

# **Draft Display Copy**

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**City of York, PA**

**2015-2019**

**Five-Year Consolidated Plan  
and FY 2015 Annual Action Plan  
for Housing and Community Development**



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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of York is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME). As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Plan (CP) in order to implement any federal programs that fund housing, community development and economic development within the community. The City of York CP covers the period from FY 2015 through FY 2019 (January 1, 2015 through December 31, 2019). This CP will be submitted to HUD for approval.

The lead entity responsible for the preparation of the CP is the City of York Department of Community Development.

The City of York has, through the CP, developed a single, consolidated planning and application document in consultation with public and private agencies. The CP for the City of York will serve the following functions:

- A planning document that enables the City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs
- An application for CDBG Program funds and HOME Program funds under HUD's formula grant
- A strategy document to be followed in carrying out HUD programs, and
- An action plan that provides a basis for assessing performance in the investment of CDBG and HOME funds.

#### ***Purpose of the Consolidated Plan***

The purpose of the Consolidated Plan (CP) is to guide federal funding decisions in the next five years. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.

- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating communities.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

The overall priority for the investment of federal funds is to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The City of York will receive the following federal resources in FY 2015; estimated projections for five years follow in parentheses:

- CDBG: \$1,218,000 (\$5,000,000)
- HOME: \$385,000 (\$1,735,000)

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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

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

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG and HOME programs are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next five years will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes include the following goals:

- Provide Decent, Affordable Housing
- Provide a Suitable Living Environment
- Increase Homeownership
- End Chronic Homelessness

### **3. Evaluation of past performance**

The following evaluation of past performance is from the Program Year 2013 (January 1, 2013 – December 31, 2013) Consolidated Annual Performance and Evaluation (CAPER) report.

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

- York Homebuyer Assistance Program (YHAP) – Provided down payment and closing cost assistance to 16 households.
- Code Enforcement Program – 4,320 inspections performed on housing units in low-moderate income neighborhoods
- Demolition Program – Demolition of two vacant, dilapidated buildings that are a threat to the health and safety of various low-moderate income areas
- Interim Assistance – 12 vacant units owned by the RDA cleaned and sealed
- Funding and technical assistance for micro-enterprise business development – created/retained 25 jobs
- Provided HIV testing and counseling to low- and very-low income city residents – 115 persons tested
- Fair Housing – fair housing enforcement and education programs were provided to 87 people
- Public Improvements- Provided street improvements through public works projects to benefit 8,816 persons
- Facade Improvements- Two facades were improved
- New Rental Housing Construction: 67 units

In FY 2013, all CDBG funds expended for activities met one of the three national objectives as defined under CDBG regulations, and 91.56% of CDBG funds were expended on activities benefiting low- and moderate-income persons.

### **4. Summary of citizen participation process and consultation process**

The City of York's goal for citizen participation is to ensure a broad participation of City residents, local jurisdictions, housing, economic, and service providers in the planning and

implementation of community development and housing programming. Citizen participation takes the form of advertised community meetings and public hearings.

The planning process for the preparation of the Five-Year Consolidated Plan and FY 2015 Annual Action Plan included the following distinct elements:

- Focus group sessions with representatives from City government (staff), non-profit organizations, and other service providers to gain stakeholder input on the identification of City needs.
- Additional meetings and telephone interviews with City departmental staff and other provider agencies and stakeholders throughout the planning process to understand the current scope of programs, issues, and concerns. The one-on-one conversations helped to develop strategies to address the community needs that were identified in the focus group sessions.
- Review of existing community development-related planning documents, including the City of York Strategic 2030 Comprehensive Plan (2009).

For the development of the 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan, a first public needs hearing was held on June 26, 2014. A second public hearing conducted on September 24, 2014.

## **5. Summary of public comments**

Nine people attended the First Public Needs Hearing on June 26, 2014. No one attended the September 24, 2014 meeting.

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

All comments were accepted. Most of the projects and activities discussed will be funded with CDBG and HOME funds in FY 2015.

## **7. Summary**

This plan outlines the goals of the City of York for its CDBG and HOME funds. Following extensive outreach and public input, the Consolidated Plan and Annual Action Plan clearly outline programs and activities that will address the identified needs. Despite the number of needs identified by stakeholders and the public, the City's CDBG and HOME programs are

limited in its funding. Still, the document outlines the City's plans to maximize the investment of federal resources.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	YORK	Dept. of Community Development

Table 1 – Responsible Agencies

### Narrative

The City of York Department of Community Development (CYDCD) is the lead agency for the preparation of the Five Year Strategic Plan and administration of the CDBG and HOME grant programs. CDBG and HOME applications are due at the end of July. Recommendations are made to the mayor and City Council in August, with submittal of a final program budget to HUD by mid-November. CYDCD's Bureau of Housing Services administers the CDBG and HOME programs on behalf of the City.

### Consolidated Plan Public Contact Information

#### City of York Department of Community Development

Bureau of Housing Services

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Website: [www.yorkcity.org](http://www.yorkcity.org)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of York Department of Community Development (CYDCD) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

CYDCD actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Focus group meetings were held June 24-26, 2014 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, and health and human service providers. In addition, two advertised public hearings were held on June 26, 2014 and September 24, 2014 in the City Council Chambers. These public hearings were advertised in *The York Dispatch* and the *York Daily Record* in accordance with the City's approved Citizen Participation Plan.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

In 2010, York City and County formed their own county-wide Continuum of Care with HUD. This group – a sub-committee of the larger York Housing Advisory Commission (YHAC) – was charged with developing and implementing a 10 Year Plan to End Homelessness for the York community.

Approved in October 2013, York County's 10 Year Plan to End Homelessness acts as a strategic plan for funding decisions, setting priorities, and the community work that must take place to prevent and eliminate homelessness.

York County's Homeless Goals are to:

1. Finish the job of ending chronic homelessness by 2018
2. Prevent and end homelessness among Veterans by 2018

3. Prevent and end homelessness for families, youth and children by 2023
4. Prevent and end homelessness among all individuals by 2023
5. Set a path to ending all types of homelessness

The York County 10 Year Plan to End Homelessness contains strategies and action steps to accomplish the County's five homeless goals. These strategies and action steps include the following:

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

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of York does not receive ESG funds.

York City and York County formed their own Continuum of Care in 2010 and developed a 10 Year Plan to End Homelessness. This Plan provides the basis for developing performance standards, setting priorities, policies and procedures, making funding decisions, and improving and maximizing use of HMIS.

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

A wide variety of stakeholders were consulted to determine the City's housing and community development needs. The parties consulted included housing and social service agencies and

private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate- income residents.

**Table 2 – Agencies, groups, organizations who participated**  
**Insert table when data is available.**

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

There were no types of agencies that the City did not consult, either through focus group meetings, personal interviews and/or questionnaires.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
The City of York Strategic Comprehensive Plan 2030	City of York	The Comprehensive Plan was reviewed to match the CP/AP goals.
City of York Analysis of Impediments to Fair Housing Choice (2009)	City of York	The Fair Housing Action Plan implementation recommendations from the AI were reviewed for the CP.
York County 10 Year Plan to End Homelessness	York City/County Continuum of Care	The goals in the 10 Year Plan provided a framework for the homeless needs section.
County of York 2014–2015 Human Services Plan (Draft)	County of York	The Human Services Plan provided information on the nature and extent of social service needs of York County residents and the services available to address those needs.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In accordance with 24 CFR 91.100(4), the City of York will notify adjacent units of local government of the non-housing community development needs included in its CP. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

## PR-15 Citizen Participation

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

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

For the development of the 2015-2019 Consolidated Plan and the FY 2015 Action Plan, the City of York held two public meetings. The meetings were advertised in the *York Dispatch* and the *York Daily Record*. A housing and community development needs meeting was held on June 26, 2014. A second public meeting was held on September 24, 2014 to present a summary of the City's draft FY 2015 - FY2019 Consolidated Plan, to present the City's proposed allocations of FY 2015 CDBG and HOME funds, and to review the City's past program performance.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public hearing	City-wide	9 people attended	Participants suggested uses for CDBG and HOME funds to address identified housing and community development needs. See minutes attached in the appendices.	All comments were accepted.	
2	Public hearing	City-wide	0 people attended	No comments received.	N/A	

Table 4 – Citizen Participation Outreach

The City posted a survey on its website to solicit citizen input on housing and community development needs. The City also used a combination of focus group meetings, interviews,

surveys and public meetings to obtain input on the City's housing and community development needs. The City used the input it received via these various citizen participation methods to identify and evaluate Consolidated Plan goals and objectives and to determine FY 2015 funding allocations and priorities.

All public meeting minutes, attendance sheets, notices and citizen comments received are in the appendix of this document.

Copies of the FY 2015 – FY 2019 Consolidated Plan and FY 2015 Annual Action Plan were distributed to various public locations for review and comment. A summary of the FY 2015 Annual Action Plan was published in the York Dispatch and the York Daily Record on October 1, 2014, alerting interested persons to the availability of the Annual Action Plan for public review. A copy of the FY 2015 – FY 2019 Consolidated Plan and the FY 2015 Annual Action Plan was placed at the following locations in the city for public review:

**City Clerk's Office, 101 S. George Street 2nd Floor, York**

**Mayor's Office, City Hall, 101 S. George St., York**

**Martin Library, 159 E. Market St., York**

The public review period extended from October 1, 2014 through October 31, 2014.

On November 5, 2014, York City Council adopted a resolution approving the FY 2015 – FY 2019 Consolidated Plan and FY 2015 Annual Action Plan for submission to HUD by November 15, 2014.

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Based on the data and analysis included within this section of the Strategic Plan, and interviews/group discussions held with service providers, the following conclusions relative to housing needs in the City of York for all household types, income groups and racial/ethnic groups can be made:

- For renter households, Small Related households had the highest level of cost burden (i.e., housing costs between 30% and 50% of household income); while for owner households, the Elderly had the highest level of severe cost burden (i.e., housing costs greater than 50% of household income).
- The following households experienced severe cost burden rates of 30% or higher: Other renters (55%), Small Related owners (39%) and Elderly owners (38%).
- Racial/ethnic groups with disproportionate housing problems include the following:

#### Housing Problems

- Black households with incomes at 30-50% of Average Median Income (AMI)
- Asian households with incomes at 0-30% of AMI
- Hispanic households at 0-30% of AMI have the largest number of households with one or more housing problems

#### Severe Housing Problems

- Asian households with incomes at 0-30% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% of AMI (very small sample size)
- Hispanic households with incomes at 0-30% of AMI have the largest number of households

- Racial/ethnic groups with disproportionate housing cost burden include the following:

Housing Cost Burden

- Asian households with housing cost burden paying more than 50% (small sample size)
- American Indian, Alaska Native households with housing cost burden paying more than 50% (very small sample size)
- Numerically, Black households had the largest number of households with a disproportionately greater housing cost burden, and Hispanic households had the second largest number.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

The Housing Needs Assessment is based on data provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) data, with supplemental data used when available. Although the CHAS data is dated (2011), it provides a glimpse of the housing needs within the City. This data, in combination with supplemental data and interviews with agencies and housing providers in the City, can provide a snapshot view of the housing needs.

### **Housing Needs - Agency Results:**

Interviews with agencies that provide housing and social services provided an overview on housing needs. The following is a summary of the key points from the surveys and the stakeholder interviews:

- Extremely-low, very-low, and low-income households have a very difficult time finding affordable housing.
- The lack of affordable housing affects some of the area's most vulnerable citizens.

Housing problems are broken down into four categories. The four housing problems include: cost burden, lack of complete plumbing or kitchen facilities, overcrowding, and zero/negative income.

The following bullet points summarize the data found in the HUD tables on the following pages:

### **Households by Household Type: Housing Problems**

Renter households:

- Between 0-30% of AMI lacking complete plumbing or kitchen facilities
- Between 0-30% of AMI with one or more of four housing problems
- Between 0-30% of AMI with housing problems paying more than 50% of their gross income on housing costs

Owner households:

- Between 0-30% of AMI with housing problems paying more than 50% of their gross income on housing costs
- Between 0-30% of AMI with one or more of four housing problems
- Between 50-80% of AMI and overcrowded, with 1.01-15 people per room

## Households by Household Type: Cost Burden

### *Paying more than 30% of their gross income on housing costs:*

Renter households:

- Small related households between 0-30% of AMI
- Elderly households between 0-30% of AMI
- Other households between 0-30% of AMI

Owner households:

- Small related households between 30-50% of AMI
- Elderly households between 0-30% of AMI
- Other households between 50-80% of AMI

### *Paying more than 50% of their gross income on housing costs:*

Renter households:

- Small related households between 0-30% of AMI
- Elderly renter households between 0-30% of AMI
- Other households between 0-30% of AMI

Owner households:

- Small related households between 0-30% of AMI
- Elderly households between 0-30% of AMI

Demographic indicators are essential to understanding a community's housing needs. The data provides a snapshot of the City's growth and highlights the ongoing increase in population and households.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	40,862	43,677	6.89%
Households	40,004	42,384	5.95%
Median Income	\$26,475.00	\$30,251.00	14.26%*

**Table 5 - Housing Needs Assessment Demographics**

\*Unadjusted for inflation

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

## Number of Households Table

	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households **	4,455	3,195	3,260	1,875	3,240
Small Family Households **	1,840	1,180	1,495	775	1,680
Large Family Households **	445	475	210	215	265
Household contains at least one person 62-74 years of age	600	630	655	290	415
Household contains at least one person age 75 or older	470	455	280	110	195
Households with one or more children 6 years old or younger **	1,445	855	775	405	308
* HAMFI= HUD-adjusted Median Family Income					
** the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	40	55	0	185	10	10	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	135	65	0	0	200	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	30	80	45	235	10	0	75	4	89
Housing cost burden greater than 50% of income (and none of the above problems)	2,070	355	40	0	2,465	550	340	110	4	1,004
Housing cost burden greater than 30% of income (and none of the above problems)	520	955	270	50	1,795	185	405	500	215	1,305

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	200	0	0	0	200	10	0	0	0	10

Table 7 – Housing Problems Table

Data 2007-2011 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,380	490	170	45	3,085	575	345	185	10	1,115
Having none of four housing problems	990	1,695	1,465	715	4,865	300	660	1,440	1,105	3,505
Household has negative income, but none of the other housing problems	200	0	0	0	200	10	0	0	0	10

Table 8 – Housing Problems 2

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,280	540	225	2,045	240	270	260	770
Large Related	285	300	0	585	75	50	10	135
Elderly	425	215	0	640	315	305	135	755

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	875	350	85	1,310	120	125	200	445
Total need by income	2,865	1,405	310	4,580	750	750	605	2,105

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	965	155	40	1,160	200	115	25	340
Large Related	270	45	0	315	55	15	0	70
Elderly	315	85	0	400	190	125	35	350
Other	745	80	0	825	120	85	45	250
Total need by income	2,295	365	40	2,700	565	340	105	1,010

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	210	70	80	20	380	0	0	75	0	75
Multiple, unrelated family households	40	25	0	30	95	10	0	0	4	14
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	250	95	80	50	475	10	0	75	4	89

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

**Describe the number and type of single person households in need of housing assistance.**

No data is available on the number and type of single person households in need of housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The service providers at the focus group meetings stated that many persons with mental health issues need housing assistance. Also, many of those with mental health issues have other issues as well, including past substance abuse or criminal records. No data is available on the number and type of families who are victims of domestic violence, dating violence, sexual assault and stalking.

**What are the most common housing problems?**

As shown in the previous tables, the most common housing problem in the City is housing cost burden. There are a far greater number of renter-occupied households with cost burden greater than 30%, particularly in the 0%-30% AMI category. Renter-occupied households at 0-30% of AMI had the largest number of severely cost burdened renters of any income category.

In addition to cost burden, a number of renter households were experiencing at least one type of housing problem, including overcrowding, lack of kitchen facilities and/or lack of bathroom facilities. This is particularly true of renter households in the 0%-30% AMI category.

**Are any populations/household types more affected than others by these problems?**

On a percentage and numeric basis, Small Related renter households were the most likely to experience cost burden >30%.

Similar trends were noted among households with cost burden >50% with Other renters (32%) and Small Related renters (42%) experiencing rates of 30% or higher. This information is shown in the previous HUD CHAS tables.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. According to homeless providers, there are a growing number of single mothers with children who are becoming homeless. Many of these mothers have a disability and/or lack employments skills. These factors make long-term employment an ongoing challenge for single mothers who wish to achieve independence and find an affordable rental unit in the area.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

No estimate of at-risk populations is available.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As noted on the previous page, the lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household.

## **NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The 2007-2011 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (AMI) levels. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Cost burden greater than 30%

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 50%-80% AMI is moderate-income, and 80%-100% is middle-income.

The following racial/ethnic household groups experienced disproportionately greater housing need, for both renters and owners combined, as exemplified by housing problems:

- Black households with incomes at 30-50% of AMI
- Asian households with incomes at 0-30% of AMI
- Hispanic households at 0-30% of AMI have the largest number of households with one or more housing problems

This information is summarized in the table on the following page based on the HUD-generated tables in the subsequent pages.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
<b>Racial/ Ethnic Group</b>	<b>% with one or more housing problems</b>			
White	78.4%	60.5%	27.9%	14.6%
Black/ African American	81.1%	<b>74.5%</b>	27.7%	17.3%
Asian	<b>100.0%</b>	0.0%	33.3%	0.0%
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	82.6%	60.2%	24.0%	0.0%
Jurisdiction as a Whole	81.0%	64.4%	27.5%	13.7%

Source: CHAS 2007-2011

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,405	800	135
White	1,520	420	80
Black / African American	795	185	25
Asian	45	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	880	185	29

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,110	1,165	0
White	935	610	0
Black / African American	615	210	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	500	330	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	955	2,515	0
White	535	1,380	0
Black / African American	220	575	0
Asian	15	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	490	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	210	1,325	0
White	145	850	0
Black / African American	65	310	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	90	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## **NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The distinction between housing problems and severe housing problems is the degree of cost burden and overcrowding. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 person per room)
- Cost burden greater than 50%

Income classifications are as follows: 0%-30% AMFI is considered extremely low-income, 30%-50% AMFI is low-income, 50%-80% AMFI is moderate-income, and 81%-100% AMFI is middle-income.

In terms of Severe Housing Problems, the following household types experienced disproportionately greater housing need in York:

- Asian households with incomes at 0-30% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% of AMI (very small sample size)
- Hispanic households with incomes at 0-30% of AMI. Hispanic households have the largest number of households with one or more housing problems

This information is summarized in the table on the following page based on the HUD-generated tables in the subsequent pages.

