

**York County, Pennsylvania
HOME-ARP Allocation Plan
Draft
January 5, 2023**

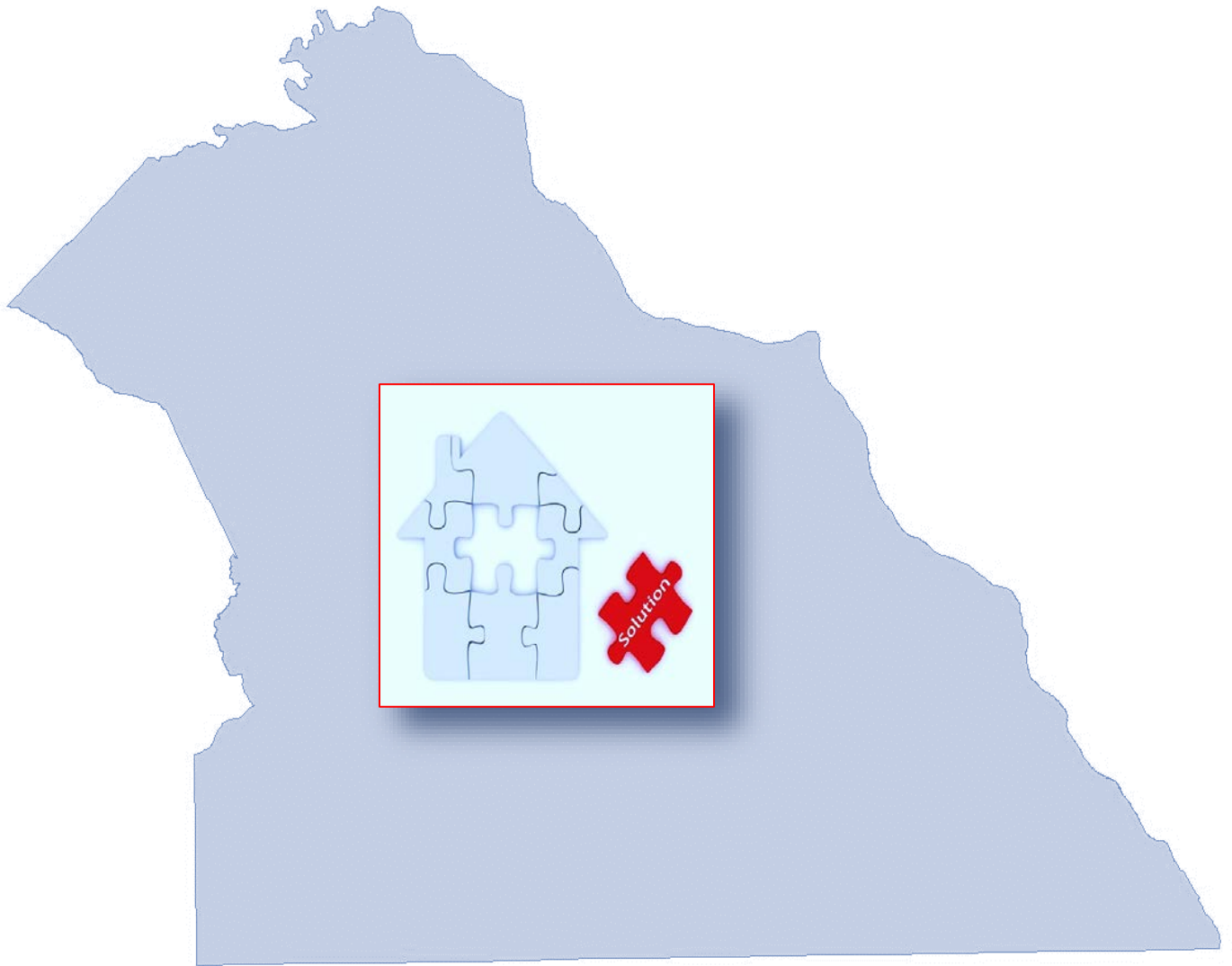


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Introduction:

In September 2021, the U.S. Department of Housing & Urban Development (HUD) announced the allocation of \$3,070,455 for York County, Pennsylvania, in a new grant source called the Home Investment Partnership Program – American Rescue Plan (HOME-ARP).

The purpose of HOME-ARP funds is to provide homeless and near-homeless assistance and supportive services through specific eligible activities. These activities include: acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing, administration, planning, and non-profit operating and capacity building assistance.

HOME-ARP also identifies a specific set of ‘qualifying populations’ (QP) for these resources, which include:

- Sheltered and unsheltered homeless populations
- Current housed populations at risk of homelessness
- Populations fleeing or attempting to flee domestic violence or human trafficking
- Populations requiring services or housing assistance to prevent homelessness
- Populations at greatest risk of housing instability or in unstable housing situations, and
- Veteran populations (where the household includes at least one veteran family member) that meet one of the QP’s above.

In order for the York County community to receive these funds, the County of York and York County Planning Commission must submit an Allocation Plan to HUD, which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities or populations.

This plan will:

- Outline the consultation and public participation process completed by the York County Planning Commission (YCPC) (Participating Jurisdiction “PJ” office) and York County Coalition on Homelessness (YCCH) (CoC covering the entire PJ) (on behalf of the County of York)
- Describe the needs assessment and gaps analysis completed, including a description of each of the QP’s listed above
- Provide a summary of how the County of York is proposing to utilize HOME-ARP funding.

It should be noted that both the County of York and City of York received separate allocations of HOME-ARP funding. This plan includes details for the County of York Allocation Plan, only.

Consultation

The County of York engages in partnership and collaboration with public and private entities that provide a diverse number of services and supports to the residents of York County. Through partnership with the Continuum of Care (CoC) on this HOME-ARP Plan, the Participating Jurisdiction (PJ) was able to engage in consultation with 42 agencies and organizations, as well as 5 persons with lived experience of homelessness and housing instability to assist with the development of the HOME-ARP Allocation Plan. These organizations and persons with lived experience were selected for their relevant knowledge to the York County community and ability to speak to the needs, service gaps, and activities that would most benefit the qualified populations under HOME-ARP.

