

2025-2029
Consolidated Plan, Annual Action Plan
Community Development Block Grant Program
HOME Investment Partnerships Program



Draft for Public Display and Comment

City of York, Pennsylvania

PUBLIC COMMENTS ACCEPTED OCTOBER 1, 2024 THROUGH OCTOBER 31, 2024

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 (HUD) 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. This City of York CP covers the period from FY 2025 through FY 2029 (January 1, 2025 through December 31, 2029). 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, and through public outreach to engage the community to assist in identifying the highest priority needs. 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 that identifies the priority needs and outlines the goals and objectives to be followed in carrying out HUD programs; and
- An action plan that provides details on the planned activities to be undertaken during the first year of the CP, and establishes the basis for assessing performance on 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 2025; estimated projections for five years follow in parentheses:

- CDBG \$1,366,566 (\$6,832,830)
- HOME \$484,031 (\$2,420,155)

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	City of York , Dept. of Community Development
CDBG Administrator	YORK	City of York, Dept. of Community Development
HOME Administrator	YORK	City of 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

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

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 man online survey that was distributed to stakeholders and City residents.

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(I)).

The City of York 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 12-13, 2024 with affordable/special needs housing and service providers, homeless service agencies, educational providers, economic development officials, neighborhood groups, and health and human service providers. In addition, an advertised public needs hearing was held on June 12, 2024, and October 8, 2024 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. The York County Coalition on Homelessness (YCCH), which is the Continuum of Care (CoC) for York County, Pennsylvania, approved a 5-Year Strategic Plan in June 2023. This plan provides strategies that can be implemented or initiated over the next three years. This plan builds off the success of York County’s 10 Year Plan to End Homelessness approved in 2013. Based on recommendations from this plan, the CoC will pursue the following strategies when coordinating with other services within the City of York to address the needs of homeless persons:

- The York City and County CoC will pursue partnership with victim service providers to increase coordination around the use of homeless and domestic violence funding opportunities.
- Increase access to affordable housing resources is to strengthen the cooperation, coordination, and partnership between the CoC and the York Housing Authority.
- City and county government executive leaders must make targeted investments to effectively address homelessness, including investing in the strategies outlined in the 5-Year Strategic Plan

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 does not receive ESG funds; however, the County receives funds that are used within the City for homeless prevention activities. The County developed performance standards, outcomes, and procedures for awarding funds.

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.

1	Agency/Group/Organization	York Area Housing Group
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Community development-public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
2	Agency/Group/Organization	Bell Socialization Services, Inc.
	Agency/Group/Organization Type	Housing Services-Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
3	Agency/Group/Organization	Community First Fund
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
4	Agency/Group/Organization	Community Progress Council
	Agency/Group/Organization Type	Services - Housing Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
5	Agency/Group/Organization	Crispus Attucks Community Development Corporation
	Agency/Group/Organization Type	Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
6	Agency/Group/Organization	York Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
7	Agency/Group/Organization	Livable Housing Inc.

	Agency/Group/Organization Type	Housing Services-Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
8	Agency/Group/Organization	CONE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
9	Agency/Group/Organization	York County Planning Commission
	Agency/Group/Organization Type	Housing Services-Housing Services-Homeless Other Government-Local Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs-Chronically Homeless Homeless Needs-Families with Children Homeless Needs-Veterans Homelessness Strategy Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
10	Agency/Group/Organization	LHOP at York Housing Opportunity Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
11	Agency/Group/Organization	Penn State University-York
	Agency/Group/Organization Type	Services-Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Economic Development Anti-Poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This university was consulted via group interview with other educational providers to discuss housing and workforce development needs of the City and region.
12	Agency/Group/Organization	Realtors Assoc Of York & Adams Counties
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.

13	Agency/Group/Organization	City of York
	Agency/Group/Organization Type	Other government-local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Staff were interviewed in a group session about City-wide needs.
14	Agency/Group/Organization	City of York-Bureau of Health
	Agency/Group/Organization Type	Services-Health Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Community development-public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
15	Agency/Group/Organization	Various educational providers and employers
	Agency/Group/Organization Type	Services-Education Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community development-public services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Educational and workforce providers were interviewed in a group session to obtain information on the needs of students as well as training and skills needs of employers.
16	Agency/Group/Organization	YMCA of York & York County
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
17	Agency/Group/Organization	York Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
18	Agency/Group/Organization	York County Literacy Council
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Community development: public services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Literacy Council was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
19	Agency/Group/Organization	York Academy
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Community development: public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
20	Agency/Group/Organization	Children’s Home of York
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs-Families with Children Homeless Needs-Unaccompanied Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
21	Agency/Group/Organization	Salvation Army of York
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Recreation

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the clients served by the agency.
22	Agency/Group/Organization	York City Council
	Agency/Group/Organization Type	Other government-local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A group of elected City officials were consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of the City's constituents.

Table 2 – Agencies, groups, organizations who participated

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

The City of York endeavored to consult with all agency types and did not exclude any agencies from participating in the consultation process. All efforts were made to engage community stakeholders in the needs assessment process through invitations to participate in the various stakeholder meetings, public hearings, and community survey.

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?
2023 York County Economic Development Plan/CEDS	York County Planning Commission York Economic Alliance	The goals in the CEDS provided a framework for the economic development and anti-poverty strategy sections.
York County Economic Action Plan (2020)	York County Economic Alliance (YCEA)	The Economic Action Plan provided information on Workforce Development opportunities in York County. This information was also used to inform the economic development section of the CP.
York County Human Services Plan	York County Human Services	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.
York County Hazard Mitigation Plan	York County Planning Commission	Natural Disaster risks were evaluated for the plan.
City of York Analysis of Impediments to Fair Housing Choice (2009)	City of York	To be added when new AI is complete

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 – 91.105, 91.115, 91.200(c) and 91.300(c)

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 2025-2029 Consolidated Plan and the FY 2025 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 11, 2019. A second public meeting was held on September 26, 2019 to present a summary of the City’s draft FY 2020 - FY2024 Consolidated Plan, to present the City’s proposed allocations of FY 2020 CDBG and HOME funds, and to review the City’s past program performance.

The City posted a survey on its website and its social media accounts 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 2020 funding allocations and priorities.

A complete summary of Citizen participation, including public meeting minutes, attendance sheets, notices and citizen comments received are included in the Citizen Participation Appendix attached to this document.

Copies of the FY 2025 – 2029 Consolidated Plan and FY 2025 Annual Action Plan were distributed to various public locations for review and comment. A summary of the FY 2025 Annual Action Plan was published in the *York Dispatch* and the *York Daily Record* on September 20, 2024 alerting interested persons to the availability of the Consolidated Plan and Annual Action Plan for public review. The proposed Plan was on public display from October 1 through October 31, 2024. A copy of the FY 2025 – 2029 Consolidated Plan and the FY 2025 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

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	18 members of the community attended	Participants suggested uses for CDBG and HOME funds to address identified housing and community development needs. See summary in Appendix.	All comments were accepted.	
2	Internet Outreach	Non-targeted/broad community	A web-based survey, was distributed via email, public meeting agenda, via news outlets and posted on the City's website, as well as publicized on the City's social media pages. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of contact they deemed appropriate.	A complete report of the survey results is included in the Citizen Participation Appendix.	No comments were not accepted.	
3	Public hearing	City-wide				

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems across the City of York by income level among renters, owners, and households with special needs. Additionally, needs were identified through a public outreach process that included stakeholder consultations/interviews and public meetings.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2016-2020 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data were drawn from the 2016-2020 ACS 5-Year Estimates and other sources to provide additional context when needed.

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

Summary of Housing Needs

High housing costs and poor quality of housing stock reduce opportunities and access to prosperity, especially among lower-income households in York. Real incomes in the area have declined while rental housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2015 and 2020, the median income for City residents *increased* by 25% after adjusting for inflation, while median rent *increased* by 11.4%. Median home value *decreased* by 6% after adjusting for inflation during this same period. Property taxes in the city are extremely high, as well. This means that housing costs take up a relatively larger share of income for households in the City. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households. Given a lack of decent, affordable housing options, the area’s lower-income households often face a choice between deficient, substandard housing and cost burden.

As the data below show, the most significant housing issues identified are cost burden and severe cost burden. Cost burden is defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to 2016-2020 CHAS data, 10,095 households in the City are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In York, 3,340 households are severely-cost burdened. Cost burden is greatest among renter households earning less than 50% of HAMFI.

Based on analysis of 2016-2020 CHAS data and stakeholder interviews conducted within the City of York there is a need for more safe, accessible, and affordable housing in the City. Stakeholders reported that elderly residents have difficulty accessing their homes, and that there is a high rate of lead poison for children living in older housing. Additionally, this issue has contributed to growing rates of homelessness, and prevents economic growth.

Demographics	Base Year: 2015	Most Recent Year: 2020	% Change
Population	43,855	44,019	0.4%
Households	16,265	17,012	4.6%
Median Income	\$29,025.00 (\$31,693.88 in 2020)	\$36,320.00	14.6%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2011-2015 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Housing Costs Table (Supplemental)

	Base Year: 2016	Most Recent Year: 2020	% Change
Median Home Value	\$76,100 (\$82,062.62 in 2020)	\$77,100	- 6% adjusted
Median Contract Rent	\$761 (\$820.62 in 2020)	\$848	+3.3% adjusted

Data Source: 2016-2020 5-Year ACS

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,560	3,680	3,305	1,980	3,490
Small Family Households	1,425	1,495	1,040	820	1,540
Large Family Households	395	435	395	65	195
Household contains at least one person 62-74 years of age	915	685	695	385	880
Household contains at least one person age 75 or older	365	360	370	285	115
Households with one or more children 6 years old or younger	985	800	455	110	345

Table 6 - Total Households Table

Data 2016-2020 CHAS
Source:

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	120	135	20	80	355	30	20	4	0	54
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	215	75	55	30	375	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	135	105	50	0	290	0	0	10	25	35
Housing cost burden greater than 50% of income (and none of the above problems)	2,070	270	15	0	2,355	490	115	30	0	635

	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
Housing cost burden greater than 30% of income (and none of the above problems)	560	1,270	230	20	2,080	60	525	255	145	985
Zero/negative Income (and none of the above problems)	85	0	0	0	85	30	0	0	0	30

Table 7 – Housing Problems Table

Data 2016-2020 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	2,535	580	140	110	3,365	515	135	45	25	720
Having none of four housing problems	1,215	1,860	1,425	710	5,210	290	1,105	1,690	1,135	4,220
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 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	1,075	890	134	2,099	175	225	95	495
Large Related	310	195	0	505	4	105	10	119
Elderly	505	310	39	854	244	220	144	608
Other	1,085	400	85	1,570	140	110	35	285
Total need by income	2,975	1,795	258	5,028	563	660	284	1,507

Table 9 – Cost Burden > 30%

Data 2016-2020 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	0	0	160	160	165	35	0	200
Large Related	0	0	25	25	4	0	0	4
Elderly	280	55	4	339	225	60	4	289
Other	0	940	75	1,015	105	0	0	105
Total need by income	280	995	264	1,539	499	95	4	598

Table 10 – Cost Burden > 50%

Data 2016-2020 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	280	130	50	30	490	0	0	10	0	10

	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
Multiple, unrelated family households	10	34	20	0	64	0	0	0	25	25
Other, non-family households	60	10	35	0	105	0	0	0	0	0
Total need by income	350	174	105	30	659	0	0	10	25	35

Table 11 – Crowding Information – 1/2

Data 2016-2020 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.

According to 2020 ACS data about single person households, there were 3,661 single person renters and 2,229 single person homeowners living in the City of York.

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.

According to 2020 ACS data, there are 8,182 individuals, or 18.6% of the City’s population, who identify as having one or more disabilities. Among these, 3,712 reported an ambulatory disability, 4,431 with a cognitive disability, 1,471 with vision difficulty and 2,613 with an independent living difficulty.

According to 2023 York City/County CoC Point in Time data estimate 49 victims of domestic violence experience homelessness on any given night. There is shelter availability for victims of domestic violence, with 32 staying in Emergency Shelters and 21 obtaining transitional housing. There were 3 victims of domestic violence that were reported as unsheltered in 2023.

No data is available on the number and type of families who are victims of dating violence, sexual assault and stalking in the City of York.

What are the most common housing problems?

The 2020 York County Economic Action Plan reported that there was not enough housing in the County to satisfy the demand generated by its' growing population. New housing construction has slowed down and it is difficult to rehabilitate and repair the County's aging housing stock due to the lack of skilled construction workers in York County. Based on a 2021 report on Affordable Housing Challenge in York County, PA, there were 31 rental homes that are both affordable and accessible for every 100 households earning an extremely low income.

Based on Stakeholder interviews, there is a lack of safe, accessible, and affordable housing in the City of York. As the data above indicates, 38.4% of households (both renters and owners) in the City are cost burdened. This is corroborated by affordable housing advocates in the City who reported during stakeholder interviews that low- to moderate- income families have difficulty finding affordable rental housing in the City. The majority of the City's older housing stock was built before the 1950s. Stakeholders reported that low- and moderate- income families with children who live in these homes face a higher risk of being poisoned by lead paint.

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

The strain of costs, both moderate and severe, impacts households regardless of income level, but it is the lowest income households that need affordable housing the most. As household income rises, the rate of cost burden tends to decrease. Renters, compared to homeowners, are more likely to experience cost burden (paying 30% of their monthly income on rent) and severe cost burden (paying 50% of their monthly income on rent). Among various household types, elderly individuals and small families are the most susceptible to experiencing these financial strains across the income spectrum.