	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI
<b>Racial/ Ethnic Group</b>	<b>% with one or more severe housing problems</b>			
White	58.7%	19.5%	4.4%	1.0%
Black/ African American	66.8%	29.1%	2.5%	0.0%
Asian	100.0%	0.0%	0.0%	0.0%
American Indian, Alaska Native	100.0%	NA	NA	NA
Pacific Islander	NA	NA	NA	NA
Hispanic	66.7%	27.7%	10.1%	0.0%
Jurisdiction as a Whole	64.1%	24.3%	5.5%	0.7%

Source: CHAS 2007-2011

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,695	1,510	135
White	1,135	800	80
Black / African American	655	325	25
Asian	45	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	710	355	29

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	795	2,480	0
White	300	1,240	0
Black / African American	240	585	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	230	600	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	190	3,275	0
White	85	1,830	0
Black / African American	20	775	0
Asian	10	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	580	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	10	1,525	0
White	10	985	0
Black / African American	0	370	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	90	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## **NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction:**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The tables below summarize the percentage of each racial/ethnic group experiencing housing cost burden. Racial/ethnic groups are sub-divided into the percentage of each racial/ethnic group paying less than 30% (no cost burden), between 31%-50% (cost burden), and above 50% (severely cost burden) of their gross income on housing costs. The column labeled “no/negative income” is the population paying 100% of their gross income on housing costs. This, however, is assuming that these households have housing costs.

Based on the above definitions of cost burdens, the following household types experienced disproportionately greater housing cost burden in York:

- Asian households with housing cost burden paying more than 50% (small sample size)
- American Indian, Alaska Native households with housing cost burden paying more than 50% (very small sample size)
- Numerically, Black households had the largest number of households with a disproportionately greater housing cost burden. Hispanic households had the second highest numeric level.

This information is summarized from the HUD CHAS data in the table on the following page.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost			%
White	63.4%	20.0%	16.6%	0.9%
Black/ African American	53.4%	23.3%	23.3%	0.7%
Asian	58.1%	3.1%	<b>38.8%</b>	0.0%
American Indian, Alaska Native	0.0%	0.0%	<b>100.0%</b>	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	52.4%	19.0%	28.6%	1.0%
Jurisdiction as a Whole	58.3%	20.5%	21.2%	0.9%

Source: CHAS 2007-2011

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,980	3,150	3,270	135
White	5,415	1,710	1,415	80
Black / African American	1,855	810	810	25
Asian	75	4	50	0
American Indian, Alaska Native	0	0	10	0
Pacific Islander	0	0	0	0
Hispanic	1,500	545	820	29

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Based on CHAS data, Black and Hispanic households appear to have a disproportionately greater need for affordable housing compared to other racial or ethnic groups. The following is an overall summary of the disproportionately greater needs in York:

### *Disproportionately Greater Need: Housing Problems*

- Black households with incomes at 30-50% of AMI
- Asian households with incomes at 0-30% of AMI
- Hispanic households with incomes at 0-30% of AMI have the largest number of households with one or more housing problems

### *Disproportionately Greater Need: Severe Housing Problems*

- Asian households with incomes at 0-30% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% of AMI (very small sample size)
- Hispanic households with incomes at 0-30% of AMI have the largest number of households with one or more severe housing problems

### *Disproportionately Greater Need: Housing Cost Burden*

- Asian households with housing cost burden paying more than 50% (small sample size)
- American Indian, Alaska Native households with housing cost burden paying more than 50% (very small sample size)
- Numerically, Black households had the largest number of households with a disproportionately greater housing cost burden, and Hispanic households had the second highest number.

**If they have needs not identified above, what are those needs?**

The needs are identified above.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

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

In the City of York, minorities comprised 45.5% of the population. Therefore, an area of minority concentration includes census tracts where the percentage of minority persons is 55.5% or higher. There were two census tracts where the 55.5 % threshold was met.

- Census Tract 10: 74.2%
- Census Tract 11: 58%.

In the City of York, persons of Hispanic origin comprised 27.4% of the population. Therefore, an area of ethnic concentration includes census tracts where the percentage of Hispanics is 37.4% or higher. There were five census tracts where the 37.4% threshold was met.

- Census Tract 1: 44.4%
- Census Tract 7: 51.6%
- Census Tract 11: 38.8%
- Census Tract 12: 45.8%
- Census Tract 16: 37.9%

The following table presents the York population by race and Hispanic origin by Census Tract for areas of minority and ethnic concentration. Areas of concentration are highlighted below:

Census Tract	Total Population	White	Black	Native American	Asian	Two or more races	Other	Minority Total	% Minority	Hispanic	% Hispanic
1	1,299	702	313	9	-	30	245	597	46.0%	577	44.4%
2	2,778	1,430	849	-	-	111	388	1,348	48.5%	405	14.6%
3	2,221	992	762	-	59	257	151	1,229	55.3%	534	24.0%
4	1,984	1,307	243	-	158	50	226	677	34.1%	447	22.5%
5	2,508	1,557	343	100	-	180	328	951	37.9%	861	34.3%
6	2,670	1,610	652	-	48	103	257	1,060	39.7%	680	25.5%
7	2,851	1,378	546	20	-	294	613	1,473	51.7%	1,471	51.6%
8	2,230	1,293	614	-	-	53	270	937	42.0%	762	34.2%
9	3,671	2,168	1,074	-	27	143	259	1,503	40.9%	500	13.6%
10	1,829	471	1,055	3	-	58	242	1,358	74.2%	403	22.0%
11	3,788	1,592	1,043	-	-	361	792	2,196	58.0%	1,471	38.8%
12	3,187	1,448	529	-	35	246	929	1,739	54.6%	1,461	45.8%
13	3,377	1,880	1,077	-	244	162	14	1,497	44.3%	272	8.1%
14	4,272	3,107	686	-	53	202	224	1,165	27.3%	724	16.9%
15	3,509	1,861	771	-	66	438	373	1,648	47.0%	839	23.9%
16	1,503	1,022	326	7	-	82	66	481	32.0%	570	37.9%
103	0	-	-	-	-	-	-	-	-	-	-
City Total	43,677	23,818	10,883	139	690	2,770	5,377	19,859	45.5%	11,977	27.4%

Source: 2012 U.S. Bureau of the Census (DP05)

Within the City of York, there are 41 census block groups which contain a majority of low- and moderate-income (LMI) persons. These 41 census block group areas are so designated because

the percentage of LMI persons within each block group is greater than 51.0%. These are highlighted in the table below.

Census Tract	Block Group	% LMI
1	1	84.21%
	2	87.20%
2	1	97.63%
	2	84.50%
	3	98.05%
	4	91.06%
3	1	39.89%
	2	83.33%
4	1	69.78%
	2	74.79%
5	1	58.96%
	2	78.26%
	3	98.55%
6	1	68.70%
	2	69.77%
	3	100.00%
7	1	88.00%
	2	90.67%
	3	75.34%
8	1	71.36%
	2	51.21%
9	1	93.68%
	2	85.78%
	3	56.64%
10	1	81.99%
	2	87.06%
11	1	62.60%
	2	67.20%
	3	66.39%
	4	70.66%

cont'd...

12	1	77.55%
	2	93.06%
	3	83.93%
13	1	40.91%
	2	80.07%
	3	61.03%
14	1	49.45%
	2	63.86%
	3	54.64%
	4	42.52%
15	1	85.76%
	2	73.89%
	3	67.30%
16	1	97.52%
	2	79.83%
103	1	29.11%

Source: HUD 2014 LMI Data

Areas where LMI and minority/ethnic concentration intersect indicate impacted areas in which there is disproportionately greater need. There are six census tracts (containing 16 LMI block groups) that intersect with racially/ethnically concentrated areas. These impacted areas are primarily located in the center of the City. The six impacted areas are:

- Census Tract 1
- Census Tract 7
- Census Tract 10
- Census Tract 11
- Census Tract 12
- Census Tract 16

To best determine the location of racial/ethnic groups with disproportionately greater need, maps were created matching areas of low-moderate income (LMI) concentration with areas of minority/ethnic concentration.

The maps on the following pages display this information. Map 1 shows the areas of LMI concentration, Map 2 shows the areas of minority concentration, and Map 3 shows impacted areas, where LMI and minority concentration intersect.

## NA-35 Public Housing – 91.205(b)

### Introduction

The York County and City Housing Authority (YCCHA) owns and manages 1,373 assisted rental housing units in York County. Over 1,018 of YCCHA's units are in the City. YCCHA is the largest provider of assisted housing in the City of York. The Board of the YCCHA is appointed by the mayor. YCCHA plays an important role in maintaining and managing housing for low-income households in the City of York. YCCHA's mission is directed primarily to extremely low-income renter households consisting of those with incomes between 0-30 % of median income. YCCHA's housing program serves as the major source of housing for extremely low-income households in the City of York. YCCHA's housing in the City includes 495 units (48.6 %) available to the elderly, 468 units (46 %) for family households, and 55 units (5.4 %) that are accessible.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	83	1,049	1,394	0	1,377	4	13	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	7,504	12,831	12,040	0	12,024	19,749	11,391	
Average length of stay	0	3	6	5	0	5	1	4	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	1	2	2	0	2	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	10	363	318	0	317	0	1
# of Disabled Families	0	25	346	436	0	431	4	1
# of Families requesting accessibility features	0	83	1,049	1,394	0	1,377	4	13
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	72	772	968	0	959	2	7	0
Black/African American	0	10	267	416	0	408	2	6	0
Asian	0	0	6	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	6	0	6	0	0	0

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	1	2	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	15	312	372	0	372	0	0	0
Not Hispanic	0	68	737	1,022	0	1,005	4	13	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Annually, YCCHA completes a Section 504 needs assessment and schedules projects under a five-year improvement program. YCCHA provides improvements necessary for individuals and families with disabilities when required by law and when funding is available. When an existing accessible unit becomes available, the vacated unit is made available to existing public housing residents who need accessible housing. Once that list is exhausted, the unit is made available to households on the waiting list.

YCCHA collects information about households on their waiting lists. The lists provide an indication of need for accessible units. As of 9/2/2014, there were no households with disabilities on the public housing list, but 105 (26 %) households on the Section 8 waiting list had at least one member with a disability. Information on the waiting list is contained below.

**Public Housing and Section 8 HCV Waiting Lists**

	Public Housing		Section 8	
	No. of families	% of total families	No. of families	% of total families
<b>Waiting list total</b>	4930		405 total	
Extremely low income (<30% AMI)	4006	82%	266	66%
Very low income (>30% but <50% AMI)	717	15%	136	34%
Low income (>50% but <80% AMI)	191	4%	3	<1%
Small families (2-4 members)	3141	64%	241	60%
Large families (5 or more members)	Included above			
Elderly (1 or 2 persons)	420	9%		
Non-elderly individuals			356	88%
Individuals/families with disabilities			105	26%
White	2197	45%	262	64%
Black	1734	36%	118	29%
Hispanic	1458	30%	143	35%
Other race				
<b>Characteristics by bedroom size (public housing only)</b>				
0 BR				
1 BR			152	
2 BR			128	
3 BR			94	
4 BR			19	
5 BR			7	
5 + BR			0	

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The York Housing Authority has identified the major unmet needs of public housing residents and housing choice voucher holders. The major unmet need of public housing residents are:

- Creation of 250 (conservatively) deeply supports low income housing units
- Creation of 25 new mobility impaired family units
- Incentive program for 1<sup>st</sup> time homebuyers – 50 families

The major unmet need of public housing choice voucher holders is a sufficient supply of rental units in the private marketplace.

**How do these needs compare to the housing needs of the population at large**

The housing needs of public housing residents and housing choice voucher holders are the same as those of the City of York's population at large. That is, there is a great need for safe, affordable and accessible housing, especially for low/moderate-income residents.

**NA-40 Homeless Needs Assessment – 91.205(c)**

**Introduction:**

To help identify the nature and extent of the needs of the homeless, this section contains data on the current homeless population, and estimates the number entering and exiting that population at any given time. In addition, factors such as family make-up, veteran status, and race/ethnicity of homeless populations are presented.

The structure of ending homelessness in York County has changed since the 2009-2014 Consolidated Plan. In 2010, York County (including York City) became its own, county-wide Continuum of Care under the Department of Housing and Urban Development (HUD). This change from a regional Continuum to a county-wide Continuum meant that York County could focus more directly on homelessness and challenges at a county level. As a result, the York City/County Continuum of Care developed a 10 Year Plan to End Homelessness, contracted with an independent HMIS vendor to increase the functionality and reporting capabilities available to the community, and began working to outline a Coordinated Assessment process for the community.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in HH with Adults/Children	20	133	681	350	217	Unavailable
Persons in HH with only Children	0	0	0	0	0	Unavailable
Persons in HH with only Adults	10	115	1,450	273	252	Unavailable
Chronically Homeless Individuals	3	13	17	0	12	Unavailable
Chronically Homeless Families	2	4	31	0	6	Unavailable
Veterans	3	14	153	16	3	Unavailable
Unaccompanied Youth	0	0	0	0	0	Unavailable

Persons with HIV	0	0	0	0	0	Unavailable
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Data Source: 2013 Annual Homeless Assessment Report (AHAR); 2013 Point-in-Time Count (PIT), HMIS Data

**Rural Homeless Needs Assessment**

N/A.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

York County continues to work towards developing data sets that can be reviewed on a regular basis to determine the successes and failures of the York City/County 10 Year Plan to End Homelessness. This data set collection includes the collection of true numbers on the number of new homeless, the number exiting homelessness, and the average length of stay, or extent that people find themselves receiving homeless services. Finding a reliable way to track this information will be important for the Coordinated Assessment process.

York County's HMIS system provides information on clients who acknowledge that their homelessness is their first such experience. This information was used to calculate the data provided above for the number becoming homeless each year. For the number exiting homelessness, exits to permanent housing situations (rental, permanent tenure with family, housing subsidy) were calculated.

Currently, York County does not have a way to estimate the number of days a person experiences homelessness. A formula to calculate this information from successful exits to permanent housing options will be formulated through the Continuum of Care in the near future.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	56	Unavailable
Black or African American	43	Unavailable
Asian	0	Unavailable
American Indian or Alaska Native	1	Unavailable
Pacific Islander	0	Unavailable
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	43	Unavailable
Not Hispanic	76	Unavailable

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Based on the 2013 Annual Homeless Assessment Report (AHAR) data, York County had 267 adults and 401 children in families receiving housing from emergency shelter and transitional housing programs. These families varied in size (see the table on the following page for number of individuals in each family size), however, the largest family type was the three person household. Further inspection of the HMIS data reveals that these families are predominately single-adult households with two children. Of these single-adult households, most are female head of household. Families with five or more persons is not the County’s largest homeless category, however, this category provides the biggest challenge in finding appropriate permanent housing options. Large families need appropriate space and bedrooms for the number of children they have, and the cost of larger apartments, townhomes, and houses can be very cost prohibitive in York County. Affordable housing struggles affect all of these categories of families, but large families are the hardest hit by it.

Persons in households receiving housing from emergency or transitional housing programs, by household size.

Household Size	No. of Persons
2 persons	188
3 persons	223
4 persons	119
5 or more persons	138

Veteran families were not a large category for York County in our 2013 AHAR data. In fact, only six people in emergency shelter families and one in transitional housing identified themselves as veterans. When you include the number of children and significant others, the number of persons in veteran families in both emergency shelter and transitional housing in York County was 18 in 2013.

Of these 18 families, most were two-parent families with one child, and all of those families were located in emergency shelters. Of the veteran families, all veterans in families were male, with the exception of a female veteran in transitional housing with her child.

#### Families with Veterans Present, by Family Size

Household Size	No. of Persons
2 persons	2
3 persons	12
4 persons	4
5 or more persons	0

#### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Race and ethnicity information was not collected on those unsheltered homeless who were interviewed in 2013. This information is unavailable.

For sheltered homeless during the 2013 Point-in-Time count, some interviewees declined to provide race and ethnicity. Of those who provided those details, a majority were White (56%), or Black/African American (43%).

Of the sheltered population who reported ethnicity, a majority (64%) were “Not Hispanic”.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Unsheltered homeless counts have been a challenge for York County in the past. Historically, York County gathered a large group of volunteers, created a grid pattern across the populous areas of the County, and sent teams out late at night to locate homeless individuals. This tactic, however, never resulted in a large count, as it was completed in January and most unsheltered homeless had found someplace out of the elements to spend their nights. In 2011, York County switched to a “service-based count” which is conducted during the day at agencies providing services to the homeless, such as meals, mental health services, and drop-in centers. This format requires significantly fewer volunteers, and has proven to be more successful at collecting numbers of unsheltered homeless. These unsheltered individuals and families are offered backpacks of toiletries and food items, as well as offers to find them shelter for the night if they are interested. This format of unsheltered count was used again in 2013.

Despite these advances, our knowledge about the unsheltered is still limited. People often are uncomfortable answering a lot of questions about their situation, and so the interviews are kept brief.

A majority of unsheltered people were part of families with children (eight adults and 12 children), and 10 were individuals or couples with no children. A majority (26 persons) of both families and individuals/couples with no children were currently staying with family or friends (“doubled up”); four individuals reported they were currently staying in a hotel/motel being paid for by family/friends.

York County believes this is only a fraction of those who are experiencing homelessness, but may not be seeking homeless housing. There are many doubled up individuals and families that seek services besides housing. However, as HUD does not recognize staying with family or friends as a type of homelessness, this population typically goes uncounted.

Sheltered count numbers appear to be more realistic – at least for those populations seeking housing. It is still important to remember that domestic violence providers are excluded from the AHAR annual count – but not the Point-in-Time (PIT) count. Therefore, York County’s Point-in-Time count may be the most accurate representation of the County’s sheltered/housed homeless population.

**Discussion:**

Data from the 2013 AHAR and the 2013 PIT count were determined to be the best data sets for this section of the Consolidated Plan due to the following factors:

1. 2013 was the last completed AHAR, which provides fully unduplicated, annual numbers on homelessness in York County.
2. 2013 was the last unsheltered count conducted as part of the PIT count. York County completes a sheltered count every year, and an unsheltered count every other year.

Additional information on the chronically homeless, broken down by families and individuals, was extracted from York County's Homeless Management Information System (HMIS), following the same year-long period as the AHAR (10/1/12 – 9/30/13).

The only data including statistics from domestic violence (DV) providers is the 2013 PIT data. Due to privacy concerns, the DV providers do not participate in the HMIS system, which is the source of the AHAR and other data provided in this section.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

York County is fortunate to have a pro-active approach to non-homeless special needs. The County recently completed a *County of York Human Services Plan* that provides a comprehensive assessment and overview on the current social service delivery system and needs of local citizens. The primary vehicle for coordinated planning for the *County of York Human Services Plan* will be the System of Care initiative. The System of Care initiative, begun in 2011, is a philosophy that builds on the benefits of system integration and the strengths of youth and families. Still, human service budget cutbacks have had a great impact on the ability of the York County Human Services Department (YCHSD) to provide the full-range of identified services. Nevertheless, YCHSD has outlined a plan to provide as wide of a range of services as possible to address special needs in the County, and, in turn, the City of York.