These consultations were conducted as in-person and virtual meetings, as preferred by the entity providing feedback. Each session was scheduled to meet the schedule needs of the participants of that group. Dates for each session are included in the table below.

Organizations consulted covered all of the qualifying populations identified by the HOME-ARP Notice (listed above in the Introduction), with some covering multiple populations. Each consultation included time for an overview of HOME-ARP, eligible activities, proposed funding amount, and qualifying populations. With this information, discussion was then held to identify gaps in services and unmet housing needs identified by the stakeholders interviewed, both through written and verbal input. Staff from the YCPC then organized the feedback into the table provided below. The identified stakeholders will continue to be a source of information about ongoing needs of their clients being served throughout the HOME-ARP process.

The YCPC also provided an electronic survey which allowed both public and private entities, as well as residents in York County, to provide feedback on their identified greatest needs. This information has also been provided in the feedback table below. The survey was open from May 1, 2022 through August 31, 2022.

In addition to the consultations identified below, the HOME-ARP Participating Jurisdiction (PJ) and CoC Lead staff partnered to ensure the HOME-ARP plan and funded projects have the greatest opportunity to support at-risk and in need populations in York County. The CoC Lead staff have taken an active role in the creation of this Allocation Plan, will provide project review and advice, and will support collaborative partnerships to encourage the success of the HOME-ARP Plan in York County.

Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Date of Consultation	Feedback
<p>York County Coalition on Homelessness (PA-512 York City/County CoC) (Full membership as well as staff participation)</p>	<p>CoC(s) serving the jurisdiction’s geographic area; Homeless service providers; At-Risk service providers Domestic violence service providers; Veterans’ groups; Public Housing Agencies (PHA’s); Persons with Lived Experience</p> <p>Public agency addressing the needs of all of the QPs (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans);</p> <p>Public/ private organization addressing fair housing, civil rights, & the needs of persons with disabilities</p>	<p>Hybrid Meeting</p>	<p>3/24/22; 6/23/22</p>	<p><i>Conducted as part of the full monthly membership meetings.</i></p> <p>Risk mitigation pairing with rental assistance</p> <p>Ongoing supportive services (especially child care, transportation, general case management, mental health services)</p> <p>Ways to do more collaborative engagement; existing collaborative engagement is showing more gaps where no one provides a needed service</p>
<p>2-1-1/Contact Helpline (Information & Referral)</p>	<p>Public agency addressing the needs of all QP’s (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Virtual Meeting</p>	<p>6/13/22</p>	<p>Additional shelter space needed; especially for hard-to-serve populations (mobility needs, family size, SVP’s)</p> <p>Numerous requests for hotel stays</p> <p>Affordable housing units close to resources</p> <p>Rent assistance/eviction prevention/utility assistance</p>

				<p>Landlord-tenant legal support</p> <p>Accessibility of assistance – hours/days open are limited</p> <p>Feedback loop on referrals from I&R to agencies providing services – did it work out?</p>
<p>The Program – It’s About Change (Housing, Prevention, & Services) Reentry Support</p>	<p>Homeless service provider; Public agency addressing the needs of the QP (Homeless, At Risk)</p>	<p>Virtual Meeting</p>	<p>6/24/22</p>	<p><i>Feedback part of Affordable Housing Focus Group.</i></p> <p>Affordable housing</p> <p>Rent assistance</p> <p>Units accepting housing vouchers/subsidies</p> <p>Need for services: especially transportation</p> <p>Landlord outreach/inventory/engagement service needed</p> <p>Landlord-tenant legal support</p>
<p>YMCA of the Roses (Emergency Shelter, Housing & Services)</p>	<p>Homeless service provider; Public agency addressing the needs of all QPs (Homeless, At Risk, Prevention, DV, Veterans, etc)</p>	<p>Virtual Meeting</p>	<p>6/24/22</p>	<p><i>Feedback part of Affordable Housing Focus Group.</i></p> <p>Affordable housing</p> <p>Rent assistance</p> <p>Units accepting housing vouchers/subsidies</p> <p>Need for services: especially transportation</p> <p>Landlord outreach/inventory/engagement service needed</p> <p>Landlord-tenant legal support</p>
<p>York Habitat for Humanity</p>	<p>Public agency addressing the needs</p>	<p>Virtual Meeting</p>	<p>6/24/22</p>	<p><i>Feedback part of Affordable Housing Focus Group.</i></p>

(Affordable Housing Development)	of the QP (Homeless, At Risk, DV, Veterans, Greatest risk of instability)			Affordable housing Need for services: especially transportation
CONE Development (Affordable Housing Development)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Veterans, Greatest risk of instability)	Virtual Meeting	6/24/22	<i>Feedback part of Affordable Housing Focus Group.</i> Affordable housing Units accepting housing vouchers/subsidies Need for services: especially transportation, general case management Landlord outreach/inventory/engagement service needed
Affordable Housing Advocates (Affordable Housing Development)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Veterans, Prevention, Greatest risk of instability,	Virtual Meeting	6/24/22	<i>Feedback part of Affordable Housing Focus Group.</i> Affordable housing Rent assistance Units accepting housing vouchers/subsidies Need for services: especially transportation, general case management, child care Landlord outreach/inventory/engagement service needed Landlord-tenant legal support
Hunter Group (Affordable Housing Development)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Veterans, Prevention, Greatest risk of instability,	Virtual Meeting	6/24/22	<i>Feedback part of Affordable Housing Focus Group.</i> Affordable housing Need for services: especially transportation