Stakeholder stated that families and elderly resident are disproportionately impacted by the lack of safe, accessible, and affordable housing in the City of York. Additionally, high rates of Hispanic, Black/African American residents have difficulty finding housing in the City. The growing population of Haitian and Creole families in the City are also finding it difficult to find safe, accessible, and affordable housing.

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 CoC estimates that over 130 persons in households containing children become homeless each year; four of these are unaccompanied youth. The lack of affordable housing units makes it difficult for low income individuals and families with children to maintain a stable household. According to homeless

providers, there is a growing number of single parent households with children who are becoming homeless.

Barriers often faced by those who are recently housed include continued case management, employment skills training, assistance to repair poor credit and landlord history, and financial assistance to clear rent and utility arrearages that may have led to homelessness in the first place. Continued wraparound services, particularly related to mental health and substance abuse and the formerly incarcerated are critical to lower recidivism rates.

Stakeholders stated that due to the lack of safe affordable housing, low-income residents, mainly families, are either living in unaffordable housing that is unsafe or choosing to live with other families in cramped living conditions.

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:

The City of York uses the definition of at-risk homeless populations found at 24 CFR Part 91.5 and included below:

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, *e.g.*, family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter; and
- (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - (B) Is living in the home of another because of economic hardship;
 - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
 - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
 - (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

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

The lowest income households are also the highest concentrations of minorities that experience challenges accessing food, healthcare housing and services. There remains a strong need for safe, accessible, and affordable housing in the City. As mentioned earlier, stakeholders stated that due to the lack of safe affordable housing, low-income residents, mainly families, are either living in unaffordable housing that is unsafe or choosing to live with other families in cramped living conditions.

Discussion

During stakeholder interviews, service providers within the city mentioned the rising number of Haitian and Creole refugees in in the City of York. Due to the lack of demographic data, it is difficult to determine an accurate count of this population. Stakeholders stated that this population requires additional support, such as translation services, job opportunities, access to affordable housing, and education, to address the specific needs of this racial/ethnic group. Without access to these services many of families of Haitian and Creole dissent will continue to live in substandard housing, or risk of becoming unhoused.

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 when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, the following racial/ethnic groups in York experience one or more housing problems at a disproportionate level:

- Asian households at 50-80% AMI
- Asian households at 80-100% AMI

Cells highlighted in orange represent racial or ethnic groups that earn a particular AMI and experience housing problems at a rate over 10 percentage points.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	89.7%	75.8%	27.3%	10.5%
Black/ African American	90.4%	78.3%	26.5%	12.3%
Asian	57.1%	0.0%	50.0%	100.0%
Hispanic	83.2%	69.3%	31.6%	2.8%
Jurisdiction as a Whole	87.5%	74.1%	28.2%	9.5%

Data Source: CHAS 2016-2020

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	3,910	560	245
White	1,350	155	145
Black / African American	1,175	125	55
Asian	20	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,260	255	30

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	2,760	965	0
White	1,110	355	0
Black / African American	630	175	0
Asian	0	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	925	410	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	845	2,155	0
White	415	1,105	0
Black / African American	195	540	0
Asian	20	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	215	465	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	155	1,485	0
White	85	725	0
Black / African American	54	385	0
Asian	4	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	10	350	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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%

Discussion

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 when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e., cost burden)

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.

In general, the percentage of households with a severe housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, only one racial/ethnic group experiences one or more severe housing problems at a disproportionate level:

- Hispanic households at 30-50% AMI
- Asian households at 80-100% AMI (small sample size)

Cells highlighted in orange represent racial or ethnic groups that earn a particular AMI and experience housing problems at a rate over 10 percentage points.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	76.8%	22.5%	9.2%	0.5%
Black/ African American	85.4%	20.9%	4.1%	2.3%
Asian	28.6%	0.0%	0.0%	100.0%
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	69.7%	42.7%	4.4%	0.0%
Jurisdiction as a Whole	77.0%	29.7%	6.7%	1.2%

Data Source: CHAS 2016-2020

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	3,440	1,030	245
White	1,160	350	145
Black / African American	1,110	190	55
Asian	10	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,060	460	30

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	1,105	2,620	0
White	330	1,135	0
Black / African American	170	645	0
Asian	0	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	570	765	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	200	2,805	0
White	140	1,385	0
Black / African American	30	705	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	650	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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

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	19	1,625	0
White	4	800	0
Black / African American	10	430	0
Asian	4	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	360	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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 when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost-burdened is defined as paying more than 30% of household income on housing, and severely cost burdened is defined as paying greater than 50% of household income on housing.

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.

The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels. Based on these definitions, the following racial/ethnic groups have disproportionate housing need:

- While not considered disproportionate according to the above definition, the data indicate that 34% Hispanic households are severely cost burdened.

Cells highlighted in orange represent racial or ethnic groups that earn a particular AMI and experience housing problems at a rate over 10 percentage points. However, as mentioned above, While not considered disproportionate according to the above definition 34% of Hispanic households in the City of York are severely cost burdened. When compared to the Hispanic households in the jurisdiction as a whole (25.7%), this value is statistically significant.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost burden			
White	60.6%	20.2%	19.3%	1.9%
Black/ African American	51.1%	20.7%	28.2%	1.4%
Asian	69.2%	23.1%	7.7%	0.0%
Hispanic	45.8%	20.1%	34.0%	2.0%
Jurisdiction as a Whole	54.1%	20.2%	25.7%	1.9%

Data Source: CHAS 2016-2020

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,760	3,280	4,164	300
White	4,505	1,500	1,435	145
Black / African American	2,050	830	1,130	55
Asian	90	30	10	0
American Indian, Alaska Native	35	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,960	860	1,455	85

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2016-2020 CHAS
Source:

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?

The impact of housing problems in the City of York varies primarily by income level. However, the following income tiers experienced problems at a rate of at least ten percentage points higher than the City as a whole:

Housing Problems

- Asian households at 50-80% AMI
- Asian households at 80-100% AMI

Severe Housing Problems

- Hispanic households at 30-50% AMI
- Asian households at 80-100% AMI (small sample size)

Cost Burden

- While not considered disproportionate according to the above definition, the data indicate that 34% Hispanic households are severely cost burdened.

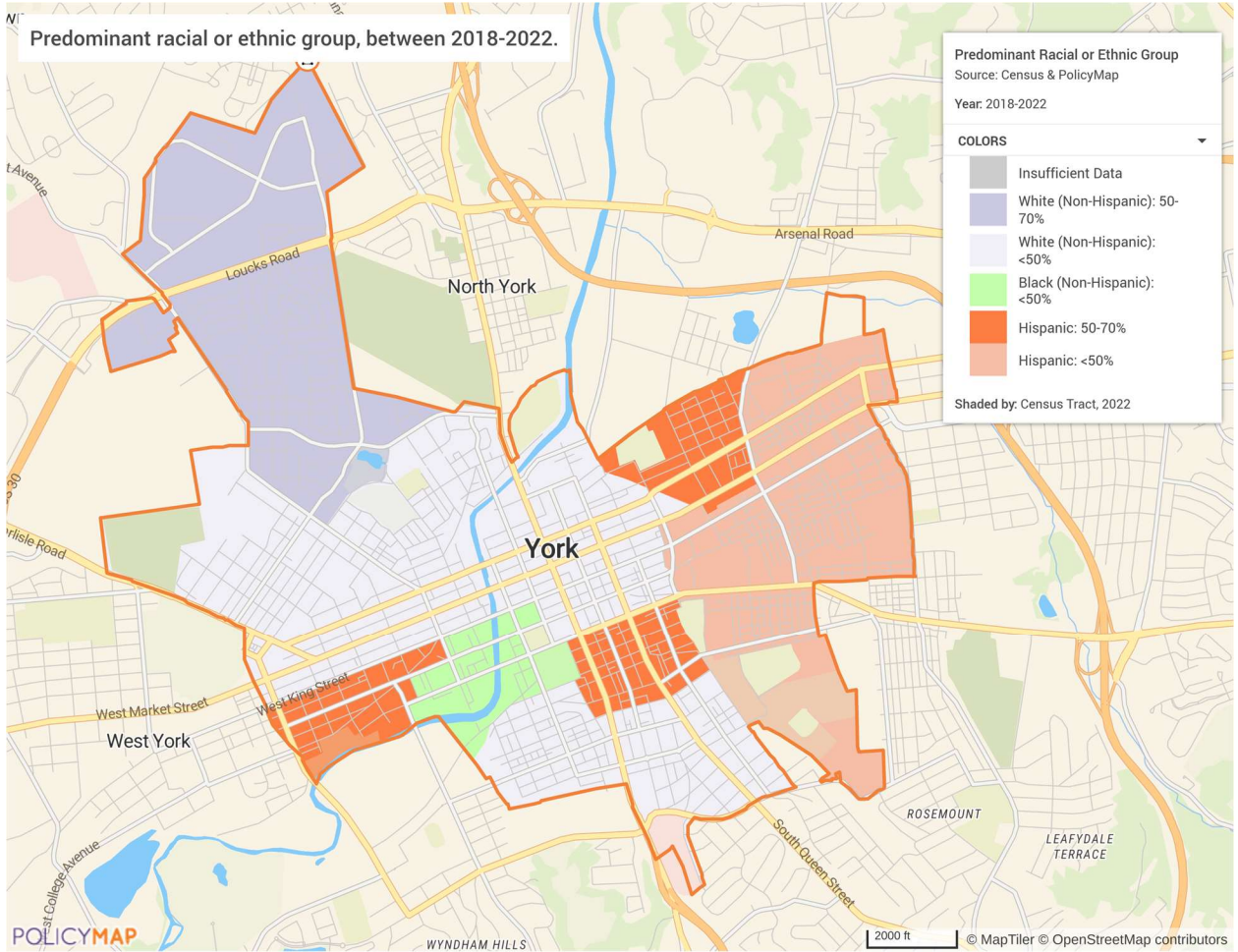
If they have needs not identified above, what are those needs?

The needs among race/ethnicities are indicated above. Income categories have more general needs as described in NA-10 and the Housing Market Analysis.

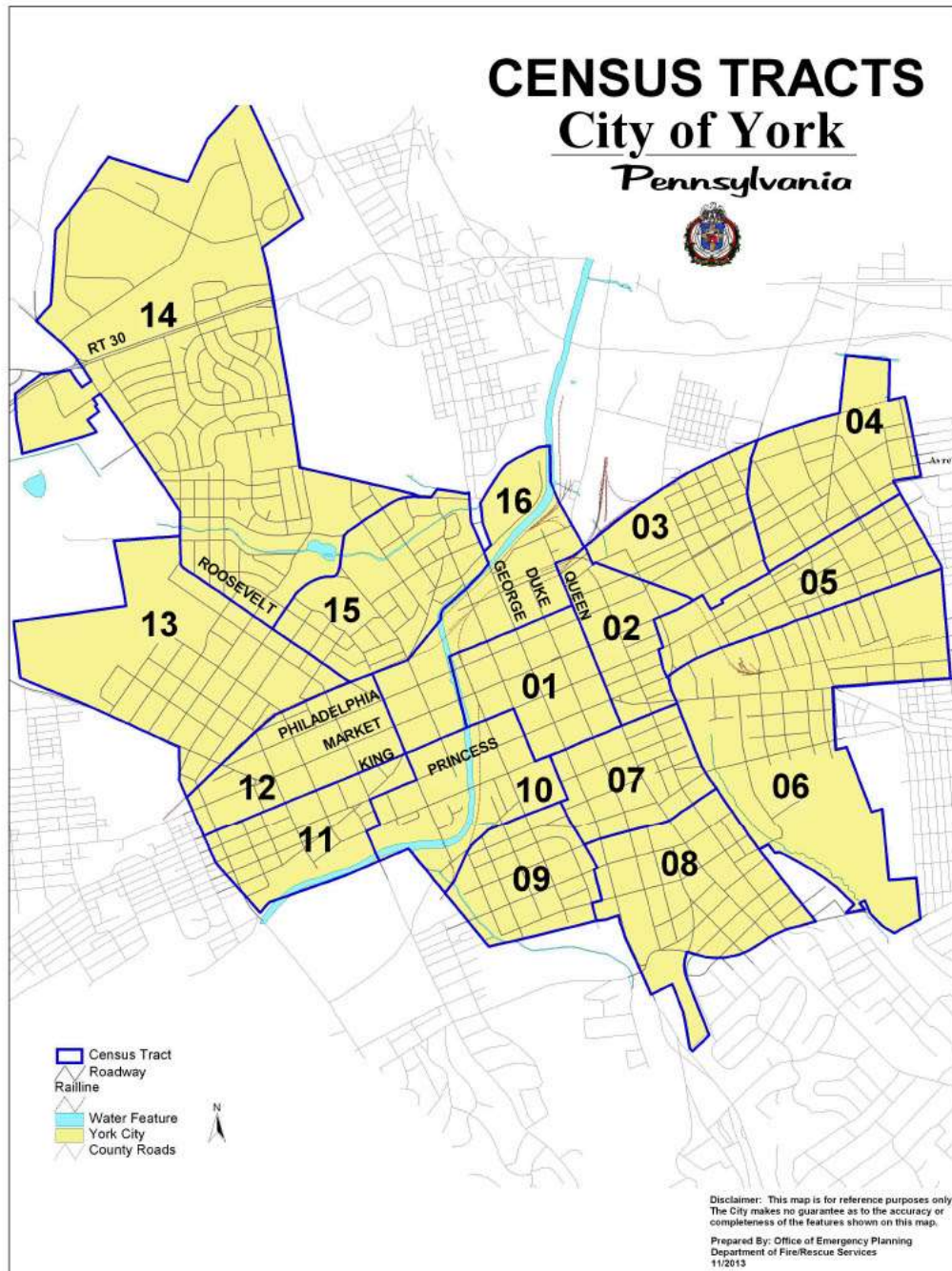
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

For the purposes of this Consolidated Plan, concentration is defined by a census tract where a minority group's population is ten percentage points higher in that census tract than its proportion in the City's population. For example, Black residents comprise 23% of York's population. An area of concentration of Black residents will be any census tract that is at least 33% Black. There is one Census Tract that meet this definition: Tract 10. The City's population is 38% Hispanic. An area of concentration of Hispanic residents will be any census tracts containing at least 48% Hispanics. There are three Census Tracts that meet this definition: Tracts 3,4,5,6,7 and 11.