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with physical disabilities, persons with alcohol/other drug addictions, and public housing residents. In addition, many persons with such special needs also have very low incomes.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly and Frail Elderly*

The County continues to support an "Adult Service-Homemaker Services" program to provide home-based services to avoid costly nursing home placements. These are for older adults served by the behavioral health service system. This program will likely be phased out in 2014-2015 if additional funding is not secured. There is an ongoing Personal Care Boarding Home Task Force involving the York County Mental Health (MH)-Intellectual and Developmental Disabilities (IDD) program, the York County Area Agency on Aging, and the Adams County Office of Aging that meets to discuss housing and social service needs. These agencies meet to discuss access to psychiatric and mental health supports for older adults.

For seniors, housing maintenance was identified as a key issue. Representatives from organizations that work with seniors, such as the Program for Aging Services (PAS), based in York, stated that many seniors would like to age in place. This requires a service level that allows seniors to remain safely and securely in their homes. PAS's mission includes coordinated and accessible healthcare; maximum independent living and affordable housing options; support to family caregivers; transportation; and opportunities for vibrant engagement in life, active citizenship, and enhanced quality of life.

Demographic data for York shows a slight increase of 3.7% in the number of persons age 60 and over, from 5,880 persons in 2000 to 6,097 in 2012. It would appear that senior housing would continue to be a need in the York area.

In addition, the number of individuals with disabilities is expected to increase due to an increase in life expectancy and aging baby boomers.

#### *Persons with Mental, Physical, and/or Other Developmental Disabilities*

The *County of York Human Services Plan* noted that many of the social service stakeholders feel that there is an ongoing significant unmet need for psychiatry for both adults and children. Two efforts have been introduced to address the issue: 1) a tele-psychiatry program to provide mental health evaluation and to bridge the current gap in mental health services until long-term psychiatric services can be secured, and 2) a Youth and/or Adult Mental Health First Aid Training Curriculum. The First Aid program provided training to six individuals last year, including two York City police officers. Several Youth and Adult Mental Health First Aid Trainings are scheduled in 2014-2015. Those being targeted for training include law enforcement, educational staff, healthcare staff and youth-related support services.

The *County of York Human Services Plan* also stated that the lack of supported or supervised housing options can often be one of the reasons that individuals get stuck in high levels of treatment or end up bouncing from one service to the next. Currently, there are a minimum of 71 duplicated individuals on lists for housing provided through the mental health system.

Mental health issues were identified as a big concern, particularly for the homeless population. In addition, due to the lack of access to programs and services in rural areas of the County, many people who need services fail to access proper mental health counseling. Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

#### *Priorities for Persons with Disabilities*

Not all persons with disabilities require supportive housing; however, those that cannot live with supportive family or need help in basic life activities do require supportive housing and/or services. Individuals with physical disabilities usually require modifications to their living space, including the removal of physical barriers.

### *Persons with Alcohol or other Drug Addictions*

The York/Adams Drug & Alcohol Commission (YADAC) is charged with designing, coordinating and funding a comprehensive and coordinated array of services for the prevention, treatment and rehabilitation of alcohol and other drug abuse and dependency. Services are provided through contracts with licensed treatment providers. YADAC focuses on the following steps to address addiction: intervention, prevention, and treatment. No specific data on the housing needs of non-homeless persons with alcohol or other addictions is available for York. Due to budget cutbacks, pregnant substance abusers have the highest priority. The result has been a waiting list for those seeking addiction treatment services.

Identified emerging trends include heroin and prescription painkiller abuse. As of May 2014, the York County Coroner reported that the number of heroin deaths had already topped the total number of deaths in all of 2013. This trend will likely require additional substance abuse treatment services, including detox and inpatient services.

### *Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking*

No specific data on the housing needs of non-homeless victims of domestic violence, sexual assault and stalking is available for York.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

See above estimates.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Pennsylvania Department of Health maintains a registry of reported cases by county of residence. As of the end of 2013, 1,183 cases of AIDS had been reported in York County since 1980. The Department of Health presumes that there are 752 persons living with AIDS in York County. No data is available for the City of York.

To address HIV/AIDS in the region, the Family Health Council of Central Pennsylvania (FHCCP) funds 11 subcontractor agencies that provide prevention education and interventions, medical, supportive and housing for infected and affected persons and families. Supportive services such as medical case management, transportation and linguistics are also available in the region, as well as financial assistance for health insurance costs and life emergencies.

The following are services provided to persons with HIV/AIDS in the City of York:

AIDS Community Resource Program provides case management services and referrals for persons with HIV/AIDS, and prevention and risk reduction education programs for the community at large.

Caring Together is an HIV care collaborative among York Health Corporation, WellSpan Health System, and "Ordinary People, Extraordinary Needs" (OPEN) of the York Council of Churches. Services include primary medical care, dental care, case management, nurse care management, Spanish translation, prescription drug assistance, housing assistance, referrals to specialty care, counseling, outreach, prevention case management, support groups, transportation assistance, food bank access, nutritional supplements, buddy services, HIV counseling and testing.

In FY 2015, as in years past, the City will provide \$5,000 in CDBG funds to the Bureau of Health to provide outreach, counseling, and testing in order to prevent and reduce risk of HIV/AIDS.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City of York's public facilities needs include the construction, reconstruction, rehabilitation, improvement, enlargement or expansion of the following: Homeless facilities, parks and recreation facilities, youth centers and neighborhood facilities.

### **How were these needs determined?**

Public facilities needs were determined through public meetings and consultation with various community stakeholders, including city government departments and staff, neighborhood groups and human service providers.

### **Describe the jurisdiction's need for Public Improvements:**

York's public improvement needs are many. They include the construction, reconstruction, rehabilitation, improvement, enlargement or expansion of the following: streets, sidewalks, curbs, water/sewer improvements, flood drainage improvements, landscaping, trash and recycling receptacles, streetscapes, et. al. Public improvement needs also include slums and blight removal, historic preservation, and redevelopment/revitalization.

### **How were these needs determined?**

Public facilities needs were determined through public meetings and consultation with various community stakeholders, including city government departments and staff, neighborhood groups and human service providers. Also, the City's Strategic Comprehensive Plan 2030 (November 2009) was consulted.

### **Describe the jurisdiction's need for Public Services:**

The City of York's public service needs are numerous and include the following: homeless services, handicapped services, youth services, transportation services, substance abuse services, domestic violence services, employment training, housing counseling, childcare services, health services, educational services, code enforcement, fair housing activities, public safety, HIV/AIDS testing, English as a Second Language (ESL) classes, and recreation programs.

**How were these needs determined?**

Public facilities needs were determined through public meetings and consultation with various community stakeholders, including city government departments and staff, neighborhood groups and human service providers. Also the City's Strategic Comprehensive Plan 2030 (November 2009) was consulted, as was the Draft 2014-2015 County of York Human Services Plan (June 24, 2014).

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The housing stock in York consists primarily of single-family owner-occupied units with three or more bedrooms. Almost 60% of the housing stock is renter-occupied. The need for more affordable housing, and in particular rental housing, is strong in the community.

### Cost of Housing:

The median home value increased by 10.4% between 2000 and 2012. In addition, the median gross rent rose by 16.9%, reflecting the increased demand for rental units, most likely due to the difficulty households were having in qualifying for a mortgage.

### Lead-Based Paint Hazard:

In 2000, HUD estimated that as many as 6,098 housing units built in York prior to 1970 and occupied by low and moderate income households contained lead-based paint.

### Public and Assisted Housing:

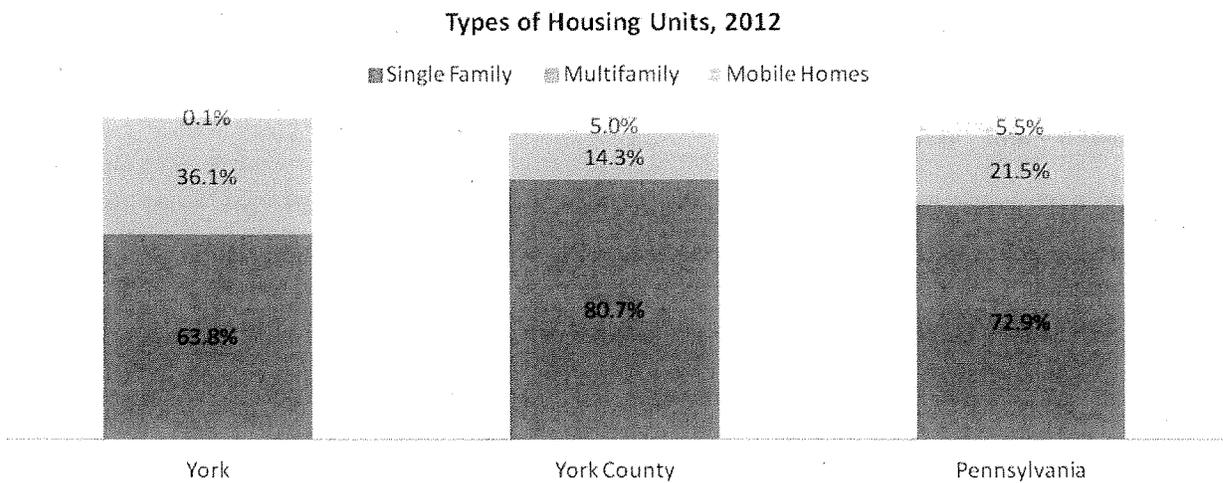
The York County and City Housing Authority (YCCHA) owns and manages 1,373 assisted rental housing units in York County. Over 1,018 of YCCHA's units are in the City.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

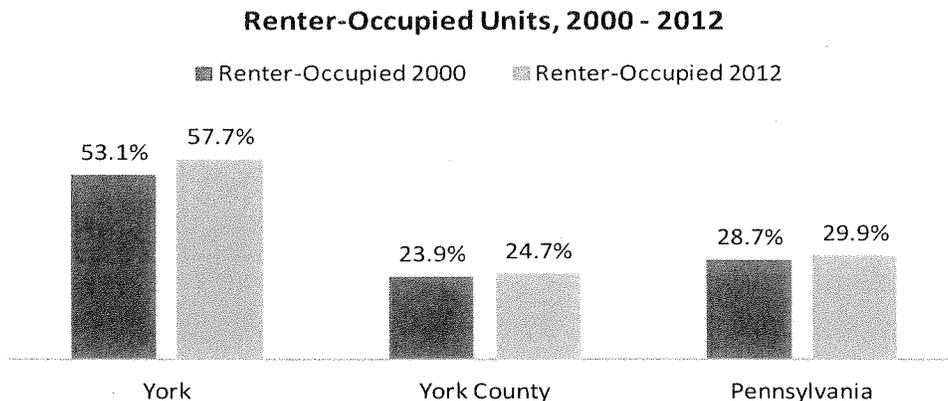
### Introduction

According to the U.S. Census Bureau’s American Community Survey (ACS), in 2012 the City of York had 16,155 occupied housing units, with 57.7% being renter-occupied and 42.3% being owner-occupied. The 2012 ACS also reported 18,532 total housing units (occupied and vacant) in the City of York, which is exactly the same number of units reported in 2000. While the total number of units remained the same, the percentage of renter-occupied units grew by 9% from 2000 to 2012.

The majority (64%) of the units in the City of York are single-family, a much lower rate than York County (81%) and Pennsylvania (73%).



The following chart shows that renter-occupied units in the City of York increased from 2000-2012, while the percentage of renter-occupied units in York County and the state increased at a much slower rate during the same time period.



## All residential properties by number of units

Single-family detached homes increased by 6.5% in the City of York between 2000 and 2012. Meanwhile, the number of housing units in buildings with 2-4 units decreased from 5,001 units in 2000 to 4,261 units in 2012. Alternatively, the number of units in buildings of 20 or more units increased 19.8%, indicating growth in single-family detached units and larger, multi-family unit structures.

The following table on residential properties by unit number was created using 2008-2012 ACS data. The subsequent table was generated by HUD in IDIS.

### Residential Properties by Unit Number (2000-2012)

Property Type	2000	Percent	2012	Percent	% Change
1-unit detached structure	3,441	18.57%	3,663	19.77%	6.45%
1-unit, attached structure	7,961	42.96%	8,156	44.01%	2.45%
2-4 units	5,001	26.99%	4,261	22.99%	-14.80%
5-19 units	1,035	5.58%	1,191	6.43%	15.07%
20 or more units	1,031	5.56%	1,236	6.67%	19.88%
Mobile Home, boat, RV, van, etc.	63	0.34%	25	0.13%	-60.32%
<b>Total</b>	<b>18,532</b>	<b>100%</b>	<b>18,532</b>	<b>100%</b>	<b>0.00%</b>

Data Source: 2000 U.S. Census, 2008-2012 ACS

### Table 26 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	3,675	20%
1-unit, attached structure	8,033	43%
2-4 units	4,523	24%
5-19 units	1,149	6%
20 or more units	1,155	6%
Mobile Home, boat, RV, van, etc	16	0%
<b>Total</b>	<b>18,551</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

## Unit Size by Tenure

The vast majority (79%) of the City of York's owner-occupied units have three or more bedrooms while just 37% of its renter-occupied units have three or more bedrooms.

	Owners		Renters	
	Number	%	Number	%
No bedroom	34	0%	412	5%
1 bedroom	249	4%	2,469	28%
2 bedrooms	1,175	17%	2,804	31%
3 or more bedrooms	5,589	79%	3,291	37%
<b>Total</b>	<b>7,047</b>	<b>100%</b>	<b>8,976</b>	<b>101%</b>

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

## Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In addition to public housing authority units, the Pennsylvania Housing Finance Agency's Inventory of Assisted Rental Housing identifies 1,374 other rental housing units in the City of York available for low-income households that are assisted by local, state, or federally funded programs. The other assisted rental housing includes 538 units (39.2 percent) for the elderly, 693 units (50.4 percent) for family households, and 143 units (10.4 percent) that are accessible. The following table provides a summary of the other assisted rental housing in the City of York by unit type.

Development	Total Units	Units		
		Elderly	Family/General	Accessible
Cable House	83	0	53	30
Delphia House	103	93	0	10
Dutch Kitchen (SRO)	59	0	59	0
George Street Project	36	0	36	0
George Street Commons	28	0	28	0
Homes at Thackston Park	39	0	39	0
Hudson Park Towers	70	0	64	6
King Street Apartments	6	0	6	0
Kingston House	78	70	0	8
Liberty Apartments	6	0	6	0
Park View at Tyler Run	80	59	0	21
Parkside Townhomes	82	0	82	0
Penn Apartments	7	0	0	7
Pullman Apartments	22	20	0	2
Pullman Building	22	20	0	2
Shady Oak Apartments	35	0	27	8
Southeast Neighborhood Rehab	19	0	19	0
Stonewood Village	144	0	144	0
Wyndamere Apartments	65	0	62	3
York NSA	73	0	68	5
Bell House	20	0	0	20
Cloverfield Kingston House	102	81	0	21
York Towne House	195	195	0	0
Total:	1,374	538	693	143

None of the above listed Other Assisted Rental Housing units in the City of York are expected to be removed from the pool of affordable housing units for low income households over the next five years.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

N/A. No units are expected to be lost.

**Does the availability of housing units meet the needs of the population?**

The limited number of affordable units for both low- and moderate- income households continues to be a large gap in the housing market.

**Describe the need for specific types of housing:**

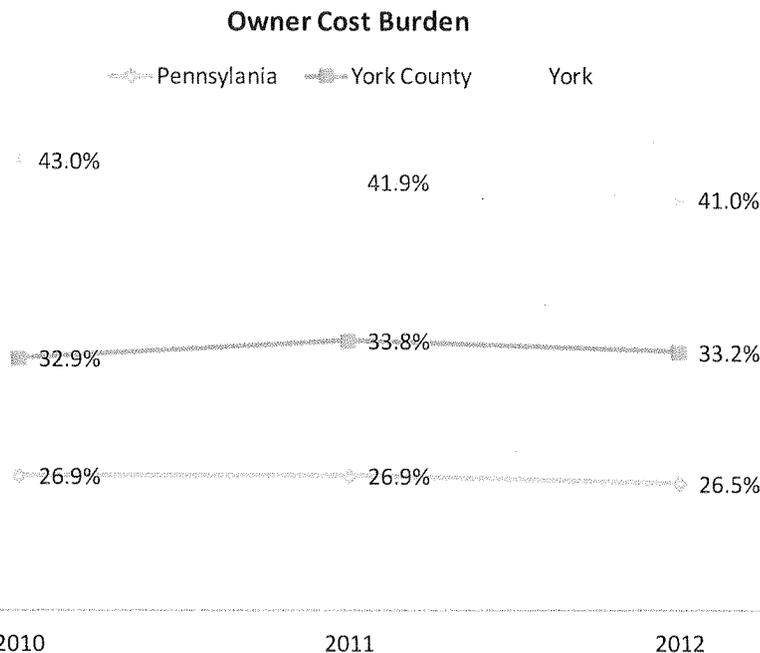
The need for more affordable housing, and in particular rental housing, is strong in the City. Townhouses in particular appear to be a housing type in demand.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

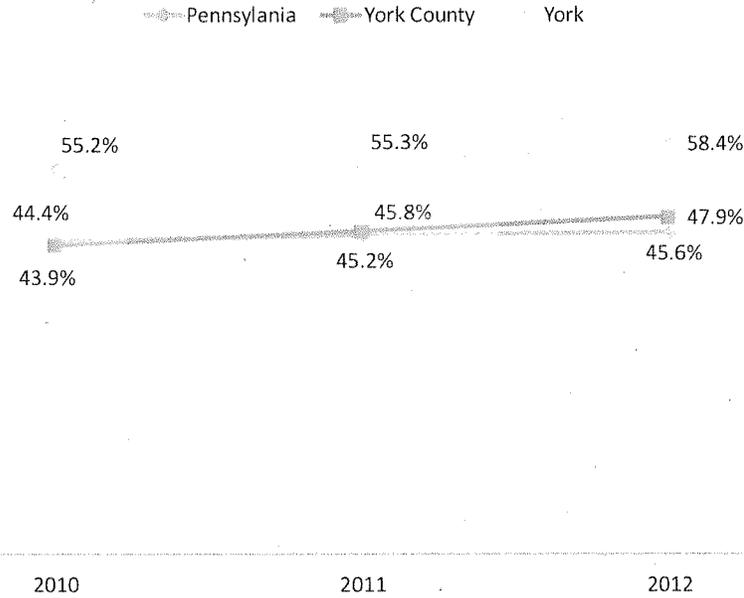
The median home value in the City of York increased 10.5% between 2000 and 2012, even with the decline in the housing market from 2008-2010. In addition, the median gross rent rose by 16.9%, reflecting the increased demand for rental units, likely due to a combination of the difficulty households were having in qualifying for a mortgage and the fallout from the rise in foreclosures.

Another gauge of housing cost in the City is the number of cost burdened households. Cost-burdened households are households that pay 30% or more of their income on housing costs. Data from the 2012 ACS reveals an increasing cost burden for renter-occupied households in the City. The percent of cost-burdened owner-households has declined slightly, from 43% in 2010 to 41% in 2012, a rate much higher than the rates for York County and the state.