<p>Community Progress Council (Community Action Agency, Housing, Prevention, Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Veterans, Greatest risk of instability, Prevention)</p>	<p>Virtual</p>	<p>6/28/22</p>	<p>Non-congregate shelter</p> <p>Affordable housing</p> <p>Housing vouchers & units accepting them</p> <p>Self-sufficiency service programs (stabilize households long term)</p> <p>Utility assistance</p> <p>Support services for those housed and struggling</p> <p>Legal assistance services</p> <p>Landlord/tenant legal support</p>
<p>Tenfold (Fair Housing)</p>	<p>Public/ private organization addressing fair housing, civil rights, & the needs of persons with disabilities</p>	<p>Virtual Meeting</p>	<p>6/21/22</p>	<p><i>Feedback as part of Fair Housing Focus Group.</i></p> <p>Rent assistance</p> <p>Landlord outreach/inventory/engagement service</p> <p>Landlord repair fund/risk mitigation/ADA modification funds</p> <p>Landlord/tenant legal support</p> <p>Legal assistance services</p> <p>Longer-term housing stabilization services (than offered in traditional RRH programs)</p>
<p>Pennsylvania Human Relations Commission (Fair Housing, Civil Rights)</p>	<p>Public/ private organization addressing fair housing, civil rights, & the needs of persons with disabilities</p>	<p>Virtual Meeting</p>	<p>6/21/22</p>	<p><i>Feedback as part of Fair Housing Focus Group.</i></p> <p>Rent assistance</p> <p>Landlord outreach/inventory/engagement service</p>

				<p>Landlord repair fund/risk mitigation/ADA modification funds</p> <p>Landlord/tenant legal support</p> <p>Legal assistance services</p> <p>Longer-term housing stabilization services (than offered in traditional RRH programs)</p>
<p>Housing Authority of the City of York (Public Housing Authority)</p>	<p>Public housing agency (PHA)</p>	<p>Virtual Meeting</p>	<p>6/15/22</p>	<p><i>Feedback as part of a meeting with the one PHA serving the PJ.</i></p> <p>Rent assistance</p> <p>Units accepting housing subsidy vouchers</p> <p>Services: transportation, childcare, non-housing case management – none tied to housing subsidy timeline</p> <p>Landlord outreach/inventory/engagement service</p>
<p>LifePath Christian Ministries (Emergency Shelter, Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, DV, Veterans, Greatest risk of instability)</p>	<p>Virtual Meeting</p>	<p>6/20/22</p>	<p><i>Feedback as part of an Emergency Shelter & Street Outreach Focus Group.</i></p> <p>Affordable housing</p> <p>Services: especially general case management, transportation, life skills, housing stabilization, physical/mental health stabilization services</p> <p>Landlord outreach/inventory/engagement service</p> <p>Landlord/tenant legal services</p>

				<p>More faith-based collaboration</p> <p>Better access to resources – hours/days are limited</p>
<p>Friends & Neighbors of Pennsylvania (Street Outreach)</p>	<p>Public agency addressing the needs of the QP (Homeless, DV, Veterans, Greatest risk of instability)</p>	<p>Virtual Meeting</p>	<p>6/20/22</p>	<p><i>Feedback as part of an Emergency Shelter & Street Outreach Focus Group.</i></p> <p>Affordable housing</p> <p>Services: especially general case management, transportation, life skills, housing stabilization, physical/mental health stabilization services</p> <p>Landlord outreach/inventory/engagement service</p> <p>Landlord/tenant legal services</p> <p>More faith-based collaboration</p> <p>Better access to resources – hours/days are limited</p>
<p>Asbury United Methodist Church (Homeless Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, DV, Veterans, Prevention)</p>	<p>Virtual Meeting</p>	<p>6/20/22</p>	<p><i>Feedback as part of an Emergency Shelter & Street Outreach Focus Group.</i></p> <p>Services: especially general case management, transportation, life skills, housing stabilization, physical/mental health stabilization services</p> <p>Landlord outreach/inventory/engagement service</p>

				More faith-based collaboration
New Hope Ministries (Emergency Shelter, Housing, Prevention, & Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Virtual Meeting	6/20/22	<p><i>Feedback as part of an Emergency Shelter & Street Outreach Focus Group.</i></p> <p>Affordable housing</p> <p>Services: especially general case management, transportation, life skills, housing stabilization, physical/mental health stabilization services</p> <p>Landlord outreach/inventory/engagement service</p> <p>Landlord/tenant legal services</p> <p>More faith-based collaboration</p> <p>Better access to resources – hours/days are limited; services not available in every area of the County</p>
York County Human Services (Funder; Homeless Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Virtual Meeting	6/17/22	<p><i>Feedback as part of a Rental Assistance Provider Focus Group.</i></p> <p>Non-congregate shelter - especially for hard to serve populations (mobility, family size/composition, SVP's, etc.)</p> <p>Rent assistance</p> <p>Self-sufficiency programs/services</p> <p>Landlord repair fund/risk mitigation/ADA modification funds</p> <p>Landlord/tenant legal support</p>

				Services, especially: general case management, life skills, housing stabilization services, transportation
Bell Socialization Services (Emergency Shelter, Services, Housing, Prevention,)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of housing instability, Veterans)	Virtual Meeting	6/17/22	<p><i>Feedback as part of a Rental Assistance Provider Focus Group.</i></p> <p>Non-congregate shelter - especially for hard to serve populations (mobility, family size/composition, SVP's, etc.)</p> <p>Rent assistance</p> <p>Self-sufficiency programs/services</p> <p>Landlord repair fund/risk mitigation/ADA modification funds</p> <p>Landlord/tenant legal support</p> <p>Services, especially: general case management, life skills, housing stabilization services, transportation</p>
Crispus Attucks (Affordable Housing & Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of housing instability, Veterans)	Virtual Meeting	6/17/22	<p><i>Feedback as part of a Rental Assistance Provider Focus Group.</i></p> <p>Rent assistance</p> <p>Self-sufficiency programs/services</p> <p>Landlord repair fund/risk mitigation/ADA modification funds</p> <p>Landlord/tenant legal support</p> <p>Services, especially: general case management, life skills, housing stabilization services, transportation</p>