Map of Predominant Racial or Ethnic Groups 2018 - 2022 (SUPPLEMENTAL)



City of York Census Tract Map (SUPPLEMENTAL)



NA-35 Public Housing – 91.205(b)

Introduction

The York County and City Housing Authority (YCCHA) owns and manages 1,032 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.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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
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
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:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

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

The York Housing Authority (YHA) meets the Section 504 requirements and makes reasonable accommodations when necessary but indicated that it still cannot meet the demand for accessible units. A high demand for more accessible units among public housing tenants and applicants on the waiting list was considered a major need during stakeholder interviews.

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

Based on stakeholder feedback, YHA recognizes the need for more accessible public housing unit in the City of York. The YHA reported that elderly residents or residents with disabilities are finding it difficult to access public housing in the City.

Discussion

The population at large includes households that share the needs of public housing residents and voucher holders because the resources available to York Housing Authority are insufficient to meet local need. Until a unit or voucher becomes available, households on the Public Housing waiting list and HCV waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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.

The Continuum of Care’s 2023 Point-in-Time (PIT) survey is the most recent survey data available. The PIT provides only a “snapshot” of the City’s homeless population and subpopulations; however, it is the best data available on the housing and supportive service needs of these populations. The City’s Continuum of Care (CoC) for homeless persons is coordinated through the County Planning Commission, who also serves as the HMIS Lead for the CoC.

During the 2023 Point in Time Survey, 332 homeless adults and children (sheltered and unsheltered) were counted in York County, which includes the City of York. The number of homeless persons reflects an increase from 2019, which identified 321 homeless adults and children.

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
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	135	2	1,087	+130	489	83
Persons in Households with Only Children	0	4	25**	+10**	4**	110**
Persons in Households with Only Adults	180	70	1,377	+288	303	53
Chronically Homeless Individuals	29	10	1,179***	+267	205	81
Chronically Homeless Families	1	0	330****	+40	187	87
Veterans	15	1	136	+73	98	105

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
Unaccompanied Child	23	7	25**	10**	4**	110**
Persons with HIV	2	0	20^	+10^	12^	76^
Severely Mentally Ill	44	10	485^	+155^	269^	87^
Chronic Substance Abuse	19*	1*	243*^	+38^	156*^	65^
Victims of Domestic Violence	46	3	1,025^	+256^	360^	69

Data Source: HUD 2023 PIT and HIC Count, York County CoC.

Based on feedback from representatives of York County CoC the data provided above requires context. In the aftermath of the COVID-19 pandemic, the York county CoC has seen extensive delays in individuals and families experiencing homelessness obtaining permanent housing, which results in a significantly longer length of time experiencing homelessness, which puts more populations into the category of chronically homeless. The 2023 Longitudinal Systems Analysis (LSA) reports the largest amount of chronic-confirmed households that the City of York has witnessed since the chronic data began being tracked approximately 10 years ago. This data set tracks someone’s homelessness across a 3-year period, identifying if an adult in the household (adult-child households) has spent at least 365 days in the past 3 years on the streets or in emergency shelter. This data is extremely hard to track and confirm for very transient populations.

York County CoC only measures chronic status across a 3-year period, with no ability to track or confirm status which occurs longer than that. Additionally, chronic status is divided into two categories: those with 365+ days homeless (ES/Street) with a disabling condition, and those with 365+ days homeless (ES/Street) with no disabling condition disclosed. Of the total number provided, 359 individuals were chronic with a disclosed disabling condition; 820 were chronic with no disclosed disabling condition (1179 in total). Additionally, of the total number provided, 95 adults in adult-child households were chronic with a disclosed disabling condition; 235 were chronic with no disclosed disabling condition (330 in total).

For all categories in column “Estimate the # becoming homeless each year” the CoC has reported the estimated increases for all populations as compared between 2022 and 2023 LSA annual data. Representatives of York County CoC assume at least the same number of people identified in “Estimate the number experiencing homelessness each year” to be reflected in upcoming and subsequent years, in the absence of short-term and significant changes in economic factors and housing market pricing. LSA data going back to 2021 has shown significant increases annually.

For estimates of the number of persons experiencing homelessness who also struggle with chronic substance abuse on a given night, due to lack of self-disclosure of conditions by those being interviewed the data provided is not accurate.

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 does not provide any housing assistance to those under 18 who are unaccompanied, making the estimates on the yearly rates Unaccompanied Children experiencing homelessness and the number of days this populations experience homelessness are unreliable. Data is provided on those experiencing homelessness who are under 18 and unaccompanied by youth-serving outreach partners such as Covenant House of Pennsylvania (York Campus) and the Educating Children & Youth Experiencing Homelessness (ECYEH) liaisons.

Data collected about persons with HIV, severely mentally ill, substance use disorder, victims of domestic violence is not tracked on an annual basis and is only asked during the Point in Time Count. York County CoC utilized custom reports, based on Homeless Management Information System (HMIS) data, for the same time period as the LSA, to provide an estimate for these categories.

For the number of persons experiencing homelessness who also struggle with chronic substance abuse on a given night, due to lack of self-disclosure of conditions by those being interviewed the data provide is a best estimate based on an assessment of collected data by the City of York CoC representative.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

According to the York City and County CoC, there are at least 315 adult-child households (HH), annually, that need housing assistance. The breakout of these families by size are as follows:

- Single adult with 1-2 children: 158 HH
- Single adult with 3+ children: 68 HH
- 2 or more adults with 1-2 children: 53 HH
- 2 or more adults with 3 or more children: 33 HH
- "Other" Households: 3 HH (These are multi-generational households with 3 or more adults and 3 or more children, based on HMIS data)

Additionally, York City and County CoC estimates there are at least 16 veteran family households annually that are in need of housing assistance. Data about the size veteran families is not available in the LSA, but HMIS data indicates the following:

- Single adult with 1-2 children: 5 HH
- Single adult with 3+ children: 2 HH
- 2+ adults with 1-2 children: 7 HH
- 2+ adults with 3+ children: 2 HH
- Other Households: None

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

Approximately 35.2% of homeless persons counted during the 2023 PIT were Black/African American, and 13.6% were Hispanic.

The York City and County CoC's 2023 racial analysis identified a disproportionate number of African American/Black families with children who enter homelessness and seek assistance (2x the # in poverty and 6x the number of overall census). Based on this analysis, African American/Black families with children have lower successful long-term housing outcomes than other racial demographics. For Hispanic/Latin(a)(o)(x) populations experiencing homelessness is proportional to the population as a whole. The information reveals more households of color are moving between shelter and temporary supports (friends/family) as well as self-paying hotels, making them challenging group to engage and support the transition to permanent housing with CoC-related supports (due to definitions of homelessness being limited to Category 1 and Category 4). The CoC's analysis found that unsheltered populations continue to be primarily White, but increases in multiracial populations are evident, as the total homeless population continues to rise – which is increasing the unsheltered population, as resources cannot keep up with demand.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2023 Point-in-Time Count, a total of 332 individuals experienced homelessness. 263 served in emergency shelters, transitional, and safe haven housing projects. A total of 59 individuals were unsheltered, including seven children under age 18. There were 24 unaccompanied youth in shelter at the time of the PIT Count.

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

Introduction:

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

York County Area Agency on Aging (YCAAA) 2020-2024 plan stated that that the burden of property taxes disproportionately falls on older adults due to school district assessment. As a result, elderly retired homeowners are priced-out of their neighborhoods because they are unable to afford higher cost of local property taxes in York County. Additionally, due to the higher demand for services facilities in York County have had to implement waiting list for these essential services.

According to the County of York 2023-2024 Human Service Block Grant Plan “Older adults with [serious and persistent mental illness in the City of York] who utilize public benefits still struggle with supported living options. There are very few personal care boarding homes that accept the subsidy for SSI in our region. This limits available resources for housing individuals with serious and persistent mental health issues as they age in the community.”

Stakeholders stated that elderly residents in the city live in housing that does accommodate their needs. Older housing stock is not accessible for elderly residents with disabilities. The York Housing Authority recognizes the need of this population and continues to rehabilitate existing public housing units to ensure ADA compliance and accessibility to elderly residents.

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

The County of York Human Service Block Grant Plan 2023-2024 states that there is a rising number of individuals with intellectual disabilities in the County. There is greater need for additional funding for and coordination among service providers in the County and City to address the needs of these residents.

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.

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 the City of York.

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

Summarizing the above estimates and input received during stakeholder interviews held in preparing the Five-Year Consolidated Plan, the most significant needs for these populations are:

- Safe, accessible, and affordable housing
- Assistance making repairs to owner-occupied homes, including accessibility improvements and lead abatement
- Employment training/self-sufficiency programs
- Housing counseling and other financial literacy programs
- Coordination among service providers and the programs they offer

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

According to the CDC's AtlasPlus, a database containing health data for communities across the country, York ranks 14th out of Pennsylvania's 67 counties for the prevalence of HIV/AIDS in 2022, with a rate of 225.5 cases per 10,000 individuals with HIV.

The City of York Bureau of Health provides free, confidential, and anonymous HIV-antibody testing, counseling, and partner notification. Community Health Nurses or Disease Intervention Specialists are providing case management and support services to residents who are diagnosed with HIV or AIDS. These health care professionals provide holistic evaluation of the individuals in need and develop treatment plans if required. Additionally, the Bureau provides education for high-risk individuals, general public, and health care providers.

Other service providers include Family First Health and WellSpan Health which provides case management, referrals to behavioral health, nurse care management and medical care. The Caring Together Program conducts onsite mental health assessments and referrals.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of York will not use HOME funds for TBRA activities during the 2025-2029 Consolidated Plan.

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

Describe the jurisdiction’s need for Public Facilities:

Through CDBG funds, the City of York can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Public Facilities needs include:

- Public access to internet services,
- Homeless shelters for Chronic Homeless Families, and
- Sidewalk improvements to increase the walkability of the City of York.

How were these needs determined?

The City of York facilitated a series of stakeholder interviews and public meetings; community feedback regarding the needs across the community was received.

Describe the jurisdiction’s need for Public Improvements:

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Public Improvements needs include:

- Street and sidewalk improvements in low-moderate income areas.
- Street lighting and beautification improvements.
- ADA compliance construction and rehabilitation in low-moderate income areas.

How were these needs determined?

The City of York facilitated a series of stakeholder interviews and public meetings; community feedback regarding the needs across the community was received.

Describe the jurisdiction’s need for Public Services:

Through CDBG funds, the City can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services.

Public Services needs include:

- Financial literacy classes for struggling families, particularly for single parents.
- Homeownership counseling.
- Lead Abatement services.

- Employment readiness skills education and workforce programming.
- Increased access for Public Transportation, including new bus routes.

How were these needs determined?

The City of York facilitated a series of stakeholder interviews and public meetings; community feedback regarding the needs across the community was received.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, the City of York will have a mix of housing types to accommodate households of all types and income levels. The City's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

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

Introduction

The housing stock in York is principally single-family (60%) and renter-occupied (61.7%). Data from the 2020 ACS indicates that 22.5 % of all adults aged 18-64 lived below the poverty line. Among the entire population, 24.5% lived below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 32.1% and 20.0%, respectively, lived below the poverty line. The high incidence of poverty among households with children and persons with disabilities points to the need for affordable housing, particularly within the renter-occupied market. The vacancy rate dropped from 16.1% in 2016 to 10.7% in 2020, according to ACS data.

In 2020, of the 9,918 renter-occupied units in the City, 52.8% consisted of two or three bedrooms and 23.8% consisted of four or more bedrooms. Single Room Occupancy (or zero bedroom) units are the smallest category of renter-occupied housing. About 6.2% of occupied housing in the City of York are Single Room units. Among owner-occupied housing, 76.7% of units have two or more bedrooms. These descriptive statistics are consistent; single family units – which tend to be larger than multi-family units – comprise over 60% of the housing stock. There is a need for more multi-family housing units which tend to be more affordable, particularly for small families with children, a demographic group particularly prone to cost burden and severe cost burden.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	4,035	21%
1-unit, attached structure	7,800	41%
2-4 units	4,060	21%
5-19 units	1,545	8%
20 or more units	1,585	8%
Mobile Home, boat, RV, van, etc	20	0%
Total	19,045	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	1,040	10%
1 bedroom	130	2%	2,790	28%
2 bedrooms	1,235	17%	2,225	22%
3 or more bedrooms	5,725	81%	3,860	39%
Total	7,100	100%	9,915	99%

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

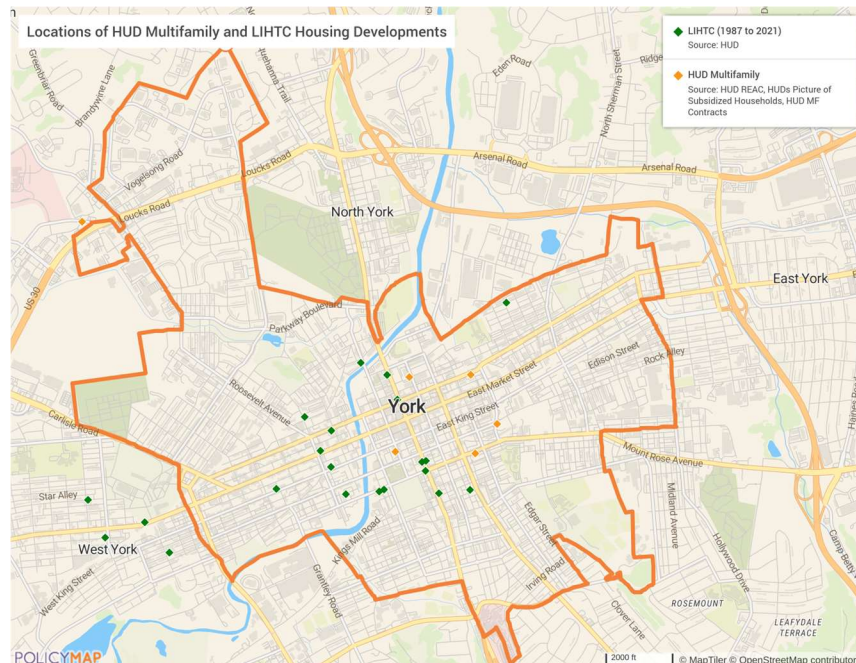
Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In addition to public housing authority units, the Pennsylvania Housing Finance Agency’s Inventory of Assisted Rental Housing identified 1,364 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 549 units (40.2 percent) for the elderly and 701 units (51.4 percent) for family households. The following table provides a summary of the other assisted rental housing in the City of York by unit type.