For City renter-households, the rate of cost burden in 2012 (58.4%) was higher than it was in 2010 (55.2%) and remains well above the rate for both York County and the state.

### Renter Cost Burden



Median gross rent (adjusted for inflation) has risen at a much faster rate than median home value. Median gross rent rose 16.9% between 2000 and 2012 compared to a 10.5% increase in the median home value.

### Cost of Housing

	Base Year: 2000 (in 2012 Dollars)	Most Recent Year: 2012	% Change
Median Home Value	\$75,331	\$83,300	10.5%
Median Gross Rent	\$585	\$684	16.9%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,237	47.2%
\$500-999	4,438	49.5%
\$1,000-1,499	243	2.7%
\$1,500-1,999	28	0.3%
\$2,000 or more	30	0.3%
<b>Total</b>	<b>8,976</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The number of rental properties available for households below 30% of HUD-adjusted Median Family Income (HAMFI), 1,295, is less than 10% of the rental units available. The scarcity of rental units for such extremely low-income households underscores the City's need for affordable rental units.

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,295	No Data
50% HAMFI	4,650	1,660
80% HAMFI	7,670	3,455
100% HAMFI	No Data	4,650
<b>Total</b>	<b>13,615</b>	<b>9,765</b>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	489	620	822	1,062	1,134
High HOME Rent	489	620	822	1,062	1,134
Low HOME Rent	489	620	801	925	1,032

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

The National Low Income Housing Coalition (NLIHC) provides annual information on the Fair Market Rent (FMR) and affordability of rental housing in counties and cities in the U.S. For 2014, data was available only for York County, not the City of York.

In York County, the FMR for a two-bedroom apartment is \$836. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn \$2,787 monthly, or \$33,440 annually. Assuming a 40-hour work week, 52 weeks per year, this translates into a minimum “Affordable Housing Wage” of \$16.08/hour.

In York County, a minimum-wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 89 hours per week, 52 weeks per year. The NLIHC estimates that 51% of York County renters are currently unable to afford the two-bedroom FMR.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

As noted in the above analysis, from 2000 to 2012, York's median home values increased 10.5% and median gross rent increased 16.9%. The continued high price of both owner-occupied and rental housing reduces the ability of low-income households to find affordable housing. In addition, there are a high number of owner-occupied and renter-occupied households that are cost burdened. Also, the inventory of affordable rental units significantly decreased at the same time that rental rates increased. All of these factors make it likely that housing affordability will continue to be an issue for City of York residents over the next five years.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The fair market rent is equivalent to the HOME Rents/FMR for most of the zero to one bedroom units, and comparable to the two bedroom HOME Rent/FMR. This reflects the need for more affordable housing units. Preserving affordable housing is an ongoing goal of the City. Developing additional units of affordable housing, particularly rental housing for families, continues to be a goal.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The following data provides an overview on the condition of housing in the City of York.

### Definitions

The following definitions apply to residential buildings in the City of York:

- 1) Substandard Condition- Residential property that is not up to the local building or housing code.
- 2) Substandard Condition but Suitable for Rehabilitation- Residential property that is not up to the local building or housing code, but could be brought up to code for less than 50% of the property replacement costs.

### Condition of Units

The table below shows the number of housing units, by tenure, based on the number of selected conditions or characteristics the unit has. Selected conditions are similar to housing problems reported in the Needs Assessment section of this Consolidated Plan and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. The table also includes the calculations for the percentage of total units in each category.

Renter-occupied units have a higher percentage of units with a substandard condition than owner-occupied units; however, 63% of owner-occupied units and 46% of renter-occupied units have no substandard conditions.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,619	37%	4,527	50%
With two selected Conditions	18	0%	316	4%
With three selected Conditions	0	0%	16	0%
With four selected Conditions	0	0%	32	0%
No selected Conditions	4,410	63%	4,085	46%
<b>Total</b>	<b>7,047</b>	<b>100%</b>	<b>8,976</b>	<b>100%</b>

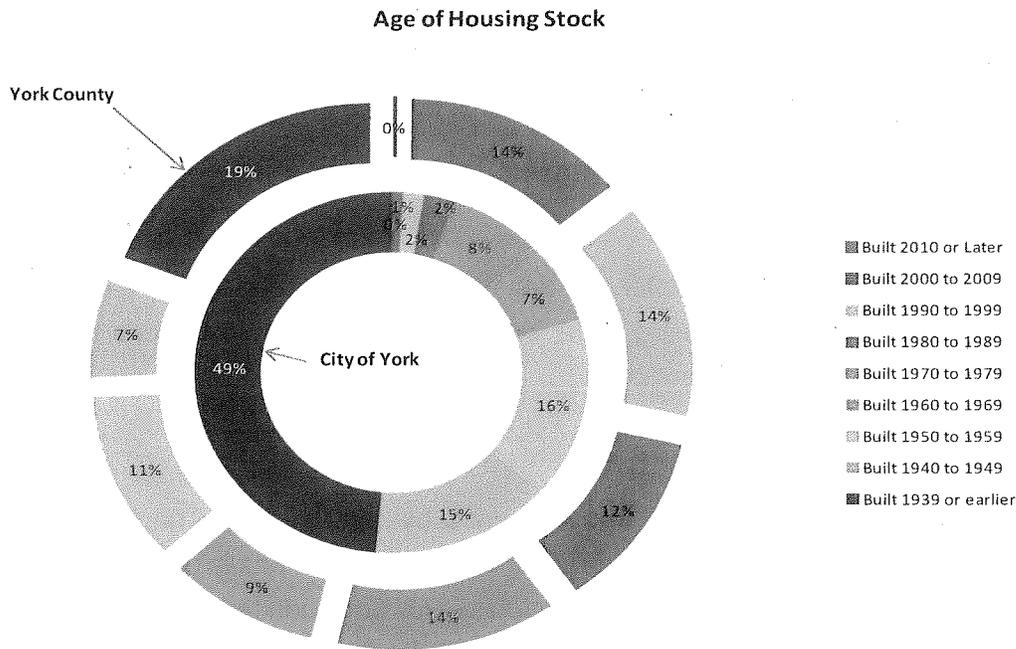
Table 33 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

The housing stock in the City of York is much older than the housing stock in York County as a whole, with over 49% of the City's units built before 1939, compared to only 19% for York

County.



Most of the owner-occupied and renter-occupied units in the City were constructed before 1950. However, since 1980, more renter-occupied units have been built in the City than owner-occupied units. Although the number of renter-occupied housing units built before 1950 (4,713) is slightly more than the owner-occupied units built before 1950 (4,671), the percentage of the owner-occupied units built before 1950 (66%) is much higher than for renter-occupied units (53%). This data further underscores the age of the City’s housing stock and the need for residential rehabilitation.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	73	1%	97	1%
1980-1999	241	3%	667	7%
1950-1979	2,062	29%	3,499	39%
Before 1950	4,671	66%	4,713	53%
<b>Total</b>	<b>7,047</b>	<b>99%</b>	<b>8,976</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

HUD has made the elimination of housing units containing lead-based paint a priority. The

poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all pre-schoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

Using data provided by HUD, it is possible to approximate the number of housing units that may contain lead-based paint and are occupied by low/moderate income (LMI) households. The significance of this data is that LMI owner households who are cost-burdened may not have the resources to abate lead-based paint in their homes. LMI renter households may not even be aware that their leased units contain lead-based paint, or they may be hesitant to ask their landlord to abate the problem for fear of being evicted or having their rent increased. The following tables provide an estimate of the number of housing units in the City of York that may contain lead-based paint by income level of households. This data is matched against the number of units built before 1970 to estimate the number of units that potentially contain lead-based paint.

Housing Units by Affordability	Renter-Occupied Units	Owner-Occupied Units	Total Units
<b>0%-&lt;30% of MFI</b>			
Occupied Units	2,335	N/A	2,335
Built Prior to 1970	1,595	N/A	1,595
<b>Estimated # of Units w/Lead-based Paint</b>	<b>1,196</b>	<b>N/A</b>	<b>1,196</b>
<b>&gt;30%-&lt;=50% of MFI</b>			
Occupied Units	5,200	6,189	11,389
Built Prior to 1970	4,732	5,948	10,680
<b>Estimated # of Units w/Lead-based Paint</b>	<b>3,549</b>	<b>4,461</b>	<b>8,010</b>
<b>&gt;50%-&lt;=80% of MFI</b>			
Occupied Units	945	1,056	2,001
Built Prior to 1970	740	1,008	1,748
<b>Estimated # of Units w/Lead-based Paint</b>	<b>555</b>	<b>756</b>	<b>1,311</b>
<b>Total Estimated Lead-Based Paint Units</b>	<b>5,300</b>	<b>5,217</b>	<b>10,517</b>

Note: HUD CHAS data is not available for housing units built from 1970-1978.

Source: U.S. Census Bureau; U.S. Department of HUD, SOCDs Data

As noted in the above table, HUD estimates that there are a total of 10,517 units in the City of

York that contain lead-based paint and are occupied by LMI renter and owner households.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The following HUD IDIS-generated table provides data on owner-occupied and renter-occupied units built before 1980 with children present. The data is not available by income category. As the table indicates, children in the City’s renter-occupied units are much more likely to be impacted by lead-based paint hazards than children in owner-occupied units.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,733	96%	8,212	91%
Housing Units built before 1980 with children present	4	0%	230	3%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

The following data on vacant units was provided by the City of York.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	279	N/A	279
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	886 (county-wide)	N/A	886
Abandoned REO Properties	N/A	N/A	N/A

**Table 36 - Vacant Units**

### Need for Owner and Rental Rehabilitation

The following are the City of York’s housing priorities:

- Increase homeownership
- Improve the quality of housing
- Improve the value of housing
- Increase housing affordability for all income levels
- Create programs and policies consistent with the York County’s Housing Plan

Given that almost half of the housing units in the City were constructed before 1939 (compared to only 19% in York County), there is an ongoing need for rehabilitation of owner-occupied and renter-occupied units. The City will continue to use CDBG funds to acquire and demolish

substandard units and will use HOME funds to rehabilitate renter-occupied housing units through Crispus Attucks.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

A total of 10,517 housing units in the City of York are estimated to contain lead-based paint and to be occupied by LMI renter and owner households.

**MA-25 Public and Assisted Housing – 91.210(b)**

**Introduction**

**Totals Number of Units**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total	Vouchers			Special Purpose Voucher
					Project-based	Tenant-based	Disabled *	
# of units vouchers available	0	96	1,092	1,460	43	1,417	148	0
# of accessible units								

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

The following is an inventory of public housing developments in the City of York provided by the York Housing Authority:

Development name	# elderly units	# family units	# bedrooms				
			0	1	2	3	4+
CODORUS (22-1)	0	48	0	0	26	18	4
CODORUS (22-5A)	0	12	0	0	0	0	12
WELLINGTON (22-2)	4	68	0	4	38	20	10
SCATTERED SITES (22-2)	0	17	0	0	8	9	0
PARKWAY (22-3)	0	188	0	16	98	55	18
PARKWAY (22-4)	8	58	0	8	20	22	16
BROAD PARK MANOR (22-5B)	280	0	138	142	0	0	0
BROAD PARK – COTTAGES (22-4)	16	0	16	0	0	0	0

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

**Public Housing Condition**

Development	Number of Units	Inspection Score
Codorus Homes	60	88
Wellington	72	90
Parkway Homes	254	81
Broad Park Manor	280	92
Scattered Sites	17	93

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The York Housing Authority describes the restoration and revitalization needs of its units in the City of York as follows:

<b>Development name</b>	<b>Overall condition of housing stock at this development:</b>	<b>Strategy planned:</b>
Broad Park Manor	Good	No action needed
Codorus Homes	Fair	Minor rehab
Parkway Homes	Good	No action needed
City Scattered Sites	Good	Minor rehab
Wellington	Good	No action needed

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The York Housing Authority will enter into a \$4 million Energy Performance Contract for water, electric and gas improvements at all public housing units.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

This section of the Consolidated Plan lists and describes housing facilities and services available to meet the needs of the homeless population in York County. City-specific data is not available, but most of York County's housing, facilities and services for the homeless population are located in the City of York.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	101	6	79	12	0
Households with Only Adults	85	12	74	171	0
Chronically Homeless Households	0	0	0	18	0
Veterans	0	0	7	23	10
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

York County has three primary resources for connecting homeless persons with services.

The first is the County's newly revised 2-1-1 system. Previously called FIRST (Free Information and Referral Service Teleline), this toll-free hotline used to be limited to York County only. The database used by FIRST included non-profit agencies, human services providers, governmental programs, clubs, organizations and support groups, and faith-based charities that serve York County. Agency personnel and citizens seeking specific types of help could call the toll-free number and get a list of agencies that provide the service they were seeking. FIRST also maintained a website of the database that was searchable by need, service, and key word.

In 2013, the FIRST system became 2-1-1, and as a result, also became part of a more regional telephone information system. The system now contains information on not just York County, but surrounding areas such as Dauphin County, Adams County, and Lancaster County. This expansion has also provided extended hours when customer service representatives are available to answer the 2-1-1 line and provide information on services in these areas.

The second resource for connecting homeless with services is the non-profit agency Community Progress Council (CPC). This agency provides many services, and among them is a Homeless Case Management program. Homeless individuals and families can work with CPC to determine what their needs are, and determine which agencies and organizations in York County can best serve those needs. For many years CPC has acted as York County's clearing house for interviewing homeless clients and determining their needs.

The third resource is York County's homeless housing providers. Many of the housing providers who provide emergency, transitional, and permanent housing to homeless individuals and families in York also provide case management services. These services can assist an individual or family in obtaining housing, education, employment, health care, or other services as identified by a case manager. Typically, these housing providers supply the housing and work with organizations (listed in the Facilities section of this plan) to provide other necessary services to stabilize this population.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Facilities to assist the homeless population are located throughout York County, with the highest concentration of services located in York City. The following presents the inventory of service providers dedicated to assisting the homeless.

#### Adult Education:

York County has 13 organizations that provide a variety of assistance in adult education – from learning how to read, to getting a G.E.D., or learning a skill that can be used in the workplace. These services are widely distributed around the County and include Adult Learning Center, Crispus Attucks, Even Start, Immigration & Refugee Services, Job Corp, Literacy Council (Hanover & York), South Central Employment Corporation, York Spanish American Center, and Youthbuild Charter School.

#### Child Care:

For those seeking assistance with child care, York County has five organizations that provide subsidies for assistance in paying for child care while adults work. These services are centered in York City.

#### Employment:

York County has at least 15 organizations that provide assistance with employment. These range from temporary work agencies to skill-building organizations, and to the local Pennsylvania CareerLink office.

#### Food:

York County contains three bricks-and-mortar soup kitchens (two of which are in York City), and three organizations that do street feedings from food trucks for the homeless and low-income. These programs are centered around York City and the surrounding area. York County also maintains a Food Pantry Clearinghouse telephone number that helps connect individuals with the 32 county-wide food pantries. The Clearinghouse works to determine which food pantry is closest to the individual or family's current living situation to lessen the burden of travel. Finally, York County has one local food bank and an additional food bank from a neighboring county (Dauphin) that help keep the 32 food pantries stocked with goods.

#### Health Counseling:

York County has 34 unique programs that provide a variety of counseling on health, general counseling, mental health, substance abuse, and specialized counseling for children, or those with HIV/AIDS. The County's inventory of health counseling facilities includes the following, most of which are located in the City of York: Eastside Health Center, Family First Health,

Hannah-Penn Family Health Center, Health South Rehabilitation Hospital, Healthy York County Coalition, Memorial Hospital, PA Department of Health, York City Bureau of Health, York Health Corporation, York Hospital, and York Hospital Community Health Center.

Counseling/Treatment: Catholic Charities, Family Services, Family-Child Resources, Inc., Jewish Family Services, York Guidance Center, York County Children, Youth, & Families, TrueNorth Wellness. Mental Health: Behavioral Health Services, Bell Socialization Services, Inc., Crisis Intervention, York/Adams MH-IDD. Mental Health/ Drug and Alcohol: Adult Outpatient MH and Substance Abuse Services, Crisis Intervention (York and Hanover), Susquehanna Counseling and Education Services, TrueNorth Wellness. Drug/Alcohol: Stepping Stone Counseling and Education Services, York County Drug & Alcohol Commission.

Health Outreach:

York County maintains 16 health outreach centers where homeless and low income citizens can receive medical services, medications, and other assistance. These locations are spread out around the county, and include the following centers located in York City: Eastside Health Center, Family First Health and York Hospital Community Health Center. The role of these outreach centers and the services they offer continue to evolve as the Affordable Care Act is implemented.

Rental/Mortgage Assistance:

For those homeless or low-income citizens who are seeking to obtain rental housing or to purchase a home, York County has seven programs that assist with education on home purchase, or to assist with rental payments or down payments..The following entities located in York City provide rental and mortgage assistance – Community Progress Council, First Presbyterian Church, St. Matthew Lutheran Church, and York County Assistance Office.

Transportation:

York County's major public transportation provider, rabbitransit, covers the majority of the county with a variety of bus services. In addition, York County has four taxi companies that are widely used, chiefly in and around York City.

Soup Kitchens:

There are two soup kitchens in York City - Our Daily Bread and the York Union Rescue Mission.

Street Feedings:

There are three organizations that operate street feeding trucks in and around York City — Compassion York, York's Helping Hand, and the Salvation Army.

### Food Pantry Referrals:

York County has a one-stop Food Pantry Clearinghouse telephone number that individuals can call to locate the closest food pantry.

There are 32 food pantries in York County, most of which are located in York City. These pantries are Redland Food Ministry, New Hope Ministries – Hanover, New Hope Ministries – Dillsburg, York Benevolent Association, Catholic Harvest Food Pantry, Harvest of Hope, Southern Community Services, St. Matthew Food Pantry, Emmanuel UMC of Windsor, Christ Lutheran Church of Spry, Dover Area Food Bank, Emmanuel Food Pantry, Grace Lutheran Church, Mason Dixon Community Services, Northeast Neighborhood Association, Northeastern Food Pantry, Red Lion Area Community Services, Inc., Salvation Army – York, St. Jacobs Lutheran Food Pantry, St. Paul’s Lutheran Church – York, Susquehanna Senior Center, West End Local Link (W.E.L.L.), Bethlehem Stonepile UMC, First Moravian Food Pantry, Hanover Council of Churches, YWCA/ACCESS York, Bell Family Shelter, Our Daily Bread, YWCA/ACCESS York Stillwaters – Hanover, White Rose Senior Center, City Church of the Nazarene, and Temple Baptist

### Employment:

AHEDD, The ARC of York County, Area Agency on Aging, Community Progress Council, Crispus Attucks, New Choices/ New Options Career Development Center, OVR (Office of Vocational Training), Penn Employment Services, South Central Employment Corporation, TRAIN (Arbor Career Center), Team Pennsylvania Career Link.