<p>YWCA of Greater Harrisburg (Housing, Prevention & Services) Veteran Provider</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, Prevention, Veterans)</p>	<p>In Person Meeting</p>	<p>6/1/22</p>	<p><i>Feedback as part of a Veterans Focus Group.</i></p> <p>Affordable housing</p> <p>Rent assistance</p> <p>Flexible income levels for assistance eligibility</p> <p>Services, especially: transportation, life skills, physical/mental stabilization services, general case management, transportation</p>
<p>Pennsylvania Department of Military & Veterans Affairs (Services)</p>	<p>Public agency addressing the needs of the QP (Veterans)</p>	<p>In Person Meeting</p>	<p>6/1/22</p>	<p><i>Feedback as part of a Veterans Focus Group.</i></p> <p>Affordable housing</p> <p>Rent assistance</p> <p>Flexible income levels for assistance eligibility</p> <p>Services, especially: transportation, life skills, physical/mental stabilization services, general case management, transportation</p>
<p>Center for Independent Living (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Greatest risk of instability, Veterans)</p> <p>Public/ private organization addressing fair housing, civil rights, & the needs of persons with disabilities</p>	<p>In Person Meeting</p>	<p>6/1/22</p>	<p><i>Feedback as part of a Veterans Focus Group.</i></p> <p>Affordable housing</p> <p>Rent assistance</p> <p>Flexible income levels for assistance eligibility</p> <p>Services, especially: transportation, life skills, physical/mental stabilization services, general case management, transportation</p>
<p>York County Veterans Affairs</p>	<p>Public agency addressing the needs of the QP</p>	<p>In Person Meeting</p>	<p>6/1/22</p>	<p><i>Feedback as part of a Veterans Focus Group.</i></p>

Department (Services)	(Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)			Affordable housing Rent assistance Flexible income levels for assistance eligibility Services, especially: transportation, life skills, physical/mental stabilization services, general case management, transportation
Volunteers of America (Housing, Prevention & Services) Veteran Provider	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	In Person Meeting	6/1/22	<i>Feedback as part of a Veterans Focus Group.</i> Affordable housing Rent assistance Flexible income levels for assistance eligibility Services, especially: transportation, life skills, physical/mental stabilization services, general case management, transportation
Veterans Administration Medical Center - Lebanon, PA (Housing & Services)	Public agency addressing the needs of the QP (Homeless, At Risk, Prevention, Greatest risk of instability, Veterans)	In Person Meeting	6/1/22	<i>Feedback as part of a Veterans Focus Group.</i> Affordable housing Rent assistance Flexible income levels for assistance eligibility Services, especially: transportation, life skills, physical/mental stabilization services, general case management, transportation
York County CareerLink (Employment) (Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of	In Person Meeting	6/1/22	<i>Feedback as part of a Veterans Focus Group.</i> Affordable housing Rent assistance

	instability, Veterans)			<p>Flexible income levels for assistance eligibility</p> <p>Services, especially: transportation, life skills, physical/mental stabilization services, general case management, transportation</p>
Educating Children & Youth Experiencing Homelessness (McKinney-Vento liaisons) (Services)	Public agency addressing the needs of the QP (Homeless, At Risk, Prevention, Greatest risk of instability)	Virtual Meeting	6/14/22	<p><i>Feedback as part of a Youth Homelessness Focus Group.</i></p> <p>Non-congregate, youth-specific shelter (including youth under 18)</p> <p>Services, especially: transportation, life skills, family/parent engagement support, summer camp low/no cost for families of school-aged children</p> <p>More faith-based collaboration</p>
York City School District (Services)	Public agency addressing the needs of the QP	Virtual Meeting	6/14/22	<p><i>Feedback as part of a Youth Homelessness Focus Group.</i></p> <p>Non-congregate, youth-specific shelter (including youth under 18)</p> <p>Services, especially: transportation, life skills, family/parent engagement support, summer camp low/no cost for families of school-aged children</p> <p>More faith-based collaboration</p>
Cornerstone Youth Home (Services)	Public agency addressing the needs of the QP (Homeless, At Risk, Prevention, Greatest risk of instability)	Virtual Meeting	6/14/22	<p><i>Feedback as part of a Youth Homelessness Focus Group.</i></p> <p>Non-congregate, youth-specific shelter (including youth under 18)</p>

				<p>Services, especially: transportation, life skills, family/parent engagement support, summer camp low/no cost for families of school-aged children</p> <p>More faith-based collaboration</p>
<p>Highmark Wholecare (Health Insurance) (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Virtual Meeting</p>	<p>6/14/22</p>	<p><i>Feedback as part of a Youth Homelessness Focus Group.</i></p> <p>Affordable housing</p> <p>Non-congregate, youth-specific shelter (including youth under 18)</p> <p>Services, especially: transportation, life skills, family/parent engagement support, summer camp low/no cost for families of school-aged children</p>
<p>York Opioid Collaborative (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Hybrid Meeting</p>	<p>6/23/22</p>	<p><i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i></p> <p>Services, especially: transportation, general case management, life skills</p> <p>Existing services are too short; 12 months is not enough time to stabilize in many cases</p> <p>Rent assistance</p>
<p>York/Adams Mental Health-Intellectual or Developmental Disabilities (MH-IDD) (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Hybrid Meeting</p>	<p>6/23/22</p>	<p><i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i></p> <p>Services, especially: transportation, general case management, life skills</p>

				Existing services are too short; 12 months is not enough time to stabilize in many cases Rent assistance
WellSpan Health (Health System) (Services)	Homeless service provider; Public agency addressing the needs of the QP	Hybrid Meeting	6/23/22	<i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i> Services, especially: transportation, intensive general case management, physical/mental stabilization Rent assistance Landlord repair fund/risk mitigation/ADA modifications fund
Covenant House Pennsylvania (Emergency Shelter, Street Outreach)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Hybrid Meeting	6/23/22	<i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i> Youth-specific non-congregate shelter (including under 18) Services, especially: transportation, life skills, general case management Landlord/tenant legal support
Community Cares Behavioral Health (Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Hybrid Meeting	6/23/22	<i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i> Rent assistance Affordable housing Services, especially: transportation, physical/mental stabilization

				services, general case management
York County Domestic Relations (Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Hybrid Meeting	6/23/22	<i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i> Rent assistance Affordable housing
YWCA York (Victim Services; Domestic Violence; Emergency Shelter) Domestic Violence Provider	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Hybrid Meeting	6/23/22; 6/27/22	<i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i> <i>Additional feedback provided on 6/27 as part of a DV provider session.</i> Rent assistance Services, especially: life skills, housing support services, physical and mental stabilization services, housing stabilization services, general case management (not tied to housing programs)
Bethany Christian Services (Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Hybrid Meeting	6/23/22	<i>Feedback provided as part of the June CoC monthly meeting; outlined by agency suggestion.</i> Affordable housing Rent assistance Non-congregate family shelter
York County Loan Committee (Participants from: York County Planning Commission – on behalf of the County of York Board of Commissioners; York Traditions Bank,	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Hybrid Meeting	3/17/22	Affordable housing – discussion around the sustainability of housing completed under HOME-ARP for significantly lower income populations than a traditional affordable housing development in the community