The City of York works with Habitat for Humanity to create new affordable homeownership units using HOME funding. The catchment area for York Habitat for Humanity is the entire county, though several units are constructed in the City each year. The cost to build in the City is high.

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

According to PolicyMap, there are several HUD Multifamily and LIHTC units throughout the City. The period of affordability will expire for 162 units in 2024. The map below indicates the locations of the subsidized developments in the City. The City will continue to monitor new projects to ensure replacement of these units, and will prioritize projects that do so, especially as for-profit developers continue to create new market rate units within the City.



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

No. The YHA has a waiting list for its Public Housing units and its Housing Choice Voucher program. The average amount of time an individual or family waits for an available public housing unit or voucher is between 5-7 years. This aligns with the nationwide trend of communities experiencing a significant shortage of affordable and available rental units for extremely low-, low-, and moderate-income households.

Describe the need for specific types of housing:

There is a need for safe, sanitary, accessible, and affordable housing throughout the City. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income including family housing, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities. CHAS and ACS data revealed that a significant proportion of single-person households are cost burdened/severely cost burdened.

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

Introduction

The HUD-provided table below (Table 35) indicates the number of available units that are affordable to households with various income levels. The 1,415 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent 0.9% of the rental housing inventory in the City. Given that CHAS data indicates there are 4,955 households with incomes below 30% of HAMFI, there are more than three households that need affordable housing at this income level for each affordable unit available; there is a need for additional affordable housing units.

The Fair Market Rent (FMR) for a two-bedroom unit in the City of York is \$1128 per month. To avoid being cost burdened, a household needs to earn \$21.63 per hour. In 2020, the monthly Supplemental Security Income (SSI) payment was \$783. Households for which this is the sole source of income could spend approximately \$235 monthly on housing, which is about a third of the cost of renting a one-bedroom unit.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2020	% Change
Median Home Value	78,800	77,100	(2%)
Median Contract Rent	592	659	11%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,475	25.0%
\$500-999	6,855	69.1%
\$1,000-1,499	505	5.1%
\$1,500-1,999	70	0.7%
\$2,000 or more	0	0.0%
Total	9,905	99.9%

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,415	No Data
50% HAMFI	4,675	1,920
80% HAMFI	7,750	3,678
100% HAMFI	No Data	4,891
Total	13,840	10,489

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	789	883	1,128	1,468	1,569
High HOME Rent	611	722	946	1,212	1,297
Low HOME Rent	611	718	862	996	1,111

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low- and low-income households in the City. According to CHAS data analyzed in the Needs Assessment, there are 8,440 households earning between 0% and 50% of the median family income in the City. However, there are only 8,010 housing units (both renter and owner-occupied) affordable to these households, accommodating 94.9% of this population.

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

According to the table provided in the Needs Assessment section, between 2016 and 2020, the median income for City of York residents *increased* by 14.6% after adjusting for inflation, while median rent *increased* by 3.3% and median home values *decreased* by 6.0%. Despite some improvement in the affordability of the housing market, the lack of affordable housing still remains an issue for residents. The City will continue efforts to improve the overall affordability of the rental and owner housing market.

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 Monthly Rent Table, Table 30, was populated via the HUD eCon Planning Suite. As discussed above the median rent is not attainable for most lower-income households. As stated, housing costs are increasing while median incomes are decreasing. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing. Creation of new affordable units will help to offset the cost burden faced by so many households in the City.

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

Introduction

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

Definitions

Standard Condition

No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation

The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions

Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

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; 75% of owner-occupied units and 45% of renter-occupied units have no substandard conditions.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,735	24%	4,810	48%
With two selected Conditions	20	0%	540	5%
With three selected Conditions	10	0%	140	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,325	75%	4,430	45%
Total	7,090	99%	9,920	99%

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

As indicated in the table below, a majority of the housing stock, both renter- and owner-occupied units, in the City of York was constructed prior to 1950. The age of the housing stock points to the need for residential rehabilitation.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	205	3%	265	3%
1980-1999	475	7%	735	7%
1950-1979	2,000	28%	3,110	31%
Before 1950	4,415	62%	5,810	59%
Total	7,095	100%	9,920	100%

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,415	90%	8,920	90%
Housing Units build before 1980 with children present	210	3%	50	1%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is approximately 50 years or more. Sixty four percent of the housing units in York were built prior to 1950. Another 30% of all units were built between 1950 and 1979.

Owner- and renter-occupied housing units have different percentages of units built in the four time periods presented in the table above. Although both owner and rental units likely require rehabilitation from normal wear and tear, the need is slightly greater for owner units – 59% were built prior to 1950,

compared to 62% for owner-occupied units. However, the rental market has significantly more units in the market than owner units.

Renter-occupied units have a much higher prevalence (48%) of having at least one selected condition than owner-occupied units (24%). It is uncommon for both owner- and renter-occupied units to have more than one selected condition. This may indicate that more renter-occupied units than owner occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit.

Based on stakeholder interviews older housing stock in the City of York is not accessible or safe to live in. There was an emphasis on rehabilitating housing for elderly residents with disabilities and larger families.

The number of units considered suitable for rehabilitation did not populate from the available data, and Table 40 generated with null information. The City of York does not track vacant, abandoned, or REO properties suitable for rehabilitation.

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. 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 preschoolers 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 hazards pose the greatest risk for children, especially those under seven years of age. The HUD IDIS-generated table above 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 owner-occupied units are much more likely to be impacted by lead-based paint hazards than children in owner-occupied units.

According to CHAS data, 250 low- and moderate-income households (80% HAMFI and below) with at least one child 6 years old or younger live in housing units built before 1980. These households, 3% of all households, are at risk for lead-based paint hazards. Based on Stakeholder interviews most of the older housing stock in the City of York has lead paint. Additionally, representatives from the City’s code enforcement stated that there is a growing rate of lead poisoning among children living in the City.

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

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	96	1,092	1,460	43	1,417	0	148	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

Based on interviews with stakeholders, as well as information taken from the York Housing Authority (YHA) main website, indicate there are five family public housing developments: Parkway Homes, Parkway Homes Extended, Wellington Homes, Fielding Way and Fairmont Village. In addition, there are four public senior housing developments: Fairmont Village, Broad Park Manor, Stony Brook Manor and Springfield.

In the City of York’s 2020-2024 Consolidated Plan, it was reported that the City had another public housing development, Codorus Homes. 32 of the 60 units were demolished and are being replaced by 50-unit development as part of The Homes at Thackston Park project. This development is part of The Homes at Thackston Park Phase II, sponsored by Creating Opportunities in Neighborhood Environments and the YHA.

Based on stakeholder interviews, the YHA is currently in the process of renovating existing and developing new public housing units. The City of York is currently working on a marketing strategy which will notify residents of housing opportunities offered by YHA

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:

There are currently a total of 680 public housing units operated by YHA within the City of York. Other units listed in Table 41 include those units in York County. The age of the public housing units managed by YHA can result in lower inspection scores due to architectural design that is not in line with the current physical condition standards. The housing units are maintained to meet the minimum livability requirements, however a complete update through renovations would be expected to improve the quality and accessibility of the housing.

Public Housing Condition

Public Housing Development	Type of Resident	Number of Units	Average Inspection Score
Parkway Homes	Family Housing	187	60
Parkway Homes Extended	Family Housing	56	60
Wellington Homes	Family Housing	72	69
Broad Park Manor	Elderly Homes	280	52
Springfield	Elderly Homes	75	96
Eastwood Terrace	Family Housing	10	70

Table 37 - Public Housing Condition

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

The Housing Authority plans to rehab public housing units in the City. There is a need for HVAC program improvements. Based on Stakeholder interviews, the processes by which public housing is managed need to be improved. Parkway Homes’ public housing needs interior updates and to improve the quality of their windows. There is also a need for more accessibility improvements to aid elderly residents and residents with disabilities living in public housing units.

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

Based on stakeholder feedback, the YHA is planning to use to apply for CDBG funds to provide more supportive services for residents, especially for households with children, elderly residents, and residents with disabilities. There is a need for more coordination among existing services. Stakeholders stated that this can be accomplished by creating a centralized service website which lists all available services. The YHA offers a Family Self Sufficiency (FSS) program, provides pathways to homeownership for voucher recipients, and has a Resident Opportunity for Self Sufficiency (ROSS) grant-funded coordinator on staff.

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.

Bell Socialization Services provides emergency and transitional assistance for folks in the City. In addition, the Salvation Army provides hotel/motel vouchers for households that cannot enter the emergency shelter due to incapacity. Covenant House and Valley Youth House both operate in the City and provide transitional housing services for transition age youth (age 18-24).

The County’s housing department utilizes Emergency Solutions Grant dollars for homeless prevention activities in the City, and for rapid rehousing in other parts of the County. As indicated in the chart below, there are 340 permanent supportive housing beds for homeless individuals and families. This assistance comes with supportive services to help the household maintain stability in housing.

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	Current & New	Under Development
Households with Adult(s) and Child(ren)	106	26	76	64	0
Households with Only Adults	133	85	26	210	0
Chronically Homeless Households	N/A	N/A	N/A	172	0
Veterans	N/A	N/A	N/A	80	0
Unaccompanied Youth	10	0	2	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's homeless housing providers 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 to provide other necessary services to stabilize this population.

The 2-1-1 system is active in the City. This toll-free hotline acts as a referral database and includes nonprofit 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.

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

York County offers help with childcare costs through five organizations based in the City of York. These include YWCA, Childers's Aid Society Southern PA District will open the Werner Early Learning Childcare Center in 2025. The center will offer art therapy for kids, a crisis nursery, caregiver support hotline, family advocacy, education, and parent support groups.

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, "Rabbittransit", 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 City of York.

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

Introduction

The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has severe or persistent mental illness, development and/or physical disabilities. Several organizations provide facilities and services for special needs populations in York.

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process.

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

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.

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.

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.

Justice Involved Individuals

York County continues to be an active participant in the Re-Entry Coalition, working to address the needs of justice involved individuals and reduce the length of stay in the prison system for individuals with a mental illness. Case managers are on staff at the prison to provide resources and screen individuals that ended up in prison as a result of their mental illness. The re-entry coalition works to identify housing opportunities for those exiting the system, so they do not end up in an emergency room or homeless. The County is working to develop a forensic program that would divert folks from prison, but also provide rental assistance subsidies and wraparound services upon discharge so as to avoid recidivism.

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 regard to discharge from a variety of institutions, including health care facilities and mental health facilities. 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 will support health counseling programming for HIV patients, pregnant women, and other high risk populations. In addition, the City's home improvement program will provide resources for the elderly and physically disabled to make needed repairs to their home to allow them to age in place or live independently in the community without physical barriers rather than be forced into institutionalization.

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))

The City will support health counseling programming for HIV patients, pregnant women, and other high risk populations. In addition, the City's home improvement program will provide resources for the elderly and physically disabled to make needed repairs to their home to allow them to age in place or live independently in the community without physical barriers rather than be forced into institutionalization.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

According to the City of York HOME-ARP Allocation Plan, the City has a lack of affordable housing and transitional housing to support LMI households and homeless populations.

In 2023 the York County Economic Alliance worked with Fourth Economy Consulting to develop a Housing Needs and Conditions Assessment. This Assessment found that household income has not kept pace with rising inflation and the lack of assisted living opportunities hinder the ability of older residents in the County to find housing. At the County level, population growth might potentially outpace housing development. For that reason, The City of York should prioritize the development of affordable housing. Additionally, due to growth in the labor force in York County, the City of York will need to develop workforce housing to serve current and incoming workers.

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

Will include AI data in this section once analysis is complete.

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

Introduction

The largest number of workers who live in the City, according to the Business Activity table below, are employed in the Education and Health Care Services (19%), followed closely by manufacturing (18%). According to the data by occupation, the Sales and Office sector is the largest, with 22.2% of City residents working in this sector. This is consistent with the types of employment opportunities available for City residents. Education and Health Care Services continue to be the main drivers of the area’s economy.