### Child Care:

Child Care Works Helpline, Child Care Consultants, Inc., Crispus Attucks Early Learning Center, Head Start of York County, YWCA of York Early Learning Center.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Cited needs include home repair and maintenance for the elderly, in-home assistance for the elderly and disabled, in-patient drug and alcohol treatment, accessibility improvements, housing for the mentally disabled, and affordable housing for all sub-populations.

The City of York will consider requests from provider agencies of permanent supportive housing, particularly those that show results-oriented projects that address a gap identified by the Continuum of Care. The City will also consider providing certifications of consistency for HUD and other funders as required, to expand housing choice and assist the homeless to make the transition to permanent housing.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

#### *Elderly and Frail Elderly*

As discussed in NA-45 Non-Homeless Special Needs Assessment, the County continues to support an “Adult Service-Homemaker Services” program to provide home-based services to avoid costly nursing home placements.

For seniors, housing maintenance was identified as a key issue. Representatives from organizations that work with seniors, such as the Program for Aging Services (PAS), based in York, stated that many seniors would like to age in place.

#### *Persons with Mental, Physical, and/or Other Developmental Disabilities*

The *County of York Human Services Plan* states that the lack of supported or supervised housing options can often be one of the reasons that individuals get stuck in high levels of treatment or end up bouncing from one service to the next. Currently, there are a minimum of 71 duplicated individuals on lists for housing provided through the mental health system.

Mental health issues were identified as a big concern, particularly for the homeless population. In addition, due to the lack of access to programs and services in rural areas of the County, many people who need services fail to access proper mental health counseling. Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and

major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

#### *Priorities for Persons with Disabilities*

Not all persons with disabilities require supportive housing; however, those that cannot live with supportive family or need help in basic life activities do require supportive housing and/or services. Individuals with physical disabilities usually require modifications to their living space, including the removal of physical barriers.

#### *Persons with Alcohol or other Drug Addictions*

No specific data on the housing needs of persons with alcohol or other drug addictions is available for York. Due to budget cutbacks, there is a waiting list for those seeking addiction treatment services. Pregnant substance abusers have the highest priority for services.

#### *Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking*

No specific data on the housing needs of non-homeless victims of domestic violence, sexual assault and stalking is available for York.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

York County closely follows several Pennsylvania-state mandated policies in regards to discharge from a variety of institutions, including foster care, health care facilities, mental health facilities and corrections programs and institutions. The following protocols identify the initial steps that prevent those exiting these programs and places from becoming homeless.

**Health Care/Hospital Discharge Protocol:** York County follows the Pennsylvania-state mandated laws regarding discharge from health care facilities/hospitals. Pennsylvania Hospitals must have written discharge policies meeting requirements of Federal Conditions for Participation in Medicare upon available resources and supports. York County's Continuum of Care stays current on hospital policies regarding discharge of homeless patients and on 'super utilizer' projects that work with clients with multiple, chronic needs to stabilize them and avert homelessness and emergency room visits. All three York hospitals (York, Memorial, and Hanover) have patients meet with a social worker to assess needs, develop a discharge plan, assess psycho-social issues and screen for homelessness. All hospitals arrange for case management when needed and referrals for primary care upon discharge from the facility. Hospitals assist in the Medical Assistance (MA) application process and give information on subsidized housing. Contact with assisted living/nursing social workers is made when needed.

**Mental Health Facility Discharge Protocol:** York County follows the Pennsylvania-state mandated policies on discharge from a mental health facility – also referred to as a ‘state hospital.’ Discharge from a state hospital cannot occur unless housing, treatment, case management and rehabilitation services are in place at the county level. The goal of Office of Mental Health and Substance Abuse Services (OMHSAS) is that individuals be engaged and supported in identifying and moved into the most integrated housing of their choice in the community. York/Adams Mental Health (MH)/Intellectual and Developmental Disabilities (IDD) Programs have housing options available to individuals discharged with serious and persistent mental illness facing homelessness. Case management works with the consumer to identify the level of support needed; makes referrals to agencies providing the service and links the consumer to supportive services locally. York County MH Program uses housing caseworkers to assist consumers in locating affordable permanent housing. If a consumer with mental illness is facing homelessness and no permanent housing option can be identified, York County MH has respite care beds that case managers can access.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of York will support HIV testing and counseling services for high risk populations. The City’s commitment of \$5,000 in CDBG funds will assist in providing testing for 100 individuals.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See response to prior question.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of York conducted an Analysis of Impediments to Fair Housing Choice (AI) in 2009. One of the AI findings was that affordable housing developers and stakeholders in the City identified several impediments to the development of affordable housing and operation of housing programs in the City of York. These impediments were lack of coordination in the code enforcement process, inconsistency in review and lack of enforcement by the York Historic Architectural Review Board, an inefficient and arbitrary zoning permitting process, and a backed-up City licensing procedure.

To address these issues, the AI's Fair Housing Action Plan proposed additional discussion between various City departments and affordable housing stakeholders to determine the magnitude of each identified barrier and to make decisions on how to address each issue.

Since the adoption of the AI, the City's code enforcement process has improved. Staff of the City's Permits, Planning and Zoning Department, and the fire department cooperate in the property inspection process and all other code-related matters. The two departments jointly perform all required certificate of occupancy and certificate of compliance inspections and do not require a separate licensing inspection for each certificate.

The City's zoning permitting process has also improved and has become more consistent and efficient. The City intends to continue improving the process even more by having the zoning officer and city planner work together to further streamline the process.

A number of stakeholders interviewed during the Consolidated Plan process cited the City's high property tax rate as a disincentive for housing development and residential investment in the City.

# MA-45 Non-Housing Community Development Assets – 91.215 (f)

## Introduction

## Economic Development Market Analysis

## Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	54	37	0	0	0
Arts, Entertainment, Accommodations	1,402	1,368	11	6	-5
Construction	498	1,023	4	4	1
Education and Health Care Services	2,699	8,176	21	36	15
Finance, Insurance, and Real Estate	469	636	4	3	-1
Information	182	639	1	3	1
Manufacturing	2,674	3,857	21	17	-4
Other Services	461	1,014	4	4	1
Professional, Scientific, Management Services	933	2,413	7	11	3
Public Administration	10	0	0	0	0
Retail Trade	1,212	1,243	9	5	-4
Transportation and Warehousing	652	386	5	2	-3
Wholesale Trade	517	808	4	4	0
Total	11,763	21,600	--	--	--

**Table 39 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	20,269
Civilian Employed Population 16 years and over	16,444
Unemployment Rate	18.87
Unemployment Rate for Ages 16-24	38.46
Unemployment Rate for Ages 25-65	11.73

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,765
Farming, fisheries and forestry occupations	859
Service	2,858
Sales and office	3,787
Construction, extraction, maintenance and repair	1,263
Production, transportation and material moving	1,700

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,010	77%
30-59 Minutes	2,609	17%
60 or More Minutes	971	6%
<b>Total</b>	<b>15,590</b>	<b>100%</b>

Table 42 - Travel Time

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,058	752	2,427
High school graduate (includes equivalency)	5,661	1,259	2,817
Some college or Associate's degree	3,067	408	773

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	1,677	97	449

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	155	241	634	782	623
9th to 12th grade, no diploma	1,000	1,303	921	1,356	894
High school graduate, GED, or alternative	2,121	2,910	2,537	4,290	1,733
Some college, no degree	2,245	876	770	1,079	386
Associate's degree	204	643	222	667	59
Bachelor's degree	254	465	480	660	206
Graduate or professional degree	25	167	211	240	140

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,065
High school graduate (includes equivalency)	23,226
Some college or Associate's degree	28,534
Bachelor's degree	31,434
Graduate or professional degree	53,750

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors within the City of York and their shares of the jurisdiction's jobs are Education and Health Care Services (38%), Manufacturing (18%) and Professional, Scientific, Management Services (11%).

**Describe the workforce and infrastructure needs of the business community:**

According to the updated York County Economic Development Plan, York County needs to develop and sustain a workforce that includes: younger workers to replace retirees, skilled and educated workers to fill gaps in manufacturing and research and development for the renewable energy and bio-medical industries, and workers to fill critical shortages (e.g. nurses in the health care sector).

In addition to the general infrastructure needs of the City of York (e.g., roads, bridges, water and sewer lines, etc.), the business community needs continual updates and improvements of the electronic infrastructure (e.g., fiber-optic cables) required by innovative and cutting-edge industries.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

In the City of York Strategic Comprehensive Plan 2030 (2009), one of the recommended economic development initiatives was the redevelopment of the Northwest Triangle, an underutilized 6-acre brownfield site located northwest of the downtown. This \$50 M redevelopment project is expected to create about 350 jobs, 137,650 sq. ft. of new and rehabilitated commercial space and 85-125 market rate owner-occupied townhouses. Some demolition needed to implement this redevelopment project has already occurred.

A portion of the Northwest Triangle, bound by West Market Street, the Codorus Creek and North George Street (dubbed the “North Bend Opportunity Area”) is the focus for action of Moving Plans into Action — a coalition of York-area private and public sector entities striving to implement the action steps identified in a variety of community-based plans that have been developed over the last decade.

If the proposed redevelopment of these areas occurs, it may entail securing private and public sector coordination and collaboration regarding workforce training and development to meet the needs of new, expanded or relocated businesses, garnering support required to facilitate mixed-use development, and providing amenities needed to create the desired physical environment.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As previously noted, York County needs to develop and sustain a workforce that includes: younger workers to replace retirees, skilled and educated workers to fill gaps in manufacturing and research and development for the renewable energy and bio-medical industries, and

workers to fill critical shortages (e.g. nurses in the health care sector). The York County Economic Development Plan also calls for the creation of a public education advisory group to advocate for the integration of science, technology, engineering and mathematics (STEM) education to help prepare students for careers in innovative fields.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

York County is one of eight counties covered by the South Central Workforce Investment Board (SCWIB). The SCWIB collaborates with private sector partners to provide training, education and employment opportunities. Through the On-the-Job Training Program, the SCWIB compensates employers for teaching new employees the job-specific skills that the employer needs. To assist clients with obtaining employment, the SCWIB offers typing and computer training.

Penn State – York Campus offers an array of continuing education opportunities to adults. It also offers training and organizational development expertise to area businesses, including on-site instruction and practical on-the-job customized training. The workforce training initiatives provided by the SCWIB and Penn State – York will help reduce unemployment, increase the incomes of City residents (thereby making housing more affordable), and decrease the number of low/moderate-income residents in the City.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of York's economic development efforts are part of the York County Economic Development Plan that was adopted in 2009 and is reviewed annually. The Plan has the following six strategy categories with implementation actions for each category:

1. Workforce development;
2. Growth area;
3. Rural area;
4. Downtown revitalization;

5. Incentives and economic development; and

6. Tourism promotion.

In addition to the aforementioned workforce development strategy, the York County Economic Development Plan contains a downtown revitalization strategy that impacts economic growth in the City of York. Elements of this strategy to attract businesses, customers and residents to downtown York include the following:

1. Designate a staff position within the York County Economic Alliance (YCEA) to serve as a downtown advocate.
2. Maintain a targeted list of incentives and resources available for downtown projects.
3. Assist business groups in determining the best organizational structure to implement downtown initiatives.
4. Collaborate with YCEA staff, Downtown, Inc. and other parties to provide sample municipal ordinances to address downtown issues, e.g., zoning codes, design guidelines, signage ordinances, etc.
5. Encourage public sector/private sector partnerships to identify downtown marketing niches/themes and revitalization strategies.
6. Continue to partner with Downtown Inc. on the Moving Plans into Action initiative.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The City defines areas of concentration as areas where 25% or more of the units in a census tract are in substandard condition. The areas with multiple housing problems in the City of York tend to be located on West and East King Street and Pershing Avenue. The following data by census tract is based on housing quality indicators (selected conditions)\* from the 2012 American Community Survey (ACS):

For only owner-occupied units, Census Tracts 5 and 13 had higher percentages of units with at least one selected housing condition, 47.5% and 54.9% respectively than the City's overall rate (36.3%).

For only renter-occupied units, Census Tracts 3 (65.8%), 6 (58.1%), 9 (68.5%), 10 (75.3%), 15 (56.1%) and 103 (59.8%) had higher percentages of units with at least one selected condition than the City's overall rate (56.3%).

For the City of York overall, Census Tracts 1, 4, 7, 11 and 12 had select conditions above the City's rate for both owner-occupied (36.3%) and renter-occupied units (56.3%). The table below breaks down the percentages.

Census Tract	Owner-occupied	Renter-occupied
1	42%	57.7%
4	41.2%	53.8%
7	50.6%	66.5%
11	39.8%	65.2%
12	46.7%	58.7%

\*Selected conditions are similar to housing problems in the Needs Assessment Section of this Consolidated Plan and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

The map on the following page shows the selected physical and financial conditions by census tract.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

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

In 2012 in the City of York, minorities comprised 45.5% of the population. Therefore, an area of minority concentration includes the census tracts where the percentage of minority persons is 55.5% or higher. There were two census tracts where the 55.5 % threshold was met:

- Census Tract 10: 74.2%
- Census Tract 11: 58%.

In 2012 in the City of York, persons of Hispanic origin comprised 27.4% of the population. Therefore, an area of ethnic concentration includes census tracts where the percentage of Hispanics is 37.4% or higher. There were five census tracts where the 37.4% threshold was met:

- Census Tract 1: 44.4%
- Census Tract 7: 51.6%
- Census Tract 11: 38.8%
- Census Tract 12: 45.8%
- Census Tract 16: 37.9%

See Areas of Minority and/or Ethnic Concentration Map in the NA Needs Assessment Section of this Consolidated Plan.

HUD defines low-and moderate-income concentrations as areas where at least 51% of the households have incomes that are less than 80% of the HUD-adjusted Median Family Income (HAMFI). Virtually all of the City of York meets this definition. Only parts of Census Tracts 3, 13 and 14 have areas that are not areas of low-and moderate-income concentrations.

See Areas of Low-and Moderate-Income (LMI) Map in the NA-Needs Assessment section of this Consolidated Plan.

**What are the characteristics of the market in these areas/neighborhoods?**

The housing market is spotty in some of the neighborhoods. While some of the areas have experienced an increase in housing demand and housing prices, these tend to be concentrated in small pockets close to locations of recent investment, including the new stadium and restaurants on the north side of town.

**Are there any community assets in these areas/neighborhoods?**

The City has strong neighborhood groups and involved residents in these areas/neighborhoods that can assist in identifying priority needs and issues within the City.

In addition, there are a number of active churches and social service organizations that help to address some of the social needs of local residents, including a food bank and other needed services.

Within the business district, there are new restaurants and services that will draw more people to the business district and nearby neighborhoods.

**Are there other strategic opportunities in any of these areas?**

There are strategic opportunities for infill development and additional economic growth. The Homes at Thackston Park and George Street Commons are recent examples of successful affordable housing developments that have made positive contributions to the housing market. There may be other opportunities in these areas for additional housing developments.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

#### *Geographic Priorities*

The City will focus the majority of funds in defined low/moderate-income (LMI) areas.

#### *Priority Needs*

The City has identified improving the existing housing stock, street improvements, park and playground improvements, clearance and demolition, code enforcement, case management for homeless persons, business micro enterprise development, public services (GED instruction, fair housing education, HIV testing and counseling, and homebuyer education), a summer youth program, (water/sewer/stormwater), and homeownership downpayment assistance as priority needs for the next five years.

#### *Influence of Market Conditions*

An inadequate supply of affordable housing, especially for low-income persons, is the major housing problem in the area.

#### *Anticipated Resources*

The City anticipates receiving approximately \$5,000,000 in CDBG and \$1,735,000 in HOME entitlement funding over the next five years.

#### *Institutional Delivery Structure*

The City relies on a network of public sector, private sector, and non-profit organizations to implement the Strategic Plan, particularly to address homelessness and special needs.

#### *Goals*

See SP-45: Goals Summary

#### *Public Housing*

The City will continue to support the efforts of the housing authority to supply affordable housing to area residents.

### ***Barriers to Affordable Housing***

An Analysis of Impediments to Fair Housing Choice (AI) will be developed sometime over the next five years.

### ***Homelessness Strategy***

The City works closely with the Continuum of Care (CoC) to provide homeless services and emergency, transitional, and permanent housing for homeless individuals and families, including veterans, those with special needs, the disabled, HIV/AIDS, and victims of domestic violence.

### ***Lead-based Paint Hazards***

In 2000, HUD estimated that as many as 10,517 housing units built in the City of York prior to 1970 and occupied by low- and moderate- income households contained lead-based paint.

### ***Anti-Poverty Strategy***

The City's efforts to address poverty are based on partnerships with other organizations that work to address the underlying causes of poverty. The City will continue to leverage its existing CDBG and HOME allocations with other public and private resources to address the issue of poverty.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

Table 46 - Geographic Priority Areas

#### **General Allocation Priorities**

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

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

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

Since the City of York is 73.6% low-income, the entire City qualifies as a low-income area. Of the 10 non-administrative CDBG activities planned for FY 2015, all 10 have a citywide benefit. Of the two non-administrative HOME projects planned for 2015, one is citywide (homebuyer workshops) and the other is geographically targeted. See map on the following page.

**SP-25 Priority Needs - 91.215(a)(2)**

**Priority Needs**

1	<b>Priority Need Name</b>	Increase homeownership
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	<b>Associated Goals</b>	Increase homeownership
	<b>Description</b>	There is a high level of support for financial assistance programs for families seeking to purchase a home in the City of York. The level of homeownership declined from 46.9% in 2000 to 42.3% in 2012. The city would like to encourage a higher level of homeownership to stabilize city neighborhoods and to enhance the tax base.
	<b>Basis for Relative Priority</b>	Increasing homeownership remains a high priority for the City to enhance neighborhoods and stabilize the tax base.
2	<b>Priority Need Name</b>	Create new affordable rental housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Associated Goals</b>	Create new, affordable rental housing

	<b>Description</b>	There is a need to create new affordable rental housing to lower-income residents. For City renter-households, the rate of cost burden in 2012 (58.4%) was higher than it was in 2010 (55.2%) and remains well above the rate for both York County and the state.
	<b>Basis for Relative Priority</b>	Rental housing continues to be in demand as fewer households qualify for home loans and the demand for rental units increases.
3	<b>Priority Need Name</b>	Support activities for non-homeless special needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	<b>Description</b>	There is a continued need for activities for non-homeless special needs. For seniors, housing maintenance was identified as a key issue. Also, there is an ongoing significant unmet need for mental health services for both adults and children.
	<b>Basis for Relative Priority</b>	Non-homeless special needs will continue to be supported by the City of York.
4	<b>Priority Need Name</b>	Code Enforcement
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Associated Goals</b>	Slum and blight removal Interim Assistance
	<b>Description</b>	Strengthening neighborhoods in the City of York continues to be a high priority. This may include code enforcement and clearance/demolition. With over 49% of the City's units built before 1939, there is an ongoing need for slum and blight removal and code maintenance.
	<b>Basis for Relative Priority</b>	Addressing neighborhood needs continues to be a high priority for the City.
5	<b>Priority Need Name</b>	Enhance Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	There is a high level of support to help upgrade existing commercial buildings, to provide financial assistance to help low- to moderate- income residents expand their businesses, and to provide employment training programs in the City of York.
	<b>Basis for Relative Priority</b>	The City of York continues to support a range of economic development activities in the City.
6	<b>Priority Need Name</b>	Improve Recreation & Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Associated Goals</b>	Improve Public Infrastructure and Facilities

	<b>Description</b>	The City will continue to support improvements to the City's existing streets, sidewalks, street lighting, and parks and recreation facilities as needed. Infrastructure improvements will assist in stabilizing the economic and housing environment in the City.
	<b>Basis for Relative Priority</b>	Maintaining and improving the aging infrastructure, including water, sewer, streets, sidewalks, and storm water, and making handicap accessibility improvements at curb intersections and other locations as needed continues to be a high priority. In addition, improvements to parks and recreation facilities will also continue to be a high priority.
7	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with HIV/AIDS Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Ensure that quality public services that support employment and housing needs and that provide for community health, safety, and youth development are available to low-income City residents. Such services include housing counseling, employment training, code enforcement, lead screening, and HIV testing. The demand for these services in the City has continued to increase as the need for a range of public services has increased.
	<b>Basis for Relative Priority</b>	Providing for public services that address key issues in the City remains a high priority.