<p>York/Adams HealthChoices Management; York County Controllers Office; York County Area Agency on Aging; High Associates Ltd – brokerage advisor; M&L Associates – affordable housing developer/consultant; CGA Law Firm – legal representation for YCPC Housing Division</p>				<p>Services, especially: transportation, general case management needs</p>
<p>Local Government Advisory Committee (Municipalities represented: North York Borough, Shrewsbury Borough, West Manchester Township, Hellam Township, Dallastown Borough, Lower Windsor Township, Monaghan Township, Paradise Township, Springettsbury Township, Jefferson Borough)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Hybrid Meeting</p>	<p>5/9/22</p>	<p>Affordable housing Rent assistance Services, especially: general case management, life skills Non-congregate shelter in areas outside York City & Hanover</p>
<p>York County Reentry Coalition (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Virtual Meeting</p>	<p>6/28/22</p>	<p>Affordable housing Rent assistance Landlord outreach/inventory/engagement services Services, especially: life skills, housing support services, physical and mental stabilization services, housing stabilization services, general case management (not tied to housing programs)</p>

<p>York County Adult Probation (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Virtual Meeting</p>	<p>6/28/22</p>	<p><i>Feedback from the Reentry Coalition Executive Leadership meeting.</i></p> <p>Affordable housing</p> <p>Rent assistance</p> <p>Landlord outreach/inventory/engagement services</p> <p>Services, especially: life skills, housing support services, physical and mental stabilization services, housing stabilization services, general case management (not tied to housing programs)</p>
<p>Not ONE More (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Virtual Meeting</p>	<p>6/28/22</p>	<p><i>Feedback from the Reentry Coalition Executive Leadership meeting.</i></p> <p>Rent assistance</p> <p>Services, especially: life skills, housing support services, physical and mental stabilization services, housing stabilization services, general case management (not tied to housing programs)</p>
<p>York County District Attorney's Office (Services)</p>	<p>Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)</p>	<p>Virtual Meeting</p>	<p>6/28/22</p>	<p><i>Feedback from the Reentry Coalition Executive Leadership meeting.</i></p> <p>Affordable housing</p> <p>Rent assistance</p> <p>Services, especially: life skills, housing support services, physical and mental stabilization services, housing stabilization services, general case management (not tied to housing programs)</p>

York County Prison (Services)	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Virtual Meeting	6/28/22	<i>Feedback from the Reentry Coalition Executive Leadership meeting.</i> Landlord outreach/inventory/engagement services Services, especially: life skills, housing support services, physical and mental stabilization services, housing stabilization services, general case management (not tied to housing programs)
YWCA Hanover (Victim Services, Domestic Violence, Housing & Services) Domestic Violence Provider	Public agency addressing the needs of the QP (Homeless, At Risk, DV, Prevention, Greatest risk of instability, Veterans)	Virtual Meeting	6/27/22	Affordable housing Rent assistance Landlord outreach/inventory/engagement services Services, especially: life skills, housing support services, physical and mental stabilization services, housing stabilization services, general case management (not tied to housing programs)

Summary of consultation feedback from agencies and groups:

Based on the feedback provided by the organizations and groups provided above in the table, the PJ and CoC identified common themes:

- There is a lack of long term affordable housing
- The rental assistance requests in the community (move-in costs, ongoing monthly assistance, and funds for back rent to prevent eviction) exceed the amount of funding available
- Existing supportive services in the community cannot serve all those requesting support, and
- There are significant service offering and delivery gaps within the community that make reaching housing stabilization harder for struggling households, especially those located further away from transportation and service options

Regarding specific populations to serve, the PJ and CoC requested information from all listed entities above about specific populations (DV, Veterans, Elderly, Disabled, Youth under 18,

Youth 18-24, Parenting Youth, Families with Children under 18, and Reentrants from Institutions) but did not see a specific population identified above the others. Nearly all participants – even those who may focus on a specialized population like youth, veterans, or domestic violence survivors) indicated the needs and gaps identified spanned far beyond their own specific subpopulations served. Supportive service challenges, affordable housing challenge, and rent assistance requests all transcended a single population or small group of populations.

Stakeholder/Public Survey results:

On May 1, 2022, the PJ and CoC released two surveys regarding HOME-ARP QP's and eligible activities. One survey was directed to professional organizations, municipalities, and others in the community who serve those living in York County in some capacity. The other survey was focused on providing a feedback resource to the general public in York County.

Both surveys were distributed through PJ email distribution lists and through website news and information.

The survey identified for organizations in the community received nine (9) responses. These responses reflected that the participants felt homeless (both sheltered and unsheltered) should be the priority focus for eligible QP's.

For eligible activities, the responses indicated production/preservation of affordable housing and tenant based rental assistance were the top needs in the community, followed closely by rental assistance and supportive services. The organizations providing survey feedback indicated they served the full geographic area of York County, and included Nonprofit Agencies, Housing Providers, Housing Developers, Supportive Services Providers, Public Officials, and Members of Public Boards/Committees throughout York County.

The survey identified for general resident feedback also received nine (9) responses, and the York County Planning Commission has confirmed these are separate responses from the organizational survey. These responses felt HOME-ARP activities should focus primarily on the QP's of unsheltered with the sheltered homeless population in second place. Feedback on which HOME-ARP eligible activities the public felt were the best was also different from the organizational survey, where all types of eligible activities were considered to be important, making the data challenging to use for prioritization of activities. York County recognizes the amount of HOME-ARP allocated to the community will not allow us to address all of the eligible activities appropriately.

Both surveys were open through August 31, 2022.