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	57	19	0	0	0
Arts, Entertainment, Accommodations	1,987	1,582	11	7	-4
Construction	665	973	4	4	1
Education and Health Care Services	3,325	9,225	19	42	23
Finance, Insurance, and Real Estate	593	545	3	2	-1
Information	231	760	1	3	2
Manufacturing	3,144	2,340	18	11	-7
Other Services	789	824	4	4	-1
Professional, Scientific, Management Services	1,067	2,433	6	11	5
Public Administration	0	0	0	0	0
Retail Trade	1,758	1,339	10	6	-4
Transportation and Warehousing	1,476	341	8	2	-7
Wholesale Trade	627	698	3	3	0
Total	15,719	21,079	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	21,745
Civilian Employed Population 16 years and over	19,185
Unemployment Rate	11.74
Unemployment Rate for Ages 16-24	34.57
Unemployment Rate for Ages 25-65	6.83

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	2,310
Farming, fisheries and forestry occupations	870
Service	2,760
Sales and office	3,485
Construction, extraction, maintenance and repair	1,414
Production, transportation and material moving	2,320

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,691	74%
30-59 Minutes	3,546	21%
60 or More Minutes	1,024	6%
Total	17,261	100%

Table 42 - Travel Time

Data Source: 2016-2020 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	2,105	300	1,900

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,150	630	2,655
Some college or Associate's degree	4,230	520	925
Bachelor's degree or higher	2,575	95	505

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	85	160	355	890	630
9th to 12th grade, no diploma	1,205	620	860	1,420	685
High school graduate, GED, or alternative	2,205	2,785	2,055	4,605	1,795
Some college, no degree	1,400	1,320	985	1,200	450
Associate's degree	280	620	555	1,000	145
Bachelor's degree	380	955	290	900	605
Graduate or professional degree	4	425	190	410	235

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,116
High school graduate (includes equivalency)	27,313
Some college or Associate's degree	34,180
Bachelor's degree	40,432
Graduate or professional degree	55,046

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 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 (43%), Manufacturing (11.35%) and Professional, Scientific and

Management Services (11.24%).

Describe the workforce and infrastructure needs of the business community:

According to the 2020 York County Economic Action Plan, York County must invest in women and minority-owned businesses, support policies that close the income disparity gap between white and non-white residents, increase appreciation of and support for the arts, culture, and recreational amenities, remove barriers to employment such as lack of childcare, transportation, and training, ensure that households and businesses have access to high speed broadband, and retain, expand, and attract employers in industries offering high-paying, skilled jobs.

Stakeholders interviewed during the development of this Five-Year Consolidated Plan identified a lack of job training programs as a barrier to growing the local workforce. In addition, stakeholders reported that soft skills/life skills are a necessary component of workforce development programming. 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.

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

York County needs to develop and sustain a workforce that addresses the aging workforce, particularly in the manufacturing industry, which is the second largest employment sector in the County. The 2020 York County Economic Action Plan identifies educational attainment and is an important measure of success. The plan proposes exposing the county workforce to more quality job opportunities and developing job placement programs to help the current workforce obtain these positions. This will involve creating a website with information about job opportunities in York County, work with employers to establish programs which provide pathways for potential employees with different skillsets to change career paths, and promoting career development as early as elementary schools.

During stakeholder interview, soft skills and on the job training were identified as necessary to improve the skillsets of the current workforce. New workers must be able to not only find jobs but have soft skills to help manage their payment and plan for the future. This especially important if workers wish to be homeowners in the City. Additionally, language is often identified as a barrier in advancing education/training among City residents.

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)?

Yes, York County participates in the eight-county South Central PA Regional Comprehensive Economic Development Strategy.

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 CEDS, most recently updated in December 2023, outlines strategies to foster Economic Development, Workforce Development, Infrastructure Improvement and Quality of Life. This CEDS stated that York county has an “above-average median household income, low unemployment, a growing and highly educated population, and several large, high-paying occupations”. The 2023 CEDS focuses on developing regional collaboration between various institutions that can build upon the region’s strengths. These collaborations will provide business assistance services such training and workforce development, the creation of a “career pathway program” for the region, address regional infrastructure needs, and address food deserts in the region.

Other plans or initiatives include the 2020 York County Economic Action Plan, developed by the York County Economic Alliance (YCEA), hopes to build on the county’s healthcare, manufacturing, arts, and culture industries to foster further economic development in the county. To achieve this the YCEA has identified the following goals in the 2020 York County Economic Action Plan:

- “Exceed PA’s business birth rate and investment in all categories but especially women and minority-owned businesses.”
- “Close the income disparity gap between white and non-white residents.”
- “Increase appreciation of and support for arts, culture, and recreational amenities by both locals and visitors.”
- “Remove barriers to employment such as lack of childcare, transportation, and training.”

- “Decrease the number of ALICE1 households, with a larger number of families earning above a living wage.”
- “Ensure that over 80% of all York County households and businesses have access to high-speed broadband.”
- “Retain, expand, and attract employers in industries offering high-paying, skilled jobs.”

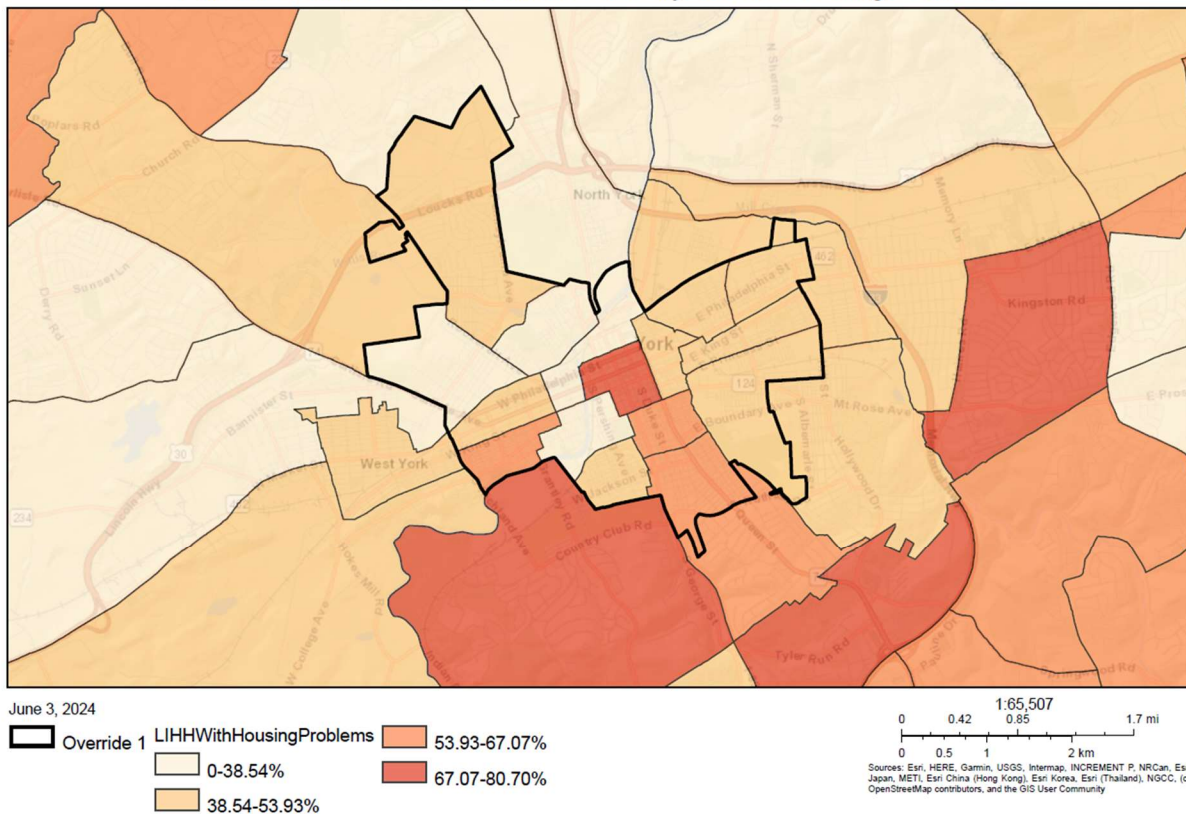
MA-50 Needs and Market Analysis Discussion

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 in the southern parts of the City. The following data by census tract is based on housing quality indicators (selected conditions). 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 below indicates areas where concentrations of population reside that experience one or more of these conditions. The greatest concentration is in the center portion of the City, in Census Tract 1.

Percent Low-Income Households with Any Severe Housing Problem -



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

For the purposes of this Consolidated Plan, concentration is defined by a census tract where a minority group's population is ten percentage points higher in that census tract than its proportion in the City's population. For example, Black residents comprise 26% of York's population. An area of concentration of

Black residents will be any census tract that is at least 36% Black. The Census Tract that meet this definition is Tract 10. The City's population is 32% Hispanic. An area of concentration of Hispanic residents will be any census tracts containing at least 42% Hispanics. There are three Census Tracts that meet this definition: Tracts 3, 7 and 11.

The map included in the Needs Assessment section (NA-30) of this Plan identifies the geographic areas of concentration.

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

Census Tract 1, where a concentration of folks experiencing one or more severe housing problem has a renter occupancy rate of 92.9%. Census Tracts 3 and 11, which have concentrations of Black and Hispanic residents, respectively, are 83.1% and 73.4% renter occupied, respectively. In general, the housing stock in these areas tends to be older, single-family units.

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?

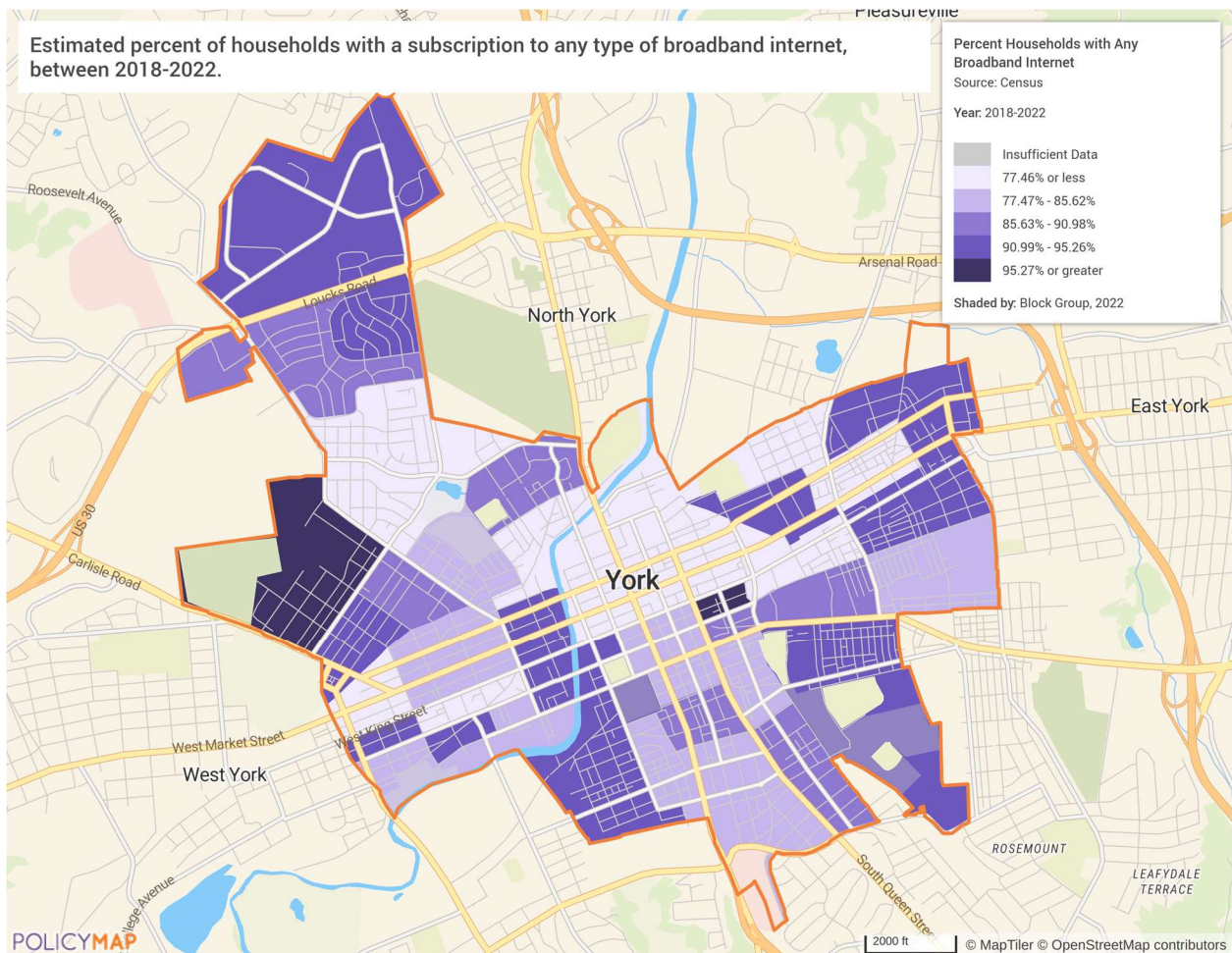
According to stakeholder interviews, the need for certain services, such as lead abatement, present opportunities for job growth as the high demand for services can sustain new public and private services. Additionally, stakeholders mentioned that there is a high unemployment rate in the City due to the lack of jobs. This presents an opportunity for new businesses that require a ready workforce. Workforce development initiatives set up by the City of York government can provide additional incentive for new industries to set up new manufacturing bases in the area.

