeting on February 7, 2018. Copies of the approved plan were made available to municipalities, members of the CAC, the board of the YCPC, County departments, and the non-profit and homeless shelter agencies with approved projects and activities.

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, the Annual Action plan updates the actual amount of funding received and activities are adjusted as needed.

AMENDMENTS

The Three Year Funding Plan may be amended in conjunction with the annual Action Plans or Consolidated Plan processes.

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.

ATTACHMENT B

2018-2019-2020 Three Year Project Plan for Community Development Block Grant and Emergency Solutions Grant Programs

	2018	2019	2020
I. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)			
A. CDBG FINANCIAL RESOURCES (<i>projected</i>)			
1 CDBG Grant	\$1,900,000	\$1,900,000	\$1,900,000
2 Program Income	\$3,000	\$3,000	\$3,000
3 Revolving Loan Fund**	\$100,000	\$100,000	\$100,000
TOTAL Resources	\$2,003,000	\$2,003,000	\$2,003,000
B. PROPOSED CDBG PROJECTS/ACTIVITIES:			
1 Funding allocations by CDBG Project/Activity Category:			
a. Program Administration	\$340,600	\$340,600	\$340,600
b. Planning	\$40,000	\$40,000	\$35,000
<i>a.+b. subtotal</i>	\$380,600	\$380,600	\$375,600
c. Housing Assistance Program	\$730,000	\$730,000	\$730,000
d. Public Services	\$110,000	\$110,000	\$110,000
e. Public Facilities/Infrastructure	\$690,000	\$680,000	\$695,000
	\$1,910,600	\$1,900,600	\$1,910,600
f. Unprogrammed	\$92,400	\$102,400	\$92,400
TOTAL Allocations All Categories	\$2,003,000	\$2,003,000	\$2,003,000

ATTACHMENT B

2018-2019-2020 Three Year Project Plan for Community Development Block Grant and Emergency Solutions Grant Programs

		2018	2019	2020
2 Housing Assistance Program		\$730,000	\$730,000	\$730,000
(1)	Homeowner Housing Improvement Program (HIP)	\$490,000	\$490,000	\$490,000
	(a) Loans**	\$100,000	\$100,000	\$100,000
	(b) Grants	\$40,000	\$40,000	\$40,000
	(c) Delivery for HIP	\$350,000	\$350,000	\$350,000
(2)	HOME Housing Services	\$90,000	\$90,000	\$90,000
	(a) Delivery of services to owners, tenants, contractors or other entities participating in or seeking to participate in the grantee's HOME Program.	\$50,000	\$50,000	\$50,000
	(b) York Homebuyer Assistance Program Delivery			
	1) Lancaster Housing Opportunities Partnership	\$20,000	\$20,000	\$20,000
	2) Delivery of services to owners, tenants, contractors or other entities participating in or seeking to participate in YHAP program.	\$20,000	\$20,000	\$20,000
(3)	Affordable Housing Preservation/Development Loans	\$150,000	\$150,000	\$150,000

ATTACHMENT B

2018-2019-2020 Three Year Project Plan for Community Development Block Grant and Emergency Solutions Grant Programs

		2018	2019	2020
3 CDBG Subrecipient Activities by Project Category:				
a. <u>Program Administration Subrecipient Activities</u>				
Jewish Community Center	Diversity Acceptance Program	\$10,000	\$10,000	\$10,000
<i>subtotal</i>		\$10,000	\$10,000	\$10,000
b. <u>Planning Subrecipient Activities</u>				
Delta B.	Zoning Ordinances Update	\$10,000		
Dover T./Dover B.	Joint Comprehensive Plan Update	\$15,000	\$5,000	
Southern York County Region	Joint Comprehensive Plan Update			\$20,000
Springettsbury T.	Comprehensive Plan Update		\$20,000	
York County Planning Commission	York County Comprehensive Plan Update	\$15,000	\$15,000	\$15,000
<i>subtotal</i>		\$40,000	\$40,000	\$35,000
c. <u>Public Services Subrecipient Activities</u>				
Bell Socialization Services	Renter Counseling	\$25,000	\$25,000	\$25,000
Mason Dixon Community Services	Delta Center Emergency Family Services	\$25,000	\$25,000	\$25,000
Lancaster Housing Opportunities Partners	Housing Counseling	\$20,000	\$20,000	\$20,000
Southern Community Services	SCS Emergency Family Services	\$20,000	\$20,000	\$20,000
York County Human Services Department	Family Group Decision Making	\$10,000	\$10,000	\$10,000
York County Literacy Council	Adult Learner Services	\$10,000	\$10,000	\$10,000
<i>subtotal</i>		\$110,000	\$110,000	\$110,000