Public Participation

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

- ***Date(s) of public notice:*** 1/17/2023
- ***Public comment period:*** start date - 1/17/2023 end date - 2/15/2023

- **Date(s) of public hearing:** 1/24/2023

Describe the public participation process:

Narrative underway and will be finalized upon public participation process completion.

Describe efforts to broaden public participation:

Narrative underway and will be finalized upon public participation process completion.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

No comments or recommendations to date. Confirmed

Summarize any comments or recommendations not accepted and state the reasons why:

All comments and recommendations are accepted for consideration and included in the public participation process narrative.

Needs Assessment and Gaps Analysis

Data Sources

The County of York used the following data sources to determine the size and demographic composition of qualifying populations in York County, Pennsylvania. This analysis also included identification of needs and the gaps within the current service options.

- **Housing Inventory Chart (HIC):** 2022 Point in Time reported data for PA-512, York City/County Continuum of Care (York County Coalition on Homelessness)
- **Point in Time Count (PIT):** 2022 Point in Time reported data for PA-512, York City/County Continuum of Care (York County Coalition on Homelessness)
- **Longitudinal Systems Analysis (LSA):** FY2021 for PA-512, York City/County Continuum of Care (York County Coalition on Homelessness)
- **American Community Survey (ACS):** 1-Year Estimates Data Profiles, Table DP04 Selected Housing Characteristics
- **Comprehensive Housing Affordability Strategy (CHAS):** 2015-2019 for York County, Pennsylvania
- **HUD CoC Analysis Tool Race & Ethnicity:** version 2.1 for PA-512 York City/County Continuum of Care (York County Coalition on Homelessness)
- **Data Dashboard for the Emergency Rental Assistance Program (ERAP):** <https://www.dhs.pa.gov/ERAP/Pages/ERAP-Dashboard.aspx>
- **Pennsylvania 211 Monthly Reports:** January 2022 – December 2022 reports for York County callers seeking resources
- **Domestic Violence Counts Report:** 16th annual report for Pennsylvania
- **National Human Trafficking Hotline:** 2021 statistics for Pennsylvania

- **2021 Coordinated Entry Gaps Analysis Report for PA-512:** Completed by PA-512 York City/County CoC (York County Coalition on Homelessness)
- **HOME-ARP Consultation Meetings and Stakeholder Survey**
- **United Way of Pennsylvania ALICE Report (2018):** <https://www.uwp.org/alice/about-alice/>

Data Limitations

The County of York recognizes that the timeframes for data used did not align on all sources, but they provide a useful framework of the qualifying populations and their needs across a short, multi-year period. The PA-512 CoC that covers the geographic region of the PJ for HOME-ARP used the most recent HIC/PIT data, as this is the most comprehensive and does include an unsheltered count.

Additionally, we are aware that local-level data on some statistics (such as ERAP, Domestic Violence, and Human Trafficking) may not be as accurate from the sources used as we would prefer. York County received both statewide and direct-federal resources for ERAP, and while the state of Pennsylvania has been monitoring and tracking the data associated with their funds, the same data tracking is not available for funds received directly by York County from the federal government. Still, this data gives us an indicator of how federal-direct dollars were also used in our community.

At-risk population data is variable in the community and statewide. At-risk households who maintain existing unstable housing or have systems of support (however limited) that prevent them from seeking housing assistance services from community partners who track this information. For at-risk data sources, York County elected to use the most recent data sets available, recognizing that within the current housing and economic environment, more households than ever are experiencing housing instability.

Similarly, Domestic Violence and Human Trafficking data reported at a local level was not comprehensive or tracked in a cohesive manner that allows the PJ and CoC to identify appropriate gaps. This report utilizes Pennsylvania reported data as well as the disclosure of domestic violence and trafficking data through the CoC's Coordinated Entry system to fill those local gaps.

York County recognizes the data provided by CHAS is pre-pandemic data; we know the stress on low income households to identify affordable rental units in our community has grown since this 2015-2019 data set, but are unable to track and provide more accurate and up to date statistics locally.

Data analysis around all specific service types currently being provided in the community is limited. While case management options exist in multiple organizations, the parameters of that support are each unique and do not all provide 'comprehensive' support. Service data recorded on the total number of gaps or needs for services is limited in quantitative data, and York County has relied heavily on qualitative data to support this need.

Consultation Themes

Throughout the consultation phase of this plan, the following themes were prevalent, across all qualifying populations:

- There is a lack of long term affordable housing
- The rental assistance requests in the community (move-in costs, ongoing monthly assistance, and funds for back rent to prevent eviction) exceed the amount of funding available
- Existing supportive services in the community cannot serve all those requesting support, and
- There are significant service offering and delivery gaps within the community that make reaching housing stabilization harder for struggling households, especially those located further away from transportation and service options

Amongst the qualifying populations, people experiencing homelessness and those at most risk of homelessness (due to housing instability, unsafe units, or doubled up status) were a close second. Consistent feedback was provided that resources – especially an expansion of existing supportive services, or new services to fill identified gaps in services – would benefit all qualifying populations, especially where households cross populations (for example, a domestic violence survivor or veteran that alternates between homelessness and at-risk/unstably housed).

Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	123	34	139	39	15								
Transitional Housing	68	20	4	2	0								
Permanent Supportive Housing	64	18	193	163	34								
Other Permanent Housing	261	74	51	48	15								
Sheltered Homeless						92	107	10	17				
Unsheltered Homeless						32	61	3	0				
Current Gap*										70	22	89	85

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

*The County of York elected to use Coordinated Entry gaps analysis data to complete the boxes on Current Gap. This data more accurately reflects those who are seeking assistance and who are underserved currently due to limitations in space and funding than the Housing Inventory Gaps can show.

Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
County of York	# of Units	# of Households	# of Households
Total Rental Units	33,161		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,529		
Rental Units Affordable to HH at 50% AMI (Other Populations)	4,936		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		3,628	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,233	
<i>Current Gaps</i>			604

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Based on the information provided above, the CHAS data and York County Consolidated Plan do not identify the number of units as the top factor in stable safe housing. This drives the discussion that with comprehensive, appropriate supportive services and time-limited rental assistance, York County can improve the quality of life and stability of housing for qualifying populations through HOME-ARP, and will do so in a more significant manner than by selecting the creation or rehabilitation of a very small number of affordable housing units.