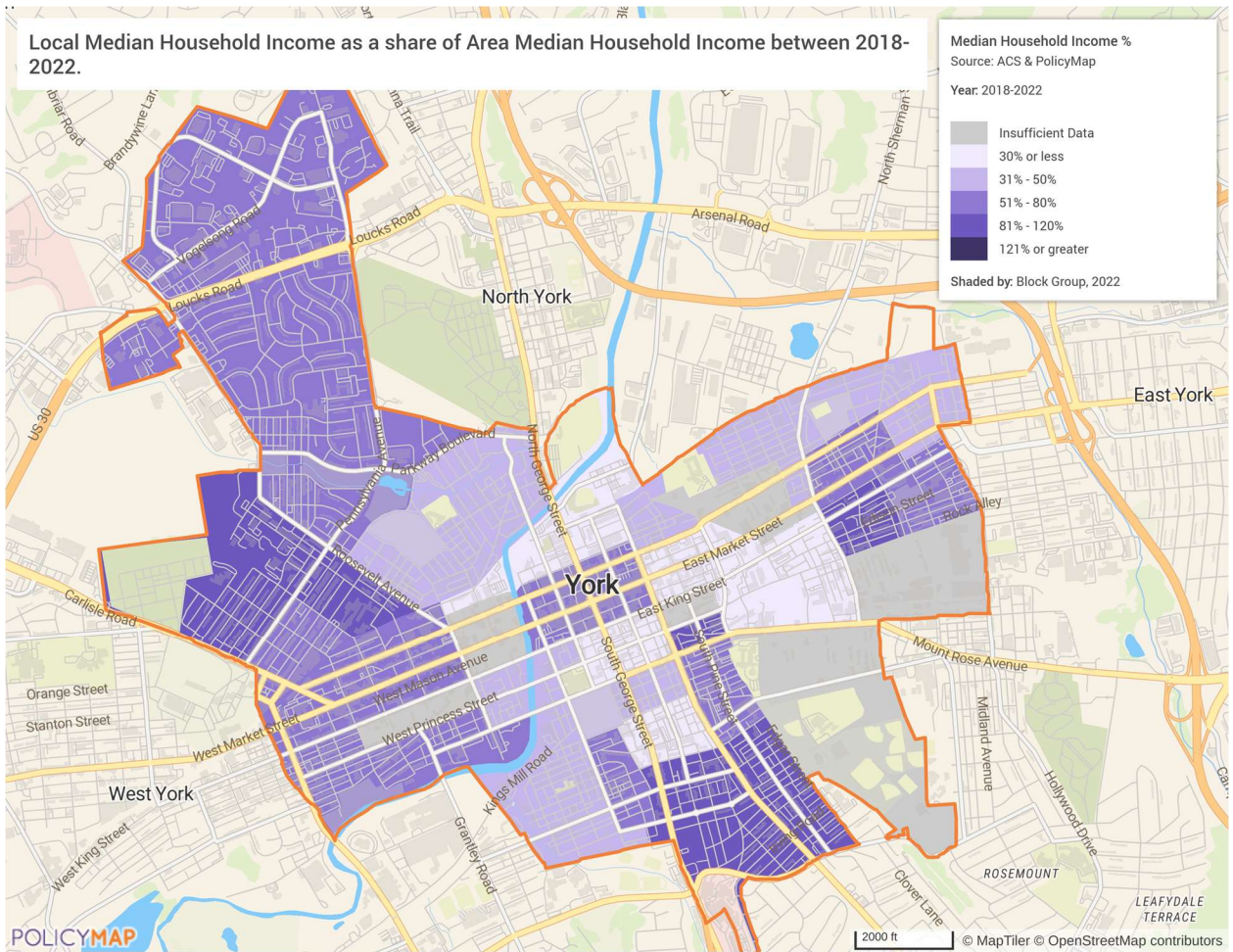
The City of York benefits from new economic development initiatives established by York County government. In partnership with Lit Fiber, York County developed a new broadband internet service to provide internet access to underserved areas of rural York County and the City of York. This new service, "YoCo Fiber", provides free internet for remote workers, small business, local non-profits, and low-income residents.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

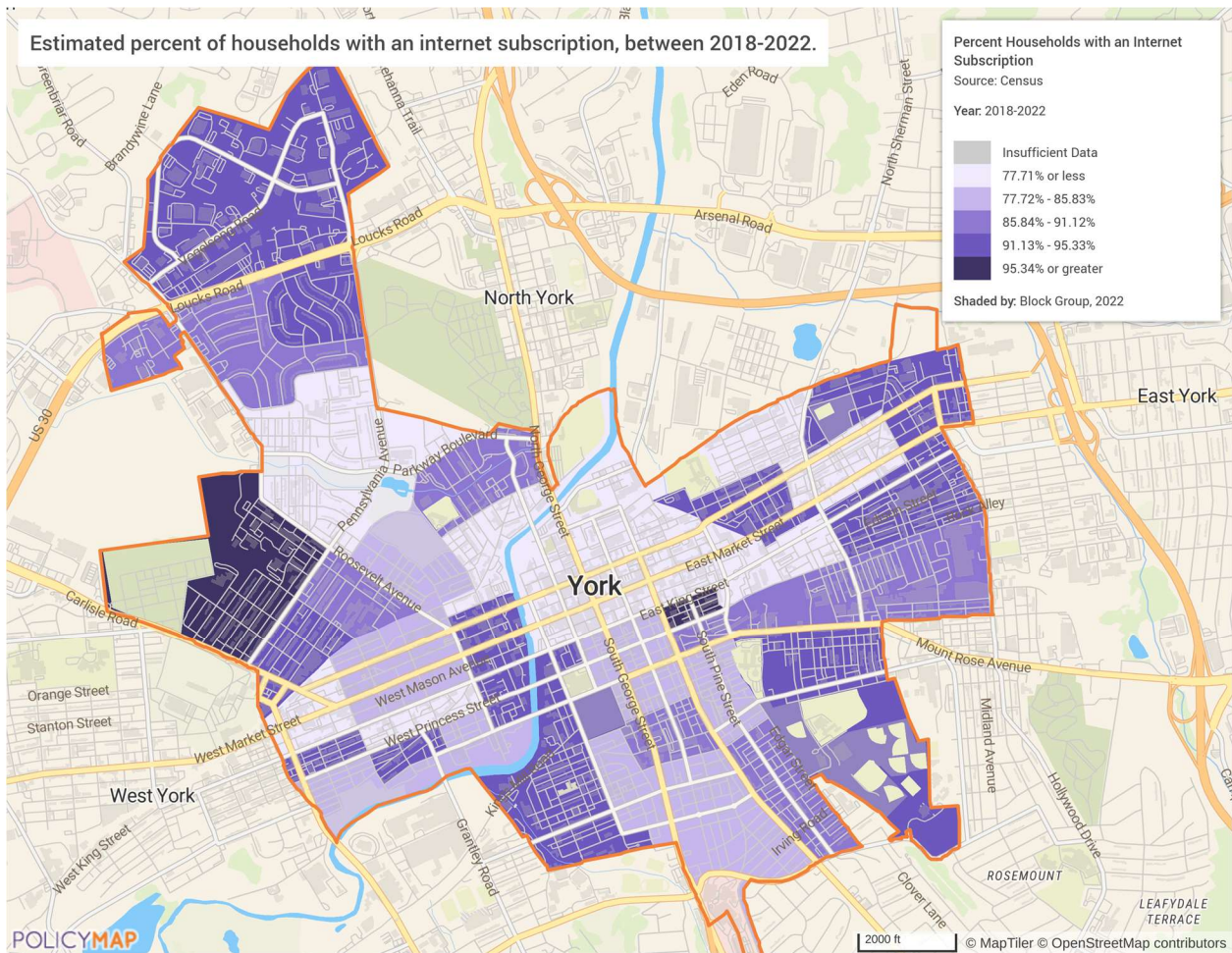
According to the map below, most areas in the City of York have access to broadband internet. This suggests that there is not a big gap between richer and poorer neighborhoods when it comes to digital access. But even though people can get online, many households still struggle with the cost of internet service. This is clear from the second map, which imply that low- and moderate-income households are concentrated in areas where internet might be harder to afford.





Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Map below, the majority of the City has access to broadband service from two different providers. Having more competition, especially in the eastern areas where fewer households have paid internet, could help people with lower to moderate incomes. With more companies competing, prices might go down because there are more options for consumers.



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

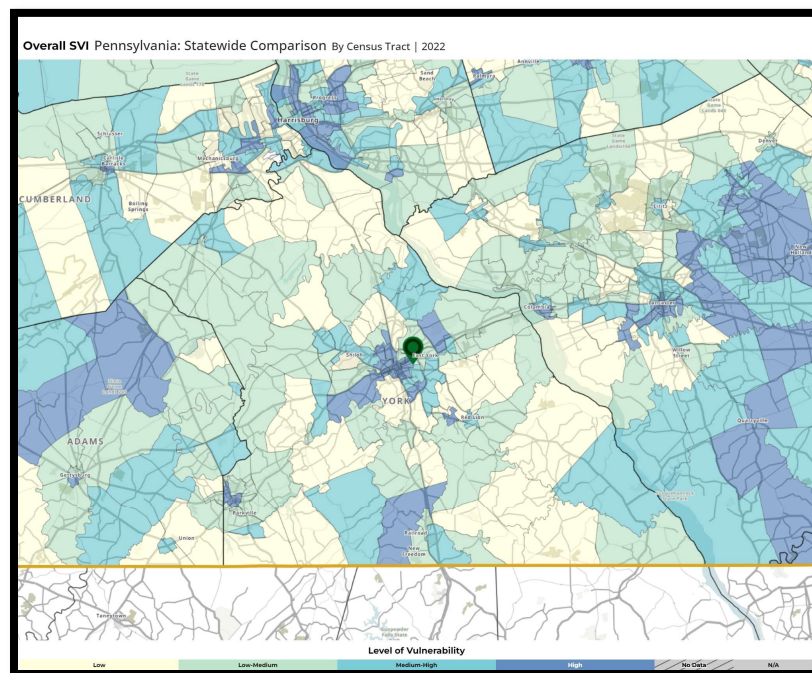
Describe the jurisdiction’s increased natural hazard risks associated with climate change.

In 2018, the York County Planning Commission finished a Hazard Mitigation Plan for York City. This plan looked at eleven natural events and eight events caused by humans. It examined each hazard and suggested ways to reduce the risks they pose. The plan identified several natural hazards that are more likely to happen, possibly because of climate change. These include droughts, extreme temperatures, floods, flash floods, hailstorms, exposure to radon gas, sinkholes, and severe weather like tornadoes and windstorms.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

When disasters occur in the City of York, it is probable that low-income households will have a harder time recovering because they might not have the resources or access to help them bounce back. The City's rehabilitation programs can offer support to aid in recovery. Also, by investing in public projects that help prevent disasters like flooding, the City strengthens its ability to bounce back from these events.

A review of the CDC Social Vulnerability Index ranks the City of York to have a high level of vulnerability based upon the existing social factors, including unemployment, racial and ethnic minority status, and disability data from the most recent 2022 ACS report. Based upon the level of social vulnerability, it can be anticipated that residents are more likely to require support before, during, and after a hazardous event.



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of CDBG and HOME funds in the City of York over the next five years. The plan is guided by three overarching goals that are applied according to the City's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets and increase the availability of affordable housing by reducing barriers due to zoning and increase the number of accessible units.
- To improve the quality of life and living conditions for low- and moderate-income persons through improvements in public facilities and infrastructure.
- 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 City has identified improving the existing housing stock, street and sidewalk improvements, code enforcement, public services (Homebuyer assistance, health services, and literacy) as priority needs for the next five years.

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

Geographic Area

The City of York will focus the use of CDBG funds on the low-income neighborhoods in the City although the City is over 70% low-income. For this reason, the entire City qualifies as a low-income area. All of the non-administrative CDBG and HOME activities planned for FY 2025 have a citywide benefit.

Geographic Distribution

Target Area	Percentage of Funds
City	100%

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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.

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

Priority Needs

The following is a framework for priorities, needs and goals to address the City's identified needs during the next five years. The final determination on funded activities will occur during the review process for the prioritization of projects.

The priorities presented were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
- Analyzing the relative needs of low and moderate income families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, resident and service provider surveys, City department staff and public hearings.

Priorities were established using the following definitions:

- **High** priorities are those activities that will be considered first for funding with CDBG and HOME resources.
- **Low** priorities are those activities that will be considered after high-priority projects if CDBG and HOME resources are available.

Low priority activities are still important and are not meant to be understood as being unnecessary in the City. The City has identified a limited number of priorities to provide a focus for activities that will be funded in the next five years. If additional funding becomes available, low priority activities will be considered.

For projects that address a high priority need, the City will base funding decisions on the capacity and past performance of the sub-recipient, the type of project, the potential to leverage federal funds with other resources, the anticipated impact of the project and the reasonableness of the proposed budget and timeline for completion. Once projects that address high priorities are acted upon the City will then review projects and activities to meet low priorities.

1	Priority Need Name	Increase Access to and Quality of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	Associated Goals	Improve Access and Quantity to Affordable Housing Create New Affordable Housing
	Description	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 42.9% in 2016 to 38.3% in 2020. The city would like to encourage a higher level of homeownership to stabilize city neighborhoods and to enhance the tax base. Further, affordable rental units are in short supply in the City; coupled with the aged housing stock, improvements can be made to existing units or new units created to relieve cost burden faced by so many families in the City.
	Basis for Relative Priority	Providing quality affordable housing remains a high priority for the City and is a demonstrated need based on feedback received during stakeholder outreach, as well as the Needs Assessment and Market Analysis sections of this document.
2	Priority Need Name	Support Activities for Non-Homeless Special Needs
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	Associated Goals	Improve Public Services
	Description	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.
	Basis for Relative Priority	Non-Homeless Special Needs will Continue to be Supported by the City of York.
3	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Associated Goals	Code Enforcement
	Description	Strengthening neighborhoods in the City of York continues to be a high priority. This may include code enforcement and clearance/demolition. With 69% of the City's units built before 1950, there is an ongoing need for slum and blight removal and code maintenance.
	Basis for Relative Priority	Addressing neighborhood needs continues to be a high priority for the City.