8	<b>Priority Need Name</b>	Interim Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Associated Goals</b>	Interim Assistance
	<b>Description</b>	The City of York seeks to improve the sustainability of suitable living environments by cleaning and sealing vacant units.
	<b>Basis for Relative Priority</b>	City-wide interim assistance continue to be a high priority in order to secure and alleviate emergency conditions threatening the public health, safety, and welfare.
9	<b>Priority Need Name</b>	Acquisition
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Associated Goals</b>	Interim Assistance
	<b>Description</b>	The City of York seeks to improve the sustainability of suitable living environments by having the York Redevelopment Authority acquire abandoned buildings and making them available for resale and/or rehabilitation.
	<b>Basis for Relative Priority</b>	Addressing blight and abandoned buildings continues to be a high priority in the City of York.
10	<b>Priority Need Name</b>	Demolition
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate
	<b>Associated Goals</b>	Interim Assistance
	<b>Description</b>	The City of York seeks to improve the sustainability of suitable living environments by removing deteriorated structures that are a blighting influence in City neighborhoods.
	<b>Basis for Relative Priority</b>	City-wide clearance, demolition and removal of slum and blighted properties continues to be a high priority in the City of York.
11	<b>Priority Need Name</b>	Loan Repayment
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	The City of York will continue to repay its Section 108 loan.
	<b>Basis for Relative Priority</b>	The Section 108 loan was received to enhance the economic development prospects in the City of York. This will continue to be a high priority for the City.
12	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Associated Goals</b>	Increase the number of affordable units

	<b>Description</b>	Creating affordable housing continues to be a goal for the City of York.
	<b>Basis for Relative Priority</b>	Affordable housing continues to be a need in the City of York. For City renter-households, the rate of cost burden in 2012 (58.4%) was higher than it was in 2010 (55.2%) and remains well above the rate for both York County and the state.
13	<b>Priority Need Name</b>	Youth Employment and Internships
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Associated Goals</b>	Public Services Encourage Youth Employment
	<b>Description</b>	Programs for youth employment, including internships.
	<b>Basis for Relative Priority</b>	A survey conducted a few years ago indicated a high level of support for employment training programs in York.

<b>14</b>	<b>Priority Need Name</b>	Support activities for homeless persons
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Associated Goals</b>	Homeless Services
	<b>Description</b>	There is a support for homeless self-sufficiency programs and for homeless prevention programs. Homeless service providers interviewed during the development of the CP discussed the increasing need for homeless services. There is a long wait to access services, and the existing housing for the homeless is at maximum capacity.
	<b>Basis for Relative Priority</b>	The City continues to place a high priority on addressing homelessness in York.

Table 47 – Priority Needs Summary

**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	N/A
Rehabilitation	The 2012 ACS data reveals the increasing gap in housing affordability. In addition, the City contains an older housing stock, with over 49% of the units built before 1939. Rehabilitation of existing units has been one tool the City will continue to use over the next five years. The rehabilitation program will be focused on affordable rental units in York using HOME funds.
Acquisition, including preservation	N/A

**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Elimination of Slum and Blight Homebuyer Education and Counseling Code Enforcement	\$1,218,000	0	0	\$1,218,000	\$3,782,000
HOME	public federal	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$385,000	0	0	\$385,000	\$1,350,000

**Table 49 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City has continuously sought public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs to create the vision. The City administers a Real Estate Tax Abatement Program for substantial improvements to residential properties. In agreement with State legislation, York also has established zones that provide tax abatement for industrial uses in support of economic revitalization.

The City of York is exempt from the match requirements.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Redevelopment Authority owns 200 parcels of land Citywide that can be made available to developers to construct market rate and low- and moderate- income housing in the City of York.

## **SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The Institutional Delivery Structure table begins on the following page.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of York Dept. of Economic & Community Development	Government	Affordable housing-ownership, Affordable housing-rental, Non-homeless special needs, Community development: public facilities, Community development: neighborhood improvements, community development: public services, community development: economic development	City
York Housing Authority	PHA	Public housing	Other-County
York County Human Services Dept.	Government	Homelessness	Other-County
Community Progress Council	Nonprofit organization	Homelessness	Other-County
YWCA (and ACCESS York, Inc.)	Nonprofit organization	Homelessness	Other-County
Bell Socialization Services	Nonprofit organization	Homelessness, Community development: public services	Other-County
York City/County Continuum of Care	Regional organization	Homelessness	Other-County
York County Planning Commission	Government	Planning	Other-County
York County Economic Development Corporation	Regional organization	Community development: economic development	Other-County
York County Children & Youth Services	Government	Non-homeless special needs, Community development: public services	Other-County
York County Areas Agency on Aging	Government	Non-homeless special needs, Community development: public services	Other-County
PA Office of Vocational Rehabilitation	Government	Non-homeless special needs, Community development: public services	Other-County
Crispus Attucks	Nonprofit organization	Affordable housing-rental	Other-County

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YMCA, Community Development Corporation, (YCDC)	Community Housing Development Organization (CHDO)	Affordable housing-ownership, Affordable housing-rental, Community development: public services	Other-County
Creating Opportunities in Neighborhood Environments (CONE)	Community Housing Development Organization (CHDO)	Affordable housing-rental	Other-County
Habitat for Humanity	Nonprofit organization	Affordable housing-ownership	Region
Housing Initiatives Community Development Corporation	Community Housing Development Organization (CHDO)	Affordable housing-rental	Other-County
York Area Housing Group	Community Housing Development Organization (CHDO)	Affordable housing-rental	Other-County
PA Interfaith Community Programs	Nonprofit organization	Community development: public services	State
York Helping Hand	Nonprofit organization	Homelessness, Community development: public services	Other-County
York Rescue Mission	Nonprofit organization	Community development: public services	Other-County
Bridge of Hope of York County	Nonprofit organization	Community development: public services	Other-County
Salvation Army	Nonprofit organization	Community development: public services	Nation
Red Cross	Nonprofit organization	Community development: public services	Nation
United Way	Nonprofit organization	Non-homeless special needs, Community development: public facilities	Nation
York County CareerLink	Government	Community development: public services	Other-County
Lutheran Social Services	Nonprofit organization	Community development: public services	Region
Rabbit Transit	Regional organization	Non-homeless special needs	Region

York County Community Against Racism	Nonprofit organization	Community development: public services	Other-County
Center for Independent Living	Nonprofit organization	Non-homeless special needs	Region
Mid-Penn Legal Services	Regional organization	Community development: public services	Other-County
Human Relations Commission	Nonprofit organization	Community development: public services	Other-County
NAACP	Nonprofit organization	Community development: public services	Nation
Neighborhood Organizations (17)	Other-Neighborhood	Community development: neighborhood improvements	Neighborhood
Lenders	Private industry	Affordable housing-ownership, Affordable housing-rental, Community development: public facilities, Community development: neighborhood improvements, Community development: economic development	Region
York Redevelopment Authority	Redevelopment authority	Affordable housing-rental, Community development: neighborhood improvements, Community development: economic development	City
York Literacy Council	Nonprofit organization	Community development: public services	Other-County
York County Hispanic Coalition	Nonprofit organization	Community development: public services	Other-County
York County Human Services	Government	Community development: public services	Other-County
Centro Hispano	Nonprofit organization	Community development: public services	Other-County

Dept. of Public Welfare	Government	Non-homeless special needs, Community development: public services	City
Community First Fund	Nonprofit organization	Community development: public services, Community development: economic development	Region
York County Community Foundation	Nonprofit organization	Community development: public facilities, Community development: neighborhood improvements, Community development: public services, Community development: economic development	Other-County
Dept. of Public Works	Government	Community development: public facilities	City
York Housing Advisory Commission	Other-Advisory Committee	Affordable housing-ownership, Affordable housing-rental	City
York College of Pennsylvania	Public institution	Community development: public services, Community development: economic development	Region
Penn State York	Public institution	Community development: public services, Community development: economic development	Region
York City School District	Public institution	Community development: public services, Community development: economic development	City
Mental Health Mental Retardation	Government	Non-homeless special needs, Community development: public services	Other-County
Children's Home of York	Nonprofit organization	Community development: public services	Other-County

**Table 50 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

The following table lists strengths and weaknesses in the City of York's institutional delivery system:

Agency	Strength	Weakness
<b>Public</b>		
City of York Dept. of Community & Economic Development	Capacity to conduct varied activities	Limited capacity due to staffing level and limited resources.
York Housing Authority	Housing and vouchers for extremely-low to low-income, including elderly and disabled	Limited resources to address needs
City and County Agencies and Departments	One-stop resource for many social service, education, and employment resources	Limited resources and limited staff
State agencies	Varied programs to address varied housing and community development needs	Limited resources and limited staff
<b>Non-profit</b>		
Non-profit Housing and Service Organizations	Support services and housing development	Long-term financial stability, technical expertise level, limited resources and staff
<b>Private</b>		
Lenders	Underwriting, funding, servicing	Adverse to risk, timeliness, rate variation
<b>Advocacy Organizations</b>		
Advocacy Organizations	Valuable references and guidance on rights	Limited authority, limited resources, limited staff
<b>Neighborhood Organizations</b>		
Neighborhood Associations	Amplification of community voice	Limited authority

Over the next five years, the City of York will be evaluating the capacity of area CHDOs to ensure compliance with the new 2013HOME Final Rule. Capacity and certification will be evaluated as projects are identified that may require CHDO participation.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
Other			

Table 51 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of York uses the services listed above and other services to address the housing and community development services needs of all City residents, not just homeless persons. However, the City relies on the York City/County Continuum of Care agencies to meet the needs of homeless persons, including the chronically homeless, families with children, veterans and

their families and unaccompanied youth. The City constantly strives to support the efforts of the agencies that provide services to the homeless.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strengths of the service delivery system for special needs populations and persons experiencing homelessness are the variety of service agencies that exist to meet their needs and the dedication of service agency staffs in attempting to address their clients' needs.

The gaps in the service delivery system are chiefly a lack of, or very limited, resources — both financial and human (staffing). Most agencies interviewed during the Consolidated Plan process cited increased demand for services and reduced resources as major obstacles to meeting the City of York's human services needs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of York will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of City residents. The City will support the efforts of service agencies to obtain any available resources.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase homeownership	2015	2019	Affordable Housing	Increase homeownership	CDBG: \$241,770 HOME: \$250,000	Other: 120 Other
2	Create new, affordable rental housing	2015	2019	Affordable Housing	Create new affordable rental housing	HOME: \$500,000	Rental units constructed: 6 Household Housing Unit
3	Improve Public Infrastructure and Facilities	2015	2019	Non-Housing Community Development	Improve Recreation & Public Infrastructure	CDBG: \$1,505,000	Other: 15 Other
4	Public Services	2015	2019	Non-Homeless Special Needs Public Services	Public Services	CDBG: \$900,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted  Housing Code Enforcement/Foreclosed Property Care: 5000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2015	2019	Non-Housing Community Development	Enhance Economic Development Loan Repayment	CDBG: \$125,000	Businesses assisted: 70 Businesses Assisted  Other: 90 Other
6	Slum and blight removal/Demolition	2015	2019	Demolition	Code Enforcement	CDBG: \$285,000	Buildings Demolished: 10 Buildings
7	Interim Assistance	2015	2019	Interim Assistance.	Code Enforcement Interim Assistance Acquisition Demolition	CDBG: \$232,500	Other: 10 Other
8	Acquisition/Rehabilitation /Resale	2015	2019	Slum and Blight Removal	Acquisition	CDBG: \$100,000	Other: 10 Other
9	Increase the number of affordable units	2015	2019	Affordable Housing	Affordable Housing	HOME: \$985,000	Other: 5 Other
10	Encourage Youth Employment	2015	2019	Youth Employment	Youth Employment and Internships	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
11	Loan Repayment	2015	2019	Section 108 Loan Repayment	Loan Repayment	CDBG: \$1,500,000	Other: 5 Other
12	Homeless Services	2015	2019	Homelessness	Homeless Services	CDBG: \$0	TBD

Table 52 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Increase homeownership
	<b>Goal Description</b>	To increase homeownership between 2015 and 2019, the City of York hopes to assist 6 renters to become homeowners through various programs.
<b>2</b>	<b>Goal Name</b>	Create new, affordable rental housing
	<b>Goal Description</b>	The construction of new, affordable rental units. All of the units will be designated as HOME units.
<b>3</b>	<b>Goal Name</b>	Improve Public Infrastructure and Facilities
	<b>Goal Description</b>	Public infrastructure and facility improvements, including water, sewer, streets, sidewalks, storm sewer, curb cut improvements for ADA accessibility, and park and playground improvements.
<b>4</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Ensure that quality public services that provide for community health; youth development; housing counseling; employment training; code enforcement; lead screening; and HIV testing.
<b>5</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
<b>6</b>	<b>Goal Name</b>	Slum and blight removal
	<b>Goal Description</b>	The City of York seeks to improve the sustainability of suitable living environments by having the York Redevelopment Authority acquire abandoned buildings, making them available for resale and/or rehabilitation or demolishing them.
<b>7</b>	<b>Goal Name</b>	Interim Assistance
	<b>Goal Description</b>	City-wide interim assistance to secure and alleviate emergency conditions threatening the public health, safety and welfare, including program delivery cost of \$1,500.

<b>8</b>	<b>Goal Name</b>	Acquisition/Rehabilitation/Resale
	<b>Goal Description</b>	City-wide acquisition of blighted, vacant properties undertaken by the York Redevelopment Authority. The City of York seeks to improve the sustainability of suitable living environments by having the York Redevelopment Authority acquire abandoned buildings and making them available for resale and/or rehabilitation.
<b>9</b>	<b>Goal Name</b>	Increase the number of affordable units
	<b>Goal Description</b>	HOME funding will be allocated to a CHDO to provide affordable housing to low- and moderate- income households. In addition, HOME funds will be provided to Crispus Attucks for the rehabilitation of two rental properties. Also, it is anticipated that HOME funds will be provided to Art Space for rental housing.
<b>10</b>	<b>Goal Name</b>	Encourage Youth Employment
	<b>Goal Description</b>	The City will implement a paid summer work experience for 25 high school students to work in City government.
<b>11</b>	<b>Goal Name</b>	Loan Repayment
	<b>Goal Description</b>	Section 108 Loan Repayment
<b>12</b>	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	To address homelessness

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of York estimates that 125 families will be assisted with HOME funds.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable.

### **Activities to Increase Resident Involvements**

York Housing Authority (YHA) has resident councils in four of its developments — Parkway, Springfield, Fairmont and Broad Park Manor. These resident councils have input/involvement with YHA management operations and modernization needs. Resident council officers serve on YHA's Resident Advisory Board (RAB) and share their concerns and suggestions at monthly RAB meetings. YHA proposes two actions to increase resident involvement in management:

1. RAB membership will be extended to residents of developments that do not have a Resident Council. Participation is dependent on the resident's compliance with YHA resident regulations.
2. When possible and appropriate, the Resident Initiative Coordinator will increase the involvement of residents in meetings with outside agencies or committees. Resident ideas and suggestions may continue to flourish in this environment, resulting in increased collaboration among our respective agencies.

YHA has both a public housing homeownership program and a Section 8 homeownership program and is proposing to increase homeownership opportunities by having its Family Self Sufficiency (FSS) Program Coordinator meet with all incoming public housing applicants to review and discuss homeownership opportunities available to them. The FSS coordinator will pursue similar action with eligible Section 8 tenants.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Not applicable.

### **Plan to remove the 'troubled' designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City of York conducted an Analysis of Impediments to Fair Housing Choice (AI) in 2009. One of the AI findings was that affordable housing developers and stakeholders in the City identified several impediments to the development of affordable housing and operation of housing programs in the City of York. These impediments were lack of coordination in the code enforcement process, inconsistency in review and lack of enforcement by the York Historic Architectural Review Board, an inefficient and arbitrary zoning permitting process, and a backed-up City licensing procedure.

To address these issues, the AI's Fair Housing Action Plan proposed additional discussion between various City departments and affordable housing stakeholders to determine the magnitude of each identified barrier and to make decisions on how to address each issue.

Since the adoption of the AI, the City's code enforcement process has improved. Staff of the City's Permits, Planning and Zoning Department, and the fire department cooperate in the property inspection process and all other code-related matters. The two departments jointly perform all required certificate of occupancy and certificate of compliance inspections and do not require a separate licensing inspection for each certificate.

The City's zoning permitting process has also improved and has become more consistent and efficient. The City intends to continue improving the process even more by having the zoning officer and city planner work together to further streamline the process.

A number of stakeholders interviewed during the Consolidated Plan process cited the City's high property tax rate as a disincentive for housing development and residential investment in the City.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

As noted above, the City's zoning permitting process has improved and become more consistent and efficient. The City intends to continue improving the process even more by having the zoning officer and city planner work together to further streamline the process.

Also, the City will encourage and facilitate communication between and among City departments, affordable housing stakeholders, and other parties, e.g., Historic York, to identify both barriers to affordable housing and ways to remove or reduce such barriers.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Many of the unsheltered homeless in York County also struggle with mental health issues. Bell Socialization Services, a nonprofit in York County, does some outreach to these populations through their PATH program, which attempts to engage these populations and encourage those with mental health issues to seek permanent housing.

In addition, York County completes an unsheltered homeless count for HUD on a biannual basis. The County continually refines the questions asked to get a better sense of those who are unsheltered and potentially not seeking homeless services from the providers in the area. In addition, those unsheltered homeless who are interviewed and counted every other year are offered a variety of services and provided with a pack of goods to help them as well.