We recognize these numbers were pre-COVID-19 pandemic, however, and that changes in rental costs and availability have played a part in our current housing situation.

Qualifying Populations

Homeless as defined in 24 CFR 91.5

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

Data Sources: Homeless

Data from the 2022 Point in Time Count (PIT), 2022 Housing Inventory Chart (HIC), and FY2021 Longitudinal Systems Analysis (LSA) were utilized to determine the size and demographics of the population experiencing homelessness in York County.

Size and Demographic Composition: Homeless

Point in Time

The Point in Time Count provides a 'single day' count, or 'snapshot' of homelessness in every community across the country. The 2022 Point in Time Count for York County,

Pennsylvania was conducted on January 25, 2022 and counted a total of **358 unduplicated individuals experiencing homelessness**.

- 261 individuals sleeping in a sheltered location (such as emergency shelter or transitional housing), and
- 97 individuals sleeping in a place not meant for human habitation.
- The PIT data indicates the York County community has a larger prevalence of Adult-Only households, versus households with Adult-Child composition. Adult-only households comprised 74% of the total households, with adult-child households accounting for 25% of the 2022 PIT Count. Households with Children only accounted for 1%.
- Within those household types, 48% of the individuals counted were in adult-only households, while 51% of the individuals counted were in Adult-Child household compositions. Child-Only households still accounted for 1% of the total. We know that households with children are often significantly larger than Adult-Only Households.
- Of the 97 individuals identified as sleeping in places not meant for human habitation, 68% were in Adult-Only households, with 32% coming from Adult-Child households.
- All of the child-only households counted were in places not meant for habitation, however this was only 4 individuals.

Longitudinal Systems Analysis

Annual, unduplicated data on those served by homeless housing programs is available through the Homeless Management Information System (HMIS). This data is used to populate system-wide data such as the Longitudinal Systems Analysis (LSA). LSA data is unduplicated within York County, however it does provide some limitations around the fact that Victim Service Provider (VSP) data is not included, and only housing programs serving homelessness are reported on (not service-only programs such as Street Outreach, which creates an artificially low percentage of people experiencing unsheltered homelessness in the report).

The LSA evaluated homelessness through all HMIS-participating projects in the community who have been served in some capacity by an emergency shelter, safe haven, transitional housing, rapid rehousing or permanent supportive housing program. York County's HMIS is comprehensive across emergency shelter, transitional housing, rapid rehousing and permanent supportive housing HMIS entry, resulting in a nearly 100% coverage rate on this data (compared to programs available in the community).

For Funding Year (FY) 2021, the PA-512 York City/County Continuum of Care (York County Coalition on Homelessness) LSA report indicated there were **1,907 unduplicated individuals experiencing homelessness in York County from October 1, 2020 through September 30, 2021**. These individuals comprised 1,234 households.

Adult-Only households accounted for 950 households and 1,017 individuals. Adult-Child households accounted for 281 households with 887 individuals. Child-only households accounted for 3 households, with 3 individuals in those households.

LSA data shows us Adult-Only households account for 76% of the LSA with Adult-Child households accounting for 23% and Child-only households accounting for less than 1% of the total households served annually. Of the individuals experiencing homelessness, 53% were from

Adult-Only households, 46% were from Adult-Child households, and <1% were from Child only households.

The number of individuals recorded is nearly identical to the Point in Time percentage distribution by household type, indicating both data sources are as accurate as each of their parameters allow for in the York County community.

Subpopulations: Homeless

The PIT Count identifies those with severe mental illness (80), substance use disorder (34), HIV/AIDs (0), and Domestic Violence survivors (19). The CoC feels these numbers are artificially lower than they are when evaluated across the total population served, and based on the needs identified while working to house individuals and families through the Coordinated Entry process. The PIT also counts veterans (3 households with 3 veterans and a total of 11 people across all households).

LSA also measures veterans and domestic violence survivors, showing that across a full year, York County served 58 veterans (4% of total population served) and 301 domestic violence survivors (22% of total population served). The LSA does not specifically identify disabling conditions (such as mental health, substance use and HIV/AIDS identified in the PIT data, resulting in less accurate data around these factors. The LSA does measure the number and percentage of individuals who disclosed a disabling condition, which was 433 individuals (50% of the total population served).

Race and Ethnicity: Homeless

The PIT and LSA data both provide race and ethnicity data as well.

The PIT racial data indicates the majority of those experiencing homelessness on the night of the count identified as White (53%), with Black, African American or African as the next largest group (33%). Those identifying multiple races (10%), American Indian, Alaskan Native, or Indigenous (2%) as well as Native Hawaiian or Pacific Islander (1%) were also recorded, but in much smaller numbers.

The LSA data for a full year shows similar data, with White populations making up 51% of those served, Black, African American or African populations making up 28%, and several smaller racial groups following those: multiple races (5%), American Indian, Alaska Native, Indigenous (<1%), and Native Hawaiian or Pacific Islander (<1%).

The PIT indicates that a small percentage of those counted, about 17%, self-identified as Hispanic/Latin(a)(o)(x). Similarly, the LSA records that only 8% of those served during the year reported Hispanic/Latin(a)(o)(x) heritage, however, LSA data on reflects and records data on those who are White *and* Hispanic/Latin(a)(o)(x) which is likely resulting in a lower than accurate number for the York County community.

While York County's general population is predominantly white (88%), our Black or African American/African populations are approximately 8% of the total population. Based on these basic Census data numbers for our community, we are seeing a disproportionately large number of Black, African American, or African households seeking the support and resources of our homeless housing and service providers.

At Risk of Homelessness as defined in 24 CFR 91.5

Data Sources: At Risk

Data from the Pennsylvania 211 system (which acts as information & referral for York County, Pennsylvania) from calendar year 2022 was utilized in factoring at-risk populations below. Additionally, the relatively small amount of homeless prevention funding received by York County is managed through the Pathways to Home Coordinated Entry system. Data from those at-risk households seeking assistance is also included here. Homeless Management Information System (HMIS) data on the exit points of those seeking assistance but leaving Category 1 homeless situations attempts to fill in some of the gaps. Consolidated Housing Affordability Strategy (CHAS) data was also used here to assist with identification of the number of households at risk of homelessness in York County.