4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Associated Goals	Economic Development
	Description	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.
	Basis for Relative Priority	The City of York continues to support a range of economic development activities in the City.
5	Priority Need Name	Improve Public Facilities and Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	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.
	Basis for Relative Priority	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.
6	Priority Need Name	Improve Public Services
	Priority Level	High

	Population	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
	Associated Goals	Improve Public Services
	Description	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, health counseling, literacy programming and support for the City's Human Relations Commission. The demand for these services in the City has continued to increase as the need for a range of public services has increased.
	Basis for Relative Priority	Providing for public services that address key issues in the City remains a high priority.
7	Priority Need Name	Removal of Slum and Blight
	Priority Level	High
	Population	Non-Housing Community Development
	Associated Goals	Improve Public Services Improve Access to & Quality of Affordable Housing Code Enforcement

	Description	The City of York seeks to improve the sustainability of suitable living environments by partnering with the York Redevelopment Authority to acquire abandoned buildings and making them available for resale and/or rehabilitation. In addition, the City will identify deteriorated structures suitable for demolition to arrest decline.
	Basis for Relative Priority	Addressing blight and abandoned buildings continues to be a high priority in the City of York.
8	Priority Need Name	Section 108 Loan Repayment
	Priority Level	High
	Population	Non-housing Community Development
	Associated Goals	Economic Development
	Description	The City of York will continue to repay its Section 108 loans.
	Basis for Relative Priority	Section 108 loans were received to enhance the economic development prospects in the City of York. This will continue to be a high priority for the City.
9	Priority Need Name	Workforce Education
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	Associated Goals	Improve Public Services
	Description	Programs for employment, including work force training and job placement programs.

	Basis for Relative Priority	Stakeholder and public outreach during the preparation of this plan indicated a high level of support for employment training programs in York, particularly for youth.
10	Priority Need Name	Planning/Administration
	Priority Level	High
	Population	Non Housing Community Development
	Associated Goals	Planning/Administration
	Description	Administrative and planning costs to operate the CDBG and HOME programs
	Basis for Relative Priority	Effective and efficient implementation of CDBG and HOME funding requires adequate resources for program planning and administration.
11	Priority Need Name	Support Activities for Homeless Persons
	Priority Level	Low
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Associated Goals	Provide Public Services
	Description	There is 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.

	Basis for Relative Priority	While the City of York does not typically fund homeless activities, it continues to support activities that place priority on addressing homelessness in the City.
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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)	While the Needs Assessment and Market Analysis, along with stakeholder interviews, and public feedback show that rental assistance is in demand throughout the City, TBRA is not an eligible use of CDBG funds, and the City plans to utilize HOME funds for the development of new affordable rental units.
TBRA for Non-Homeless Special Needs	The City does not plan to use HOME funds for TBRA activities, as funds are dedicated to increasing the supply of affordable housing through development activities.
New Unit Production	There is a substantial need for affordable housing in The City of York. The housing stock is old and there are few new developments in general and specifically that can meet the needs of low- and moderate-income households and households with a person with a disability. The City will continue to support efforts to increase the supply of single family and multi-family affordable housing units by both private sector and public sector entities.
Rehabilitation	The housing stock in the City is old and deteriorating/deteriorated. Rehabilitation efforts should also include the ability to make upgrades to the home to allow for aging in place as well as provide for lead abatement.
Acquisition, including preservation	The City’s housing stock is generally considered older housing stock (built before 1950). Efforts to acquire and rehabilitate units for sale would provide affordable homeownership opportunities for City residents.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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 \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,366,566			\$1,366,566	\$5,466,264	Funds for housing and non-housing community development needs. Remainder available is approximately four times projected annual allocation.
HOME	Public Federal	Acquisition Homebuyer assistance Homeowner Rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$484,031			\$484,031	\$1,936,124	Funds for housing development. Remainder available is approximately four times projected annual allocation.

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.

The City receives and utilizes a variety of other resources including general and capital funds to either directly or indirectly meet its housing and community development needs. In some instances, federal CDBG and HOME funds are used to leverage private resources, state funding and other resources for specific projects and help the City provide much needed services and program assistance to some of its lowest income residents.

Further, the nonprofit organizations receiving CDBG and HOME funding have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

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 City does not have any land or property resources that will be used for CDBG needs.

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.

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 Office of Children, Youth, and Families	Government	Non-homeless special needs, Community development: public services	Other-County
York County Area 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

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 Hands	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
American 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
York/Adams Mental Health/IDD	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 City of York has assessed the capacity of its institutional structure to carry out its housing and community development strategy. Based upon this assessment, the current institutional structure provides the necessary capacity. Through the direct use of funds under its control, including CDBG and HOME funds, the City has been able to address a variety of community development needs. The City's capacity is strengthened by effective partnerships with a variety of non-profit housing and community development organizations and representatives from other City agencies and participating municipalities. These partnerships and collaborative efforts have made it possible for the City and/or non-profit agencies to compete for various discretionary housing programs.

The primary gap preventing the City and its partners from carrying out its housing and community development strategy is the lack of resources for affordable housing proposals and community development activities in the City. The City continues to seek additional housing funds from the state and other sources to supplement its federal funds. The City also seeks to leverage private dollars to the greatest extent possible under its housing programs and to apply for competitive housing grant funds. Non-profit organizations working through the City/County CoC have pursued funds and have shared information as to potential resources.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		

Other			
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. The CoC has implemented a Coordinated Entry Single Point of Access system to prioritize services to the most vulnerable populations.

Bell Socialization Services provides temporary assistance including case management and rental assistance for the homeless and at risk of homelessness. The Salvation Army provides hotel/motel vouchers for folks who are unable to attain emergency shelter. Up to one week per month is available per household. Both York City and York County have permanent supportive housing units available, which include case management and wraparound services. Covenant House and Valley Youth House both serve youth ages 18-22 and 18-24, respectively. Volunteers of America, YWCA Harrisburg and the Lebanon VA all serve Veterans in the City.

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

Because the primary gaps are related to services that are lacking in the system, 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. The City will also continue to support and encourage the development of new affordable housing units.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create New Affordable Housing	2025	2029	Affordable Housing	Citywide	Increase access to and quality of affordable housing	CDBG:\$210,000 HOME:\$250,000	Homeowner Units Created Households Assisted
2	Improve Access to & Quality of Affordable Housing	2025	2029	Affordable Housing, Public Housing	Citywide	Increase access to and quality of affordable housing, Removal of Slum and Blight	CDBG: \$625,000 HOME: \$1,928,140	Housing Units Rehabilitated Households Assisted
3	Improve Public Services	2025	2029	Non-Homeless Special Needs, Homeless	Citywide	Improve Public Services, Workforce Education	CDBG: \$813,800	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted
4	Improve Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Improve Public Facilities and Infrastructure, Removal of Slum and Blight	CDBG: \$1,517,465	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
5	Section 108 Loan Repayment	2025	2029	Other	Citywide	Section 108 Loan Repayment	CDBG: \$1,300,000	Other: 5 Other
6	Code Enforcement	2025	2029	Other	Citywide	Code Enforcement	CDBG: \$1,000,000	Housing Code Enforcement/Foreclosed Property Care Housing Units Improved
7	Planning/ Administration	2025	2029	Other	Citywide	Planning/ Administration	CDBG: \$1,366,565 HOME: \$242,015	Other: 10 Other

Table 52 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
1	Create new, affordable rental housing	Activities include construction of new, affordable rental units and rehabilitation of existing rental units. Goals also includes CHDO projects. All the units will be designated as HOME units.
2	Improve Access to & Quality of Affordable Housing	The City of York will engage in the rehabilitation of existing rental or homeownership units of which some may be for special needs populations, including but not limited to, the homeless/at-risk of homelessness, elderly resident, and individuals with disabilities.
3	Improve Public Services	Ensure quality public services that support low-income individuals, including support for facilities that provide services for adults. Services include, but are not limited to, healthcare, childcare, education, civic education, youth and community services, and access to broadband, improve access to public transportation, administrative and financial support for food banks, address changes in climate, and wildlife and plant life protection. Additionally, activities include transitional housing, healthcare, affordable food services, tenant-rights counselling, and coordination among different service providers to assist the City's homeless population.
4	Improve Public Facilities and Infrastructure	Support public infrastructure and facility improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility, adding trees and other greenspace along sidewalks, and use of sustainable materials in public works projects.
5	Code Enforcement	The City will use funds to enhance code enforcement efforts in the low-mod income areas of the City.
6	Section 108 Loan Repayment	Repayment of borrowed Section 108 funds.
7	Planning/ Administration	Funds to administer and implement the CDBG and HOME in accordance with federal regulations.

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 creation of 125 new affordable units over the five year period will serve the low-income households in the City.

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, though the City indicated a need for accessible units for public housing and other low-income populations.

Activities to Increase Resident Involvements

York Housing Authority (YHA) has resident councils in four of its developments that also serve as the City's Resident Advisory Board (RAB). Participation in the RAB gives residents the opportunity to provide input on YHA management, operations and modernization needs, as well as make recommendations in the development of the YHA Annual and Five-Year Plans. The YHA will work to encourage more Section 8 voucher holders to participate in the RAB to diversify the input received so that those residents' needs are also adequately represented and incorporated to the Plans.

Educating residents on the purpose of the RAB and how their feedback will be used to inform planning efforts can help encourage participation. In addition, the YHA will continue to reserve one seat on its Board of Directors for a current eligible resident, so as to encourage involvement in decision making and operations of the YHA by resident members. This resident board member can also be helpful in recruiting membership on the Resident Advisory Board and resident councils.

The City of York is currently developing a marketing strategy which will notify residents of housing opportunities offered by the YHA. The YHA Housing Authority continues to increase homeownership opportunities by having its Family Self Sufficiency (FSS) Program Coordinator meet with all incoming public housing applicants to review and discuss homeownership opportunities available to them. The FSS coordinator will pursue similar action with eligible Section 8 tenants.

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

No, the PHA is not troubled.

Plan to remove the 'troubled' designation

Not applicable; PHA is not troubled.

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.

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of York intends to continue improving the process even more by having the zoning officer and city planner work together to further streamline the process. Stakeholders stated that the City is currently working on Zoning reform.

Additionally, public housing officials stated that the YHA is currently trying to develop a viable financial package for future operations. The City is currently working on a marketing strategy which will notify residents of housing opportunities offered by the YHA.

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. 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).

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The HUD IDIS-generated table included in the Market Analysis section of this document (MA-20) provides data on owner-occupied and renter-occupied units built before 1980 with children present. The data indicates that 4% of all households with children, homeowners and renters, who live in homes constructed before 1980 are at risk for lead-based paint hazards. Stakeholders stated that there has been a rise in the number of children who have been poisoned by lead paint.

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

In accordance with lead-based paint requirements, the City will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

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 performs lead-based paint hazard screening on all housing projects funded by the City using CDBG or HOME funds. Where defective paint is observed, surfaces are prepped and repainted following hazards reduction and abatement guidelines provided by HUD and the EPA. The City will continue these efforts during the five years of this Consolidated Plan and will ensure that its Housing Rehabilitation Program

guidelines will 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:

- Preserve the existing housing stock in owner-occupied and rental housing
- Provide services and housing to the homeless/those at risk of becoming homeless
- Support homebuyer activities/down payment assistance programs
- Support development of new affordable rental and homeownership units
- Provide services for education and employment opportunities

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.

Through the initiatives described above, and in cooperation with the agencies and non-profit organizations noted, the County aims to reduce poverty by assisting the low- and moderate-income residents over the next five years.

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 aim to increase the incomes of City residents and reduce the number of people who are living in poverty by moving them toward self-sufficiency. 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, DBRA, Minority and Women-Owned businesses, Housing Quality Standards, Section 504/ADA, and other federal requirements. In addition, the Bureau of Housing Services will ensure physical inspections are conducted on all HOME assisted units at least once every three years during the affordability period to ensure continued compliance.

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

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 Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,366,566	0	0	\$1,366,566	\$5,466,264	Funds for housing and non-housing community development.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$484,031	0	0	\$484,031	\$1,936,124	Funds for housing development.

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 publicly 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.