ATTACHMENT B

2018-2019-2020 Three Year Project Plan for Community Development Block Grant and Emergency Solutions Grant Programs

	2018	2019	2020
d. <u>Public Facilities and Infrastructure Activities</u>			
Dallastown B - W Maple St Curb & Sidewalk Imp (N. School Place to Union St)			\$100,000
Dallastown/Yoe Authority - W Maple St Water Main Imp (N. School Place to Union St)		\$100,000	
Delta B - Chestnut St Recon (Chapel to Pendyrus)	\$90,000		
Delta B - Broad St Recon (Main St to Borough line)		\$100,000	
Felton B - 70 Main St Acquisition and Demolition	\$40,000		
Franklintown B - Fire House St and West Ave Recon	\$75,000		
Glen Rock B - Hanover St Curb/Sidewalk Imp (section 1)			\$100,000
Hanover B - Baer Avenue Playground		\$25,000	\$35,000
Hanover B - Good Field Complex	\$25,000		
Hanover B - West Hanover Street Park Imp		\$150,000	
Hanover B - Wirt Park Imp			\$70,000
Manchester B - High St & E. Parkview Rd Handicapped Accessible Curb Cuts	\$50,000	\$50,000	
Manchester T - Emigsville Curb Ramp Replacement			\$100,000
N York B - 5th Ave (N Duke to N George) & N Queen St (E 5th to E 6th) Curb/Sidewalk Recon	\$110,000		
New Salem B - W George St Curb/Sidewalk Imp (Main St to Friar, 50 ft along Friar)	\$100,000	\$100,000	
Penn-Mar Organization - ADA Improvements to Group Housing for Disabled Adults		\$25,000	\$25,000
Spring Grove B - E. Railroad St Curb/Sidewalk/Stormwater Imp. (Main to Boro Park)		\$130,000	
Windsor B - Water St Curb/Sidewalk/Stormwater Imp			\$100,000
Wrightsville B - Locust St Stormwater/Street Imp			\$100,000
Yoe B - E. Philadelphia St Curb/Sidewalk/Stormwater Imp (Main St to Boro Park)	\$100,000		
Yoe B - Main St Curb/Sidewalk Imp (Philadelphia St to Newton Alley)	\$100,000		
York Haven B -Wilson St Imp			\$65,000
<u>Public Facilities & Infrastructure Activities Total</u>	<u>\$690,000</u>	<u>\$680,000</u>	<u>\$695,000</u>
All Subrecipient Activities	<i>subtotal</i> \$850,000	\$840,000	\$850,000

ATTACHMENT B

2018-2019-2020 Three Year Project Plan for Community Development Block Grant and Emergency Solutions Grant Programs

2018 2019 2020

C. CDBG SHORT LIST ACTIVITIES:

1 Public Facilities/infrastructure Short List Activities with Funding Request *(listed in alphabetical order by subrecipient)*

Dillsburg B	Gettysburg St Curb/Sidewalk/Stormwater/ Roadway Imp	\$200,000
Lower Windsor T.	ADA doors	\$14,000
Redevelopment Authority for the County of York	Blight Removal/Remediation	\$150,000
Railroad B	E. Main Curb/Sidewalk	\$100,000
Windsor T.	ADA doors	\$18,616
Wellsville B	Warrington St Curb/Sidewalks	\$86,750
Yorkana B	Valley View Road Drainage Imp	\$77,495