### **Addressing the emergency and transitional housing needs of homeless persons**

Emergency shelters and transitional housing programs are major parts of the homeless housing services provided in York County. York County has six transitional housing programs (serving families, domestic violence victims, single men, and seniors), and six emergency shelters (serving families, individuals, and domestic violence victims). These programs are predominately funded through a variety of state funding sources (such as the Homeless Assistance Program and the Human Services Development Fund) due to the shift in many HUD funding sources to rapid re-housing and permanent supportive housing. Most of the emergency shelter options in York County run a waiting list, as do the transitional housing programs – especially for families. York County is working to determine how it can provide more permanent housing options to families, with the intent of moving them from emergency and transitional housing programs into something more long-term. The largest obstacles to providing families with permanent housing in York County continues to be lack of jobs that pay a living wage, and scarcity of affordable housing that can accommodate large families.

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

York County has made Rapid Re-Housing (RRH) a priority and had a new RRH program funded through the Continuum of Care in the 2013 funding round. This new program will begin in 2015.

Additionally, RRH was voted and approved to be an eligible application activity in York County for Emergency Solutions Grant (ESG) funds beginning in 2015. In addition, to prevent homelessness York County provides Pennsylvania Homeless Assistance Program (HAP) dollars to individuals who are at risk of losing their homes and to those who need help with a down payment or first month's rent to get into a home of their own. All of these sources of rapid re-housing and homeless prevention funds are managed through the same local non-profit, Community Progress Council, thereby increasing the odds of an individual or family finding the most appropriate funding source(s) to address their needs.

The York City/County Continuum of Care has also been carefully studying the Housing First model, with plans to encourage the application of this model to a permanent housing project through the Continuum of Care funding stream.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

York County closely follows several Pennsylvania-state mandated policies in regards to discharge from a variety of institutions, including foster care, health care facilities, mental health facilities and corrections programs and institutions. These policies identify the initial steps that prevent those exiting these programs and places from becoming homeless.

**Foster Care Discharge Protocol:** York County is required by Pennsylvania state law to provide discharge plans for individuals exiting foster care, as identified in the state PA OCYF Bulletin #31030-11-04, & Independent Living Guidelines. A law passed in 2012 allowed youth under 21 who age out of the foster care system to remain in care until 21. These policies are designed to ensure that youth served by the foster care system are not discharged to homelessness. York County's Office of Children, Youth, & Families (York County OCYF) is required to develop transition plans before youth are discharged from foster care. These youth-driven transition plans begin when a youth is 16 or a minimum of six months before discharge. State policy says the plan may not include referrals to shelters and should include a court-approved plan for safe/sustainable housing.

**Health Care/Hospital Discharge Protocol:** York County follows the Pennsylvania-state mandated laws regarding discharge from health care facilities/hospitals. Pennsylvania hospitals must have written discharge policies meeting requirements of the federal Conditions of Participations (CoPs) in Medicare. York County's Continuum of Care stays current on hospital policies regarding discharge of homeless patients and on 'super utilizer' projects that work with

clients with multiple, chronic needs to stabilize them and avert homelessness and ER visits. Both York hospitals (York and Memorial) have patients meet with a social worker to assess needs, develop a discharge plan, assess psycho-social issues and screen for homelessness and ER visits. All hospitals arrange for case management when needed and referrals for primary care upon discharge from the facility. Hospitals assist in the Medical Assistance (MA) application process and provide information on subsidized housing. Contact with assisted living/nursing social workers is made when needed.

**Mental Health Facility Discharge Protocol:** York County follows the Pennsylvania-state mandated policies on discharge from a mental health facility – also referred to as a ‘state hospital.’ Discharge from a state hospital cannot occur unless housing, treatment, case management and rehabilitation services are in place at the county level. The goal of the Office of Mental Health and Substance Abuse Services (OMHSAS) is that individuals be engaged and supported in identifying and moving into the most integrated housing of their choice in the community. York/Adams Mental Health (MH)/Intellectual and Developmental Disabilities (IDD) Programs have housing options available to discharged individuals with serious and persistent mental illness who are facing homelessness. Case management works with the consumer to identify the level of support needed to make referrals to agencies providing the needed service, and to link the consumer to local supportive services. York County MH Program uses housing caseworkers to assist consumers in locating affordable permanent housing. If a consumer with mental illness is facing homelessness and no permanent housing option can be identified, York County MH has respite care beds that case managers can access.

**Corrections Facility Discharge Protocol:** York County follows the Pennsylvania-state mandated discharge policies on individuals leaving correctional institutions. Pennsylvania ensures that individuals released from state correctional institutions do not become homeless in two ways: PA Department of Corrections (DOC) 1-5-06 Policy Statement on Inmate Reentry and Transition requires Continuity of Care Planners to try to assure viable home plans and follow-up services for all maxouts by providing information on housing, photo ID and other documents. Links are also made with the Veterans Administration (VA) to access benefits. PA Board of Probation and Parole (PBPP) has a formal policy that no person may be released on parole without an approved home plan. DOC and PBPP also work to improve the discharge planning process and to provide housing counseling to inmates prior to discharge. In York County, some judges require a permanent residence as a condition of release.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Estimated Number of Housing Units That Contain Lead Based Paint**

As noted in section MA-20 Condition of Housing, lead paint is typically found in homes that were constructed prior to 1978, and nearly 87% of the City of York's housing units were constructed prior to 1980. An estimated 10,517 (67%) of the City's housing units that are occupied by low/moderate-income households contain lead-based paint.

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Older homes are more likely to contain lead-based paint. Consequently, children living in older homes are more vulnerable to lead-based paint hazards. The Pennsylvania Department of Health 2012 Childhood Lead Surveillance Annual Report indicated that 42 (1.7%) of the 2,540 children under seven years of age in the City of York tested had elevated blood lead levels (i.e., more than 10 micrograms of lead per deciliter), including 17 with blood lead levels exceeding 20 micrograms, a particularly dangerous level of poisoning.

The City of York's Bureau of Health has contracted with Pinnacle Health Hospitals, a recipient of PA Department of Health Lead and Healthy Homes Program grants, for a variety of services, including referrals for elevated blood lead levels. About 30% of the children under the age of seven tested have blood lead levels at or above five micrograms per deciliter. The national average is about 2.4%.

The City of York's chief means of addressing lead-based paint hazards are rehabilitation of existing units, construction of new units, and assessment of units at risk of containing lead-based paint.

Lead-based paint abatement is an eligible rehabilitation program, and participation in the City's housing rehabilitation programs will reduce the number of homes with lead-based paint hazards. Over the next five years, the City also anticipates supporting the construction of new rental units to increase access to housing without lead-based paint hazards. Lastly, the City of York's Bureau of Health provides lead-based paint hazard education and lead-based paint risk assessments and code enforcement for City children and the homes they live in.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Due to the City's large number of highly probable lead-contaminated homes, the City will continue to pursue lead hazard reduction via its housing rehabilitation programs and thereby decrease the number of lead-contaminated homes.

**How are the actions listed above integrated into housing policies and procedures?**

The City's Housing Rehabilitation Programs guidelines comply with the lead-based paint hazards regulations at 24 CFR Part 35.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Poverty is a function of income, which is related to education, job training and employment. Since poverty is based upon income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing and employment opportunities, alleviating poverty is difficult.

The resources that the City of York has to reduce the number of persons with incomes below the poverty level are limited. The City will continue to pursue and support various economic development and housing activities in an effort to provide an environment that will attract or retain businesses or facilitate the expansion of existing businesses thereby securing employment and increased incomes for City residents. These activities will include the following:

Community Progress Council/Rental Assistance Program – Rental assistance provided to homeless and near-homeless to secure and/or maintain housing.

First Time Homebuyer Assistance – Counseling and down payment/closing cost assistance to first time homebuyers.

Crispus Attucks Association – Rehabilitation of properties into affordable, decent rental housing.

CONE/York Housing Authority – New construction of townhouse for-sale units in a mixed-income neighborhood. Multi-phase project involving home-ownership opportunities, retail, and market-rate rental housing.

Micro-Enterprise Assistance Program – Provide loans and technical assistance to small businesses to encourage creating or maintaining jobs.

York County Literacy Council – Provide funding for English as a Second Language classes. Also provide funding for pre-GED instruction in reading, writing, math, computer and critical thinking skills to serve as a springboard for more education, training and better jobs.

HIV Testing – Fund Bureau of Health to provide outreach, counseling, and testing in order to prevent and reduce risk of HIV/AIDS.

Spanish American Center – Provide bilingual human services programs to Spanish speaking city residents.

The varied activities help create job opportunities, reduce burdens (e.g. housing cost burden), and educationally/economically empower city residents, all of which will prevent or alleviate poverty in the community.

In the award of contracts, the City will implement the Section 3 Plan to promote the utilization of firms owned by low-income persons.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City of York's poverty reducing goals, programs and policies will increase the incomes of City residents and reduce the number of people who are living in poverty. Increased income makes housing more affordable by reducing housing cost burden and by increasing the number of people who can afford to purchase or rent units produced by the City's housing rehabilitation and new construction programs and its rental assistance and homebuyer assistance programs.

## **SP-80 Monitoring – 91.230**

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

The City of York's Bureau of Housing Services will have primary responsibility for monitoring the CP and AP. This office will keep records on the progress toward meeting the CP goals and on the statutory and regulatory compliance of each activity.

For each activity that is authorized under the National Affordable Housing Act, the Bureau will establish fiscal and management procedures that will ensure program compliance and funds accountability and that reports to HUD are complete and accurate.

The Bureau of Housing Services carries out the subrecipient Monitoring Plan.

The objectives of the Monitoring Plan are:

- To ensure compliance with Federal statutory and regulatory requirements for CDBG and HOME Programs.
- To ensure that funds are used effectively and for the purpose for which they were made available.
- To enhance the administrative and management capabilities of subrecipients through training, orientation, and technical assistance.
- To ensure production and accountability.
- To evaluate organizational and project performance.

The City uses several approaches to achieve sub-recipient compliance. These include, but are not limited to, orientation, technical assistance, program management, record management, and program monitoring.

In past years, the Bureau of Housing Services has performed financial and programmatic monitoring through reviews of requests for reimbursement, activity reports, and client benefit reports. The reports document sub-recipient progress, compliance with funding agreements, and numbers and characteristics of beneficiaries. Maintaining complete and accurate project files is an important aspect of program monitoring.

The Bureau of Housing Services also has performed monitoring visits to determine whether agencies implemented and administered CDBG/HOME funded activities according to all applicable Federal requirements. This includes monitoring construction projects subject to Section 3, Davis-Bacon Wage Rates, Minority and Women-Owned businesses, Housing Quality Standards, Section 504/ADA, and other federal requirements.

To ensure compliance, the City monitors each sub-recipient and requires periodic, timely, and complete written reports on beneficiaries and submission of annual audits.

The City of York encourages participation by minority-owned businesses in CDBG and HOME assisted activities. The City maintains records concerning the participation of minority-owned businesses to assess the results of its efforts and to complete the semi-annual "Minority Business Enterprise Report" to HUD.

To ensure compliance with the comprehensive planning requirements of the Consolidated Plan process, the City reviews the process on an ongoing basis. The review ensures compliance with federal requirements concerning citizen participation and consistency of actions taken with those specified in the City's Citizen Participation Plan. The City maintains records that document participation and consistency actions taken each program year.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Elimination of Slum and Blight Homebuyer Education and Counseling Code Enforcement	\$1,218,000	0	0	\$1,218,000	\$4,858,000
HOME	public federal	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$385,000	0	0	\$385,000	\$1,540,000

Table 53 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City has continuously sought public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs to create the vision. The City administers a Real Estate Tax Abatement Program for substantial improvements to residential properties. In agreement with State legislation, York also has established zones that provide tax abatement for industrial uses in support of economic revitalization.

The City of York is exempt from the match requirements.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Redevelopment Authority owns 200 parcels of land Citywide that can be made available to developers to construct market rate and low- and moderate- income housing in the City of York.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase homeownership	2015	2019	Affordable Housing	Increase homeownership	CDBG: \$48,354 HOME: \$50,000	Direct Financial Assistance to Homebuyers: 24 Households Assisted
2	Improve Public Infrastructure and Facilities	2015	2019	Non-Housing Community Development	Improve Recreation & Public Infrastructure	CDBG: \$301,000	Other: 3 Other
3	Public Services	2015	2019	Non-Homeless Special Needs Public Services	Public Services	CDBG: \$180,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Economic Development	2015	2019	Non-Housing Community Development	Enhance Economic Development	CDBG: \$25,000	Businesses assisted: 21 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
5	Slum and blight removal/Demolition	2015	2019	Affordable Housing	Demolition	CDBG: \$57,000	Buildings Demolished : 2 Buildings
6	Interim Assistance	2015	2019	Interim Assistance.	Interim Assistance	CDBG: \$46,500	Other: 2 Other
7	Acquisition/Rehabilitation/Resale	2015	2019	Slum and Blight Removal	Acquisition	CDBG: \$20,000	Other: 2 Other
8	Increase the number of affordable units	2015	2019	Affordable Housing	Affordable Housing	HOME: \$197,000	Other: 1 Other
9	Create new, affordable rental housing	2015	2019	Affordable Housing	Affordable Housing	HOME: \$100,000	Other: 2 Other
10	Encourage youth employment	2015	2019	Youth Employment	Employment	CDBG: \$50,000	Other: 25
11	Section 108 Loan Repayment	2015	2019	Loan Repayment	Loan Repayment	CDBG: \$300,000	Other: 1

### Goal Descriptions

1	Goal Name	Increase homeownership
2	Goal Name	Improve Public Infrastructure and Facilities
3	Goal Name	Public Services
4	Goal Name	Economic Development
5	Goal Name	Slum and blight removal
6	Goal Name	Interim Assistance
7	Goal Name	Acquisition/Rehabilitation/Resale
8	Goal Name	Increase the number of affordable units
9	Goal Name	Create new, affordable rental housing
10	Goal Name	Encourage youth employment
11	Goal Name	Section 108 Loan Repayment

Table 54 – Goals Summary

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	INTERIM ASSISTANCE
2	ACQUISITION
3	DEMOLITION
4	CODE ENFORCEMENT
5	PUBLIC SERVICES
6	ECONOMIC DEVELOPMENT
7	Summer Youth Internship Program
8	PUBLIC FACILITY IMPROVEMENTS
9	SECTION 108 LOAN REPAYMENT
10	CRISPUS ATTUCKS
11	CHDO SET ASIDE
12	Human Relations Commission: Fair Housing
13	Art Space
14	DOWN PAYMENT AND CLOSING COST HOMEOWNERSHIP
15	CDBG ADMINISTRATION
16	HOME ADMINISTRATION

Table 55 – Project Information

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

The City of York's 2015 Action Plan is based on anticipated FY 2015 CDBG and HOME allocations. The City has compiled a short list of projects and activities for both CDBG and HOME funding, in the event that CDBG and HOME allocations exceed the planned amounts. The short list was included in the City's citizens' participation process and approved by City Council.

Should the allocations for CDBG and HOME fall short of the planned amounts, all sub-recipient funding will be adjusted to correspond with the percentage shortfall.

The City anticipates that at least 70% of its CDBG resources this year, other than those allocated for administration/planning will be spent to benefit low- and moderate-income residents.

The City of York is a distressed community. In agreement with CPD 02-1, as a distressed community, the City of York is not required to provide a match for its HOME funds.

The primary obstacle to meeting underserved needs is limited resources to meet the competing demands.

The City will continue to seek additional funding sources to address underserved needs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	INTERIM ASSISTANCE
	<b>Target Area</b>	TBD.
	<b>Goals Supported</b>	Interim Assistance
	<b>Needs Addressed</b>	Interim Assistance
	<b>Funding</b>	CDBG: \$46,500
	<b>Description</b>	BUILDING STABILIZATION BY THE REDEVELOPMENT AUTHORITY, PENDING ON REHABILITATION OR DEMOLITION.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD.
	<b>Location Description</b>	Unknown at this time.
	<b>Planned Activities</b>	City-wide interim assistance to secure and alleviate emergency conditions threatening the public health, safety and welfare, including program delivery cost of \$1,500.
2	<b>Project Name</b>	ACQUISITION
	<b>Target Area</b>	TBD
	<b>Goals Supported</b>	Acquisition/Rehabilitation/Resale
	<b>Needs Addressed</b>	Acquisition
	<b>Funding</b>	CDBG: \$20,000

<b>Description</b>	ACQUISITION OF SCATTERED SITE PROPERTIES AROUND THE CITY OF YORK BY THE REDEVELOPMENT AUTHORITY FOR RESALE AND/OR REHABILITATION.
<b>Target Date</b>	12/31/2015
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD.
<b>Location Description</b>	TBD.
<b>Planned Activities</b>	The City of York seeks to improve the sustainability of suitable living environments by cleaning and sealing vacant units.
<b>Project Name</b>	DEMOLITION
<b>Target Area</b>	TBD
<b>Goals Supported</b>	Slum and blight removal
<b>Needs Addressed</b>	Demolition
<b>Funding</b>	CDBG: \$57,000
<b>Description</b>	FUNDS USED BY THE CITY OR REDEVELOPMENT AUTHORITY TO SECURE PROPERTIES AND POTENTIAL DEMOLITION.
<b>Target Date</b>	12/31/2015
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD.
<b>Location Description</b>	Unknown at this time.