Annual Goals and Objectives AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create New Affordable Housing	2025	2029	Affordable Housing	Citywide	Increase access to and quality of affordable housing	HOME: \$435,628 CDBG: \$42,000	35 Households
2	Improve Access to & Quality of Affordable Housing	2025	2029	Affordable Housing, Public Housing	Citywide	Increase access to and quality of affordable housing, Removal of Slum and Blight	CDBG: \$125,000	30 Households
3	Improve Public Services	2025	2029	Non-Homeless Special Needs, Homeless	Citywide	Improve Public Services, Workforce Education	CDBG: \$162,760	2,130 persons
4	Improve Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Improve Public Facilities and Infrastructure, Removal of Slum and Blight	CDBG: \$303,493	2,000 persons
5	Section 108 Loan Repayment	2025	2029	Other	Citywide	Section 108 Loan Repayment	CDBG: \$260,000	1 Other
6	Code Enforcement	2025	2029	Other	Citywide	Code Enforcement	CDBG: \$200,000	1,200 Housing Units
7	Planning/ Administration	2025	2029	Other	Citywide	Planning/ Administration	CDBG: \$273,313 HOME: \$48,403	2 Other

Table 54 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
1	Create new, affordable rental housing	Activities include construction of new, affordable rental units and rehabilitation of existing rental units. Goals also includes CHDO projects. All the units will be designated as HOME units.
2	Improve Access to & Quality of Affordable Housing	The City of York will engage in the rehabilitation of existing rental or homeownership units of which some may be for special needs populations, including but not limited to, the homeless/at-risk of homelessness, elderly resident, and individuals with disabilities.
3	Economic Development	Support small business development in the City and provide opportunities for new and current industries to thrive in the City. Additionally, provide workforce and skills development programs for residents, and support services for creative workers in the City.
4	Improve Public Services	Ensure quality public services that support low-income individuals, including support for facilities that provide services for adults. Services include, but are not limited to, healthcare, childcare, education, civic education, youth and community services, and access to broadband, improve access to public transportation, administrative and financial support for food banks, address changes in climate, and wildlife and plant life protection. Additionally, activities include transitional housing, healthcare, affordable food services, tenant-rights counselling, and coordination among different service providers to assist the City's homeless population.
5	Improve Public Facilities and Infrastructure	Support public infrastructure and facility improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility, adding trees and other greenspace along sidewalks, and use of sustainable materials in public works projects.
6	Code Enforcement	The City will use funds to enhance code enforcement efforts in the low-mod income areas of the City.
7	Section 108 Loan Repayment	Repayment of borrowed Section 108 funds.
8	Planning/ Administration	Funds to administer and implement the CDBG and HOME in accordance with federal regulations.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City’s FY 2025 planned activities will address all of the City’s priority housing, community development and economic development needs.

Projects

#	Project Name
1	Rehabilitation
2	Section 108 Loan Repayment
3	Code Enforcement
4	Public Work Improvements
5	Public Service: Tenfold Homebuyer Program
6	Public Service: Literacy Council
7	Public Service: Life Path
8	Public Service: CASA
9	LHOP Down Payment/Closing Cost Assistance
10	CHDO
11	Hudson Park Towers
12	CDBG Administration
13	HOME Administration

Table 55 – Project Information

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

The City of York’s 2025 Action Plan is based on its FY 2024 CDBG and HOME allocations. The priorities addressed by this Action Plan were developed during extensive stakeholder outreach and community input. 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	Project Name	Rehabilitation
	Target Area	Citywide
	Goals Supported	Provide home rehabilitation assistance
	Needs Addressed	Increase access to/quality of affordable housing Support activities for non-homeless special needs
	Funding	CDBG: \$125,000
	Description	Assistance provided to homeowners to make repairs to the home; funds will be prioritized to the elderly and those needing accessibility modifications.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	30 low- and moderate-income households will benefit.
	Location Description	City-wide
	Planned Activities	Assistance provided to homeowners to make repairs to the home.
2	Project Name	Section 108 Loan Repayment
	Target Area	Citywide
	Goals Supported	Section 108 Loan Repayment
	Needs Addressed	Section 108 Loan Repayment
	Funding	CDBG: \$260,000
	Description	Repayment of Section 108 Loan

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Repayment of the Section 108 loan.
3	Project Name	Code Enforcement
	Target Area	Citywide
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement Removal of Slum and Blight
	Funding	CDBG: \$200,000
	Description	Private systematic code enforcement in low- moderate- income areas of the City of York.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	1,200 units will be inspected for potential code violations.
	Location Description	Citywide
	Planned Activities	Inspection of code violation in eligible neighborhoods City-wide by the City of York Bureau of Permits, Planning and Zoning
4	Project Name	Public Work Improvements
	Target Area	Citywide

	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$303,493
	Description	Public Facility Improvements: Parks and Playgrounds, Street Improvements, Sidewalks, Curbs
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2,000 persons will benefit from these activities.
	Location Description	Citywide
	Planned Activities	Milling, paving, reconstructing streets and sidewalks and the installing curb ramps. This project supplements the public improvements undertaken with the Section 108 Loan.
5	Project Name	Public Service: Tenfold Homebuyer Program
	Target Area	Citywide
	Goals Supported	Increase homeownership Provide Public Services
	Needs Addressed	Increase Access to/Quality of Affordable Housing Improve Public Services
	Funding	CDBG: \$42,000
	Description	Direct financial assistance to low-income households in support of purchasing a home in the City of York.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 households will be assisted.
	Location Description	Citywide
	Planned Activities	Financial Assistance to low-income households to increase affordability of homeownership.
6	Project Name	Public Service: Literacy Council
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Improve Public Services
	Funding	CDBG: \$30,000
	Description	Public Services: Literacy Council
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 45 persons will receive services through the Literacy Council.
	Location Description	Citywide
Planned Activities	Activities include GED instruction classes and services. Specifically, these services will be geared towards improving English literacy, job assistance, and an emphasis on preparation and coaching for GED testing.	
7	Project Name	Public Service: Life Path
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Improve Public Services

	Funding	CDBG: \$64,760
	Description	City of York residents will be provided with access to lunch and dinner meals throughout the week.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The Life Path program will provide 30,000 meals to 1,000 York City residents.
	Location Description	Citywide
	Planned Activities	Food/nutrition assistance to City of York residents.
8	Project Name	Public Service: CASA
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Improve Public Services
	Funding	CDBG: \$68,000
	Description	Funds will be used to support the CASA program to provide employment/work readiness services, financial literacy, education, and tax preparation services for the City's low-income population. In addition, the program aims to enroll and retain 15 high school students in Mi Espacio Program, which provides increased educational and employment opportunities for low income youth.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,070 low-income adults and 15 low-income youth will benefit from the proposed activities.
	Location Description	Citywide

	Planned Activities	Provision of public services to low-income residents to include employment/work readiness services, financial literacy education, and tax preparation services. HUD Matrix Code: 05Z
9	Project Name	LHOP Down Payment/Closing Cost Assistance
	Target Area	Citywide
	Goals Supported	Increase homeownership
	Needs Addressed	Increase access to/quality of affordable housing
	Funding	HOME: \$50,000
	Description	The City of York provides reimbursements to individuals using the York Homebuyers Assistance Program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	15 households will receive down payment assistance
	Location Description	Citywide
	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.
10	Project Name	CHDO
	Target Area	Citywide
	Goals Supported	Create new, affordable rental housing
	Needs Addressed	Increase access to/quality of affordable housing
	Funding	CDBG: \$72,605

	Description	Provision of funds to a CHDO qualified non-profit housing partner to develop new affordable rental housing for a project yet to be determined.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 household will benefit
	Location Description	City-wide
	Planned Activities	CHDO project to support the creation of new affordable housing.
11	Project Name	Hudson Park Towers
	Target Area	Citywide
	Goals Supported	Improve Access to and Quality of Affordable Housing
	Needs Addressed	Improve Access to and Quality of Affordable Housing
	Funding	HOME: \$313,023
	Description	Rehabilitation of an existing affordable housing complex to increase the habitability of the rental units.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 11 households will benefit.
	Location Description	401 Ridge Ave, York, Pa 17403
Planned Activities	Rehabilitation to replace major systems and energy efficiency improvements.	
12	Project Name	CDBG Administration
	Target Area	City-wide

	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$273,313
	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	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Planning and administration to implement the CDBG program activities.
13	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOME: \$48,403
	Description	The administration of HOME funds to support the development of decent, safe, affordable housing.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	Citywide
	Planned Activities	Planning and administration to implement the HOME program activities.

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

All of the non-administrative CDBG activities planned for FY 2025 have a citywide benefit. Of the non-administrative HOME projects planned for 2025, only the down payment assistance program is a City-wide activity. The Thackston Park rental development project is targeted on a former public housing site and is located in an area of the City with a concentration of low- and extremely low-income households, a concentration of cost-burdened households, and a high percentage of minority residents.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100%

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.

The proposed site for the creation of new rental housing is located in an area of the City with a concentration of low- and extremely low-income households, a concentration of cost-burdened households, and a high percentage of minority residents.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	65
Special-Needs	
Total	65

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	12
Rehab of Existing Units	30
Acquisition of Existing Units	23
Total	65

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

Discussion

The affordable housing needs of low- and moderate income individuals and households will benefit from the implementation of the Hudson Park Towers and the CHDO affordable housing development, which will increase the number of affordable housing units available in the City of York. Homeowners that are low- and moderate-income will have increased access to quality affordable housing through a repair program to provide homeowner rehabilitation activities. Low- and moderate-income households will benefit from direct down-payment assistance programs through 2 homebuyer programs which will make homeownership more affordable.

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. Security improvements are anticipated at Broad Park Manor in the upcoming program year.

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

The YHA has resident councils in four of its developments that also serve as the City's Resident Advisory Board (RAB). Participation in the RAB gives residents the opportunity to provide input on YHA management, operations and modernization needs, as well as make recommendations in the development of the YHA Annual and Five-Year Plans. The YHA will work to encourage more Section 8 voucher holders to participate in the RAB to diversify the input received so that those residents' needs are also adequately represented and incorporated to the Plans.

Educating residents on the purpose of the RAB and how their feedback will be used to inform planning efforts can help encourage participation. In addition, the YHA will continue to reserve one seat on its Board of Directors for a current eligible resident, so as to encourage involvement in decision making and operations of the YHA by resident members. This resident board member can also be helpful in recruiting membership on the Resident Advisory Board and resident councils.

The City of York is currently developing a marketing strategy which will notify residents of housing opportunities offered by YHA. The YHA continues to increase homeownership opportunities by having its Family Self Sufficiency (FSS) Program Coordinator meet with all incoming public housing applicants to review and discuss homeownership opportunities available to them. The FSS coordinator will pursue similar action with eligible Section 8 tenants.

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

The York Housing Authority is not designated as troubled.

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

The CoC also has 8 transitional housing programs, and all of the current transitional housing programs operate within York City limits. These programs serve a variety of populations from single men and women

to families with children, youth 18-24, and survivors of domestic violence.

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

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

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

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

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

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

Introduction:

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.

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. Also, during the stakeholder interview process, it was revealed that the City's zoning did not allow for certain types of recovery housing.

Section will be updated once 2025 AI is completed.

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

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

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

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

landlords accountable for discriminatory behavior, and improving the quality of existing and developing new housing.

Section to be updated once the 2025 AI is completed.

AP-85 Other Actions – 91.220(k)

Introduction:

The following information illustrates other actions that the City of York will take to address its priority needs.

Actions planned to address obstacles to meeting underserved needs

The primary impediment to the City of York’s ability to meet underserved needs is the limited amount of funding to address identified priorities, as well as limited staff capacity among service providers to adequately meet the needs of the population. The City will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs. The City also identified Latinx populations as underserved, and as such plans to support public service activities designed to meet particular needs of the Latinx community, including workplace readiness, financial literacy, tax preparation, and youth development programs.

Actions planned to foster and maintain affordable housing

The City of York will continue to support its goals of maintaining and expanding affordable housing. In FY 2025, the City will also allocate HOME dollars for the construction of new affordable units and will continue to support homebuyer activities with both HOME and CDBG funding.

Actions planned to reduce lead-based paint hazards

The City of York will work with other parties to achieve cost effective methods for controlling these hazards through the following:

- As part of its code enforcement efforts, the City’s building code/permit department will continue to educate City residents about lead paint hazards while conducting routine inspections;
- Properties will be made lead safe during renovation of older residential units, including during CDBG-funded rehabilitation program;
- The City’s Bureau of Health will continue to pursue resources to provide lead-based paint hazard education and lead-based paint risk assessments;
- The City’s Bureau of Health will pursue opportunities through the CDC and PA Department of Health to address lead-based paint hazards in residential structures.

Actions planned to reduce the number of poverty-level families

The City will collaborate with human service, social service, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide quality services to low-income residents to help them improve their incomes. The resources that the City of York has to reduce the number of persons with incomes below the poverty level are limited. The City will continue to pursue and support various economic development and housing activities in an effort to provide an environment that will attract or retain businesses or facilitate the expansion of existing businesses thereby securing

employment and increased incomes for City residents. These activities will include the following:

- First Time Homebuyer Assistance – Counseling and down payment/closing cost assistance to first time homebuyers.
- York County Literacy Council – Also provides funding for pre-GED instruction in reading, writing, math, computer, and critical thinking skills to serve as a springboard for more education, training, and better jobs.

The varied activities help create job opportunities, reduce burdens (e.g., housing cost burden), and educationally/economically empower city residents, all of which will prevent or alleviate poverty in the community. In the award of contracts, the City will implement the Section 3 Plan to promote the utilization of firms owned by low-income persons.

Actions 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.

Although the City feels that the existing institutional structure is sufficient for carrying out activities to address identified community development needs, the City will continue to strengthen its working relationships with local social service agencies. Public and non-profit agencies that are critical to the institutional structure must work cooperatively, and agency staff have the ability and expertise to deliver services efficiently and effectively, often with years of expertise in their respective fields.

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

The City of York plans to improve coordination among its partners to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The City anticipates continued coordination of human service funding with other social service agencies and charitable organizations to better target the limited amount of human service dollars available in the community. The City will also continue to coordinate its housing efforts with the York Housing Authority.

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	0
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
Total Program Income	0

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 | 81.7% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

No forms of investment will be used outside of those activities listed in 24 CFR 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 the 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. If the homebuyer sells, transfers, encumbers or otherwise disposes of the property during the affordability period, a prorated amount of money will be due to the City of York, however if the net proceeds from the sale of the property are insufficient to recapture the principal due, the City will only recapture the net proceeds to satisfy the loan. The amount of recapture will not exceed the available net proceeds (the sale price minus any superior loan repayment other than HOME funds and any closing costs) from the sale of the property.

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:

The City will apply the same recapture provisions as described above throughout the affordability period.

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; the City will not use HOME dollars to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A