ATTACHMENT B

2018-2019-2020 Three Year Project Plan for Community Development Block Grant and Emergency Solutions Grant Programs

			2018	2019	2020
II. EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)					
A. ESG Financial Resources (projected)					
1 ESG Grant			TOTAL Resources		
			\$177,000	\$177,000	\$177,000
B. Proposed ESG Projects/Activities					
1 Funding allocation by program component					
a. Shelter Operations			\$35,400	\$26,550	\$26,550
b. Homeless prevention			\$4,425	\$4,425	\$4,425
c. Rapid Rehousing			\$123,900	\$132,750	\$132,750
d. Program administration			\$13,275	\$13,275	\$13,275
			TOTAL Allocation		
			\$177,000	\$177,000	\$177,000
2 ESG Subrecipient Activities by program component					
a. <u>Shelter Operations</u>					
YMCA of York & York County		Emergency Men's Shelter Operations	\$16,148	\$8,871	\$7,957
YWCA of York		ACCESS-YORK Emergency Shelter Operations	\$19,252	\$17,679	\$18,593
<i>subtotal</i>			\$35,400	\$26,550	\$26,550
b. <u>Homeless Prevention</u>					
Bell Socialization Services		Rental Assistance	\$4,425	\$4,425	\$4,425
<i>subtotal</i>			\$4,425	\$4,425	\$4,425
c. <u>Rapid Re-housing</u>					
Bell Socialization Services		Rental Assistance	\$123,900	\$132,750	\$132,750
<i>subtotal</i>			\$123,900	\$132,750	\$132,750
TOTAL Subrecipient Activities all Components			\$163,725	\$163,725	\$163,725
3 Program Administration					
York County Planning Commission			\$13,275	\$13,275	\$13,275
			\$177,000	\$177,000	\$177,000
C. TOTAL ESG Program Activities and Administration					
			\$177,000	\$177,000	\$177,000

**RESOLUTION OF THE BOARD OF COMMISSIONERS,
COUNTY OF YORK, PENNSYLVANIA**

WHEREAS, the Housing and Community Development Act, Title I, Section 103, authorizes the Secretary of the U. S. Department of Housing and Urban Development (HUD) to make grants to units of general local government to finance community development programs through the Community Development Block Grant (CDBG) Program; and

WHEREAS, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) established the Emergency Solutions Grants (ESG) program, as implemented by the January 4, 2012, Interim Rule, which provides grants to units of general local government to finance essential services, emergency shelter, and rapid rehousing services for homeless persons, and services and assistance to prevent homelessness; and

WHEREAS, the County of York, Pennsylvania, as an entitlement community, is the recipient of both CDBG and ESG funds, the annual amounts of which are calculated on an formula basis; and

WHEREAS, in anticipation of receiving continued funding from HUD, a proposed 2018, 2019, and 2020 Three Year Project Plan (Plan) for the CDBG program has been prepared and reviewed by the Citizens Advisory Committee during September, 2017, and the ESG program was reviewed and approved by the York City and County Continuum of Care Committee on June 22, 2017; and

WHEREAS, in accordance with the June 17, 1998, York County Citizen Participation Plan, as amended, the proposed Plan both the CDBG and ESG programs was presented in conjunction with the 2018 Annual Action Plan at a public hearings held in December 19, 2017.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of York County, Pennsylvania, that the York County 2018, 2019, and 2020 Three Year Project Plan for the Community Development Block Grant program and the Emergency Solutions Grant program, funded through the U. S. Department of Housing and Urban Development, Washington, D. C., be approved.

Approved this 7th day of, February, 2018

ATTEST:



Mark Derr
Chief Clerk/Administrator

BOARD OF COMMISSIONERS



Susan Byrnes
President Commissioner



Douglas Hoke
Vice-President Commissioner



Christopher B. Reilly
Commissioner