3

	<b>Planned Activities</b>	The City of York seeks to improve the sustainability of suitable living environments by removing deteriorated structures that are a blighting influence in City neighborhoods.
4	<b>Project Name</b>	CODE ENFORCEMENT
	<b>Target Area</b>	LOW-MODERATE INCOME AREAS OF THE CITY OF YORK
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Code Enforcement
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	PRIVATE SYSTEMATIC CODE ENFORCEMENT IN LOW-MODERATE INCOME AREAS OF THE CITY OF YORK
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,200 units will be inspected for potential code violations.
	<b>Location Description</b>	In low- and moderate- income areas of the City.
	<b>Planned Activities</b>	Inspection of code violation in eligible neighborhoods City-wide by the City of York Bureau of Permits, Planning and Zoning.
5	<b>Project Name</b>	PUBLIC SERVICES
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$73,354
	<b>Description</b>	PUBLIC SERVICES: COMMUNITY PROGRESS COUNCIL, YORK HEALTH BUREAU, AND LITERACY COUNCIL.
	<b>Target Date</b>	12/31/2015

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>An estimated 147 persons will be assisted with public services.</p>
<p><b>Location Description</b></p>	<p>City-wide.</p>
<p><b>Planned Activities</b></p>	<p>Activities include English as a Second Language (ESL) classes and services. Specifically, these services will be geared towards improving English literacy, job assistance, and preparation and coaching for GED testing.</p> <p>The Community Progress Council Program was developed to provide counseling and assistance to first-time homebuyers.</p> <p>Funds to the City of York Health Bureau will support outreach, counseling, and testing in order to reduce the risk of HIV/AIDS.</p>
<p><b>6 Project Name</b></p>	<p>ECONOMIC DEVELOPMENT</p>
<p><b>Target Area</b></p>	<p>TBD</p>
<p><b>Goals Supported</b></p>	<p>Economic Development</p>
<p><b>Needs Addressed</b></p>	<p>Enhance Economic Development</p>
<p><b>Funding</b></p>	<p>CDBG: \$25,000</p>
<p><b>Description</b></p>	<p>TO PROVIDE ECONOMIC ASSISTANCE TO NEW BUSINESSES.</p>
<p><b>Target Date</b></p>	<p>12/31/2015</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>TBD.</p>
<p><b>Location Description</b></p>	<p>City-wide, but primarily in the central business district (CBD).</p>

	<b>Planned Activities</b> Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of York.
7	<b>Project Name</b> Summer Youth Internship Program
	<b>Goals Supported</b> Public Services
	<b>Needs Addressed</b> Public Services
	<b>Funding</b> CDBG: \$50,000
	<b>Description</b> Summer paid work experience program for 25 high school students to work in City government.
	<b>Target Date</b> 12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b> Twenty-five high school students will benefit from the proposed activity.
	<b>Location Description</b> City hall.
	<b>Planned Activities</b> Summer paid work experience program for 25 high school students to work in City government.
8	<b>Project Name</b> PUBLIC FACILITY IMPROVEMENTS
	<b>Target Area</b> TBD
	<b>Goals Supported</b> Improve Public Infrastructure and Facilities
	<b>Needs Addressed</b> Improve Recreation & Public Infrastructure
	<b>Funding</b> CDBG: \$301,000
	<b>Description</b> PUBLIC FACILITY IMPROVEMENTS: PARKS AND PLAYGROUNDS, STREET IMPROVEMENTS, SIDEWALKS, CURBS.
	<b>Target Date</b> 12/31/2015

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>An estimated 100 persons will benefit from these activities.</p>
	<p><b>Location Description</b></p>	<p>TBD.</p>
	<p><b>Planned Activities</b></p>	<p>Milling, paving, reconstructing streets and sidewalks and the installing curb ramps. At this time, this is a non-site specific activity. Once information becomes available, staff will ensure the proposed sites will meet all eligibility criteria. This project supplements the public improvements undertaken with the Section 108 Loan.</p>
<p><b>9</b></p>	<p><b>Project Name</b></p>	<p>SECTION 108 LOAN REPAYMENT</p>
	<p><b>Target Area</b></p>	<p>City-wide</p>
	<p><b>Goals Supported</b></p>	<p>Improve Public Infrastructure and Facilities</p>
	<p><b>Needs Addressed</b></p>	<p>Improve Recreation &amp; Public Infrastructure (Loan Repayment)</p>
	<p><b>Funding</b></p>	<p>CDBG: \$300,000</p>
	<p><b>Description</b></p>	<p>REPAYMENT OF SECTION 108 LOAN.</p>
	<p><b>Target Date</b></p>	<p>12/31/2015</p>
	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>N/A.</p>
	<p><b>Location Description</b></p>	<p>City-wide.</p>
	<p><b>Planned Activities</b></p>	<p>Repayment of the Section 108 loan.</p>

<b>10</b>	<b>Project Name</b>	CRISPUS ATTUCKS
	<b>Target Area</b>	47 E. Maple Street and 22-30 W. Boundary Avenue, York, PA.
	<b>Goals Supported</b>	Create new, affordable rental housing.
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	THE REHABILITATION OF TWO PROPERTIES IN THE CITY OF YORK. ONCE COMPLETE, THESE PROPERTIES WILL BE RENTED TO LOW-MODERATE INCOME INDIVIDUALS.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two low- or moderate- income families will benefit from the proposed activity.
	<b>Location Description</b>	47 E. Maple Street and 22-30 W. Boundary Avenue, York, PA.
	<b>Planned Activities</b>	The rehabilitation of two rental properties.
<b>11</b>	<b>Project Name</b>	CHDO SET ASIDE
	<b>Target Area</b>	TBD
	<b>Goals Supported</b>	Increase the number of affordable units
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$57,750
	<b>Description</b>	CHDO SET aside
	<b>Target Date</b>	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	TBD.
	Location Description	TBD.
	Planned Activities	To provides HOME funds to an approved CHDO to assist in developing or maintaining affordable housing.8
12	Project Name	DOWN PAYMENTAND CLOSING COST HOMEOWNERSHIP
	Target Area	TBD
	Goals Supported	Increase homeownership Increase the number of affordable units
	Needs Addressed	Increase homeownership Affordable Housing
	Funding	HOME: \$50,000
	Description	DOWN PAYMENT AND CLOSING COST ASSISTANCE TO FIRST-TIME HOMEBUYERS.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12 families will benefit from the proposed activity.
	Location Description	City-wide.
	Planned Activities	The City of York provides reimbursements to individuals using the York Homebuyers Assistance Program. Overhead costs associated with carrying out the City of York first time homebuyer program will vary each year.
13	Project Name	CDBG ADMINISTRATION

	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$190,146
	Description	PROGRAM OVERSIGHT AND MANAGEMENT INCLUDING CITIZEN PARTICIPATION AND APPLICATION FOR OTHER FEDERAL PROGRAMS INCLUDING. PLANNING, MAPPING, INDIRECT COST ALLOCATION, HISTORIC REVIEWS FOR REHABILITATION PROGRAMS UNDER SECTION 106 PROGRAMMATIC MEMORANDUM OF AGREEMENT.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A.
	Location Description	N/A.
	Planned Activities	See description above.
14	Project Name	HOME ADMINISTRATION
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$38,000
	Description	PROGRAM ADMINISTRATION AND SERVICES FOR THE YORK CITY BUREAU OF HOUSING
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	N/A.
	Location Description	N/A.
	Planned Activities	See description above.
15	Project Name	Human Relations Commission: Fair Housing
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Fair housing enforcement and administration.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	TBD.
	Location Description	City-wide.
	Planned Activities	Fair housing enforcement and administration.
16	Project Name	Art Space
	Target Area	TBD
	Goals Supported	Increase the number of affordable units
	Needs Addressed	Affordable Housing

<b>Funding</b>	HOME: \$139,250
<b>Description</b>	The Art Space project will create living space for area artists.
<b>Target Date</b>	12/31/2015
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD.
<b>Location Description</b>	TBD.
<b>Planned Activities</b>	TBD.

## **AP-50 Geographic Distribution – 91.220(f)**

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

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

There were two census tracts where the 55.5 % minority concentration threshold was met:

- Census Tract 10: 74.2%
- Census Tract 11: 58%.

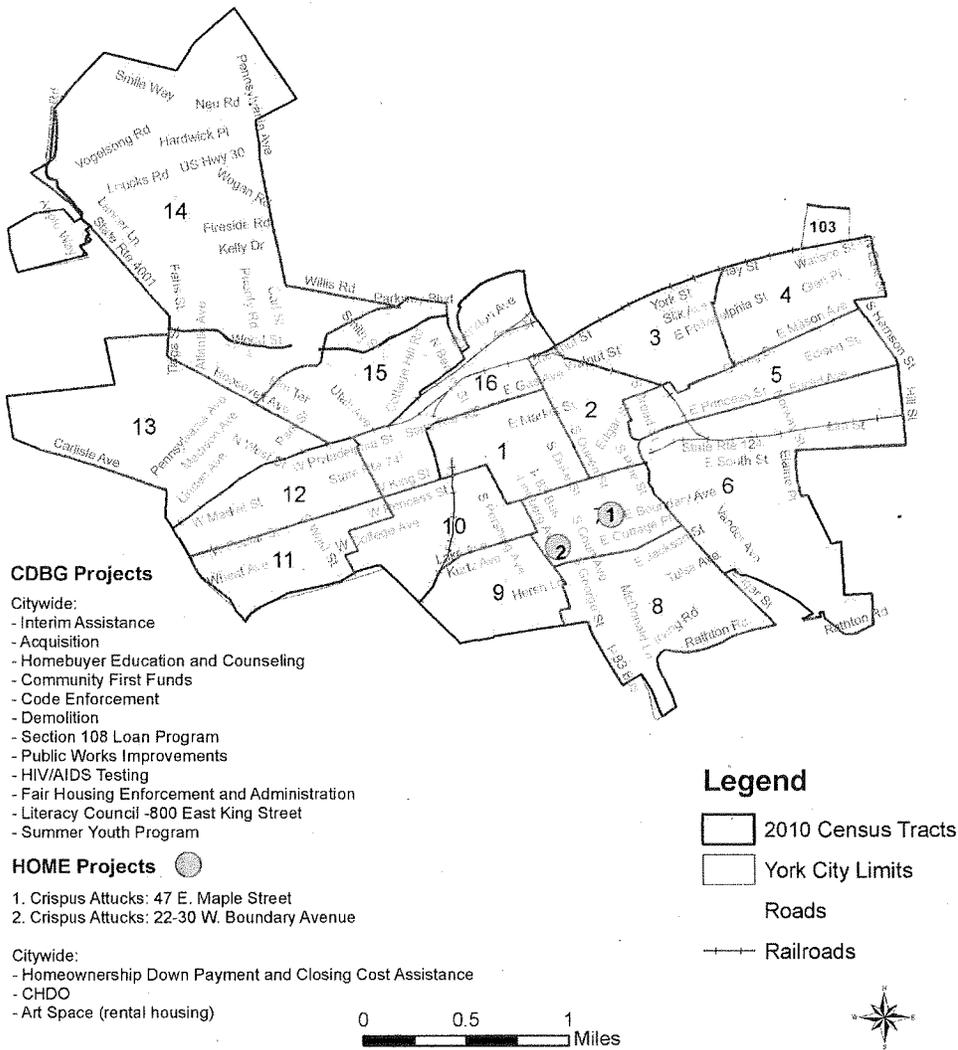
There were five census tracts where the 37.4% persons of Hispanic origin threshold was met:

- Census Tract 1: 44.4%
- Census Tract 7: 51.6%
- Census Tract 11: 38.8%
- Census Tract 12: 45.8%
- Census Tract 16: 37.9%

HUD defines low-and moderate-income concentrations as areas where at least 51% of the households have incomes that are less than 80% of the HUD-adjusted Median Family Income (HAMFI). Virtually all of the City of York meets this definition. Only parts of Census Tracts 3, 13 and 14 have areas that are not areas of low-and moderate-income concentrations.

All of the 12 non-administrative CDBG activities planned for FY 2015 had a citywide benefit. Of the five non-administrative HOME projects planned for 2015, three are citywide and the other two are geographically targeted as displayed below.

## York FY 2015 CDBG and HOME Activities



### Geographic Distribution

Table 56 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

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

improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

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

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

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	4

Table 58 - One Year Goals for Affordable Housing by Support Type

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The York Housing Authority (YHA) provides public housing within the City of York.

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

YHA will continue to use its Capital Fund grant to make, physical, operational and management improvements at its various housing developments and administrative sites. YHAQ will enter into a \$4 million Energy Performance Contract for water, electric and gas improvements at all public housing units.

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

YHA has resident councils in four of its developments. These resident councils have input/involvement with YHA management operations and modernization needs. Resident council officers serve on YHA's Resident Advisory Board (RAB). YHA proposes two actions to increase resident involvement in management:

1. RAB membership will be extended to residents of developments that do not have a Resident Council.
2. When possible and appropriate, the Resident Initiative Coordinator will increase the involvement of residents in meetings with outside agencies or committees. Resident ideas and suggestions may continue to flourish in this environment, resulting in increased collaboration among agencies.

YHA has both a public housing homeownership program and a Section 8 homeownership program and is proposing to increase homeownership opportunities by having its Family Self Sufficiency (FSS) Program Coordinator meet with all incoming public housing applicants to review and discuss homeownership opportunities available to them. The FSS coordinator will pursue similar action with eligible Section 8 tenants.

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

Not applicable

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

### **Introduction**

The City of York is part of the York City/County Continuum of Care. As such, the City does not have City-specific goals and actions regarding homeless and other special needs activities. Instead, the City's goals and actions are included in York County's goals and actions as stated below.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**[Insert material when received from York County.]**

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

Many of the unsheltered homeless in York County also struggle with mental health issues. Bell Socialization Services, a nonprofit in York County, does some outreach to these populations through their PATH program, which attempts to engage these populations and encourage those with mental health issues to seek permanent housing.

In addition, York County completes an unsheltered homeless count for HUD on a biannual basis. The County continually refines the questions asked to get a better sense of those who are unsheltered and potentially not seeking homeless services from the providers in the area. In addition, those unsheltered homeless who are interviewed and counted every other year are offered a variety of services and provided with a pack of goods to help them as well.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelters and transitional housing programs are major parts of the homeless housing services provided in York County. York County has six transitional housing programs (serving families, domestic violence victims, single men, and seniors), and six emergency shelters (serving families, individuals, and domestic violence victims). These programs are predominately funded through a variety of state funding sources (such as the Homeless Assistance Program and the Human Services Development Fund) due to the shift in many HUD funding sources to rapid re-housing and permanent supportive housing. Most of the emergency shelter options in York County run a waiting list, as do the transitional housing programs – especially for families. York County is working to determine how it can provide more permanent housing options to families, with the intent of moving them from emergency and transitional housing programs into something more long-term. The largest obstacles to

providing families with permanent housing in York County continues to be lack of jobs that pay a living wage, and scarcity of affordable housing that can accommodate large families.

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

York County has made Rapid Re-Housing (RRH) a priority and had a new RRH program funded through the Continuum of Care in the 2013 funding round. This new program will begin in 2015. Additionally, RRH was voted and approved to be an eligible application activity in York County for Emergency Solutions Grant (ESG) funds beginning in 2015. In addition, to prevent homelessness York County provides Pennsylvania Homeless Assistance Program (HAP) dollars to individuals who are at risk of losing their homes and to those who need help with a down payment or first month's rent to get into a home of their own. All of these sources of rapid re-housing and homeless prevention funds are managed through the same local non-profit, Community Progress Council, thereby increasing the odds of an individual or family finding the most appropriate funding source(s) to address their needs.

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

[Insert information when received from York County]

## Discussion

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of York's 2009 Analysis of Impediments to Fair Housing Choice contains a Fair Housing Action Plan that includes a proposal for discussion between City departments and affordable housing stakeholders to identify barriers to affordable housing and actions to address those barriers.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Since the adoption of the AI, the City's code enforcement process has improved. Staff of the City's Permits, Planning and Zoning Department, and the fire department cooperate in the property inspection process and all other code-related matters. The two departments jointly perform all required certificate of occupancy and certificate of compliance inspections and do not require a separate licensing inspection for each certificate.

The City's zoning permitting process has also improved and has become more consistent and efficient. The City intends to continue improving the process even more by having the zoning officer and city planner work together to further streamline the process.

Also, the City will continue to encourage and facilitate communication between and among City departments, affordable housing stakeholders, and other parties, e.g., Historic York, to identify both barriers to affordable housing and ways to remove or reduce such barriers.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In FY 2015, the City of York plans the following actions to help address the housing and community development needs of City residents, especially low/moderate income residents.

### **Actions planned to address obstacles to meeting underserved needs**

The chief obstacle to meeting underserved needs is a lack of, or inadequate, resources---both financial and human (staffing). The City of York will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of City residents. The City will support the efforts of service agencies to maximize the use of available resources and to obtain additional resources whenever possible.

### **Actions planned to foster and maintain affordable housing**

The City of York will allocate a total of \$297,000 of FY 2015 HOME funds to create three units of affordable rental housing.

The City will also support the efforts of the York Housing Authority to maintain and increase the supply of affordable housing for public housing residents and Housing Choice voucher holders.

### **Actions planned to reduce lead-based paint hazards**

Lead-based paint abatement is an eligible rehabilitation program, and participation in the City's housing rehabilitation programs will reduce the number of homes with lead-based paint hazards. Over the next five years, the City also anticipates supporting the construction of new rental units to increase access to housing without lead-based paint hazards. Lastly, the City of York's Bureau of Health provides lead-based paint hazard education and lead-based paint risk assessments and code enforcement for City children and the homes they live in.

### **Actions planned to reduce the number of poverty-level families**

The resources that the City of York has to reduce the number of persons with incomes below the poverty level are limited. The City will continue to pursue and support various economic development and housing activities in an effort to provide an environment that will attract or retain businesses or facilitate the expansion of existing businesses thereby securing employment and increased incomes for City residents. These activities will include the following:

Community Progress Council/Rental Assistance Program – Rental assistance provided to homeless and near-homeless to secure and/or maintain housing.

First Time Homebuyer Assistance – Counseling and down payment/closing cost assistance to first time homebuyers.

Crispus Attucks Association – Rehabilitation of properties into affordable, decent rental housing.

Micro-Enterprise Assistance Program – Provide loans and technical assistance to small businesses to encourage creating or maintaining jobs.

York County Literacy Council – Provide funding for English as a Second Language classes. Also provide funding for pre-GED instruction in reading, writing, math, computer and critical thinking skills to serve as a springboard for more education, training and better jobs.

HIV Testing – Fund Bureau of Health to provide outreach, counseling, and testing in order to prevent and reduce risk of HIV/AIDS.

The varied activities help create job opportunities, reduce burdens (e.g. housing cost burden), and educationally/economically empower city residents, all of which will prevent or alleviate poverty in the community.

In the award of contracts, the City will implement the Section 3 Plan to promote the utilization of firms owned by low-income persons.

#### **Actions planned to develop institutional structure**

The City of York relies on a network of public sector, private sector, and non-profit organizations to deliver needed housing and community development services to City residents, particularly the homeless and special needs populations. Many of the organizations in the network operate on a county or regional level.

The demand for services greatly exceeds the available resources. The City of York will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of City residents. The City will support the efforts of service agencies to obtain any available or future resources.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

See previous answer.

## Program Specific Requirements

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

#### Introduction:

The following information provides an overview on the program specific requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$50,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No HOME funds will be used beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of York's guidelines allow for the recapture of HOME funds in the event of a sale or foreclosure. The pro-rated amount of sale shall be repayable, in full, upon occurrence of one or more of the following:

- Sale or transfer of Real Property, except for transfer between husband and wife;
- Borrower ceases to occupy the Real Property as Borrower's primary residence;
- Borrower redefines the mortgage obligation on the Real Property;
- Borrower defaults under either the terms of this Note or the terms of other mortgage obligations of Borrower secured against Real Property.
- Borrower does not take occupancy of the property within 60 days from the settlement date.

The loan shall be forgiven at 20% per year over a five (5) year period (20% the first year, 20% the second year, 20% the third year, 20% the fourth year, and 20% the fifth year). If the property is sold on any date between anniversaries, the percentage due is prorated on a monthly basis from the date of the original anniversary to the same date of the month of sale. The dollar amount is divided by sixty (60) months in order to calculate the amount per month, and the monthly amount is then multiplied by the number of months remaining to determine the amount of Forgiveness by the Obligee to the Obligor. The difference between the original amount of the loan and the amount of Forgiveness is the amount to be repaid by the Obligor to the Obligee.

In the case of foreclosure, the City of York will base the recapture amount on the net proceeds available from the sale rather than the entire amount of the HOME investment.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

## Appendix - Alternate/Local Data Sources