Demographic data is lacking on these data sources for the at-risk population. None of the available reports allow to isolate those at risk and review their demographics, beyond the HMIS data on homeless prevention. However, the number of households served for homeless prevention in York County over the past year is too low to provide accurate generalized demographic data for the scope of all at-risk households.

Size and Demographic Composition: At Risk

3,204 York County residents who contacted Pennsylvania 211 identified their need for calling as being related to homelessness prevention services, representing 66% of the total calls from York County in 2022. These requests included both rent and mortgage assistance, as well as requests for long-term subsidy (such as Housing Choice Vouchers and senior public housing). HMIS data for calendar year January 1, 2021 through December 31, 2021 indicated 56.7% of leaver households (557 households) from existing homeless housing programming exited to temporary housing destinations (such as self-paid hotels, temporary stay with family/friends), which we recognize as primarily unstable and at-risk housing situations for these households.

Data from the Comprehensive Housing Affordability Strategy (CHAS) from 2015-2019 identified at least 10,845 renter households with income at less than 30% of the Area Median Income (AMI) for York County and have one or more severe housing problems (such as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or cost burdened above 50% which accounts for 25% of all renter households). This number is likely inflated by the opportunity for cost burden to be 'at least one' of the severe housing problems, when considering housing stock as a primary concern. When you explore CHAS data around those experiencing one or more housing problems listed above with a cost burden of greater than 30%, the number of renter households jumps to 20,280, which is 47% of all renter households in York County.

HMIS data for the homeless prevention programming in York County (which excludes the Emergency Rental Assistance Program), supported 59 households in preventing homelessness through eviction prevention/back rent funding in calendar year 2021. These households were identified and supported after being ineligible for or having exceeded their assistance with the

local ERAP program. 78% of households assisted included minor children and the average back rent owed was approximately \$2,000.

The Emergency Rental Assistance Program (ERAP) in York County was funded by both Pennsylvania state ERAP dollars, as well as direct allocations from the federal government under the U.S. Treasury. Data from the direct allocations is currently unavailable, but Pennsylvania has provided data that 6,851 applications were received by the ERAP partner in York County for funding, and 5,122 of those, or 75%, were approved for funding.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Data Sources: Domestic Violence

Local level data resources on Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking (referenced below as ‘domestic violence’ unless otherwise noted) are aggregated and do not include demographic or household level information in the same manner as other QP’s. York County utilized generalized data from national advocacy group reports and surveys, Point in Time count data, CoC funded domestic violence programs, and local Coordinated Entry data to frame this qualifying population.

Size and Demographic Composition: Domestic Violence

Data from the 16th annual Domestic Violence Counts report, produced by the National Network to End Domestic Violence indicated that on a single day in 2021, 2,214 survivors were being served across the state of Pennsylvania.

York County’s 2022 Point in Time Count identified 19 individuals disclosing domestic violence survivor status – also a single day count, although conducted on a different day. From the Pathways to Home system, 220 unduplicated households were fleeing domestic violence situations during calendar year 2021, which is approximately 35% of all households assessed through Coordinated Entry during that time. Domestic violence was the largest subpopulation of those assessed during the calendar year. Households experiencing Domestic Violence and seeking housing supports through Coordinated Entry were predominantly households with minor children (79%) and were also predominantly female-led (90%). Of those households self-disclosing domestic violence status, 48% identified as Black, African American or African, and 52% identified as White, with no other racial groups identified. Hispanic/Latin(a)(o)(x) households totals were also low, with only 6% of those assessed providing these ethnicities at time of assessment.

Annual HMIS data for calendar year 2021 indicates 17.1% of households served (421 households) had self-disclosed a history of domestic violence, and 144 households (6%) were actively fleeing at time of housing support.

The YWCA York, who acts as the Victim Assistance Provider in York County and provides Human Trafficking related services and supports, indicated they served 2 human trafficking victims in 2021.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Data Sources: Other populations

Data sources for “Other Populations” as defined by the HOME-ARP Notice are less robust than other qualifying populations. This qualifying population encompasses a larger number of households that have minimal or intermittent interaction with social service supports, making their unmet needs challenging to identify in a quantitative way.

Pennsylvania 2-1-1 data for York County, Emergency Rental Assistance Program (ERAP) through state funding sources, as well as ALICE data from the United Way of Pennsylvania assist York County in providing a scope of this QP.

Size and Demographic Composition: Other populations

Pennsylvania 2-1-1 reported that 66% of York County’s calls for information were in regards to assistance to prevent unstably housed households to remain in their housing through rental assistance or back rent payments. This number was identified above, as a data set for those at-risk of homelessness as well. However, Pennsylvania 2-1-1 also identified that 3,177 callers or 65% of their calls for assistance in York County were for additional unmet needs that also help identify households at greatest risk of housing instability, which include seeking assistance for utility payments (gas, electric, and water payment assistance). It is common for unpaid utilities or shut off utilities to be grounds for eviction in Pennsylvania, and these households behind on these payments face the risk of housing instability and homelessness. In at least three months of calendar year 2022, assistance for these types of payments far exceeded the demands for rental assistance. In York County, programming to assist with these needs are very limited in scope and availability beyond those provided by utility companies. Of those seeking assistance, at least 30% requested service support in how to talk to their utility company about a payment plan or alternative options in order to retain their utilities.

As identified above under the ‘at risk’ category, HMIS data for the homeless prevention programming in York County (which excludes the Emergency Rental Assistance Program), supported 59 households in preventing homelessness through eviction prevention/back rent funding in calendar year 2021. These households were identified and supported after being ineligible for or having exceeded their assistance with the local ERAP program. 78% of households assisted included minor children and the average back rent owed was approximately \$2,000. In an estimated 25% of these household situations, the household had already received ERAP payments and were continuing to struggle to maintain their housing.

The Emergency Rental Assistance Program (ERAP) in York County was funded by both Pennsylvania state ERAP dollars, as well as direct allocations from the federal government under the U.S. Treasury. Data from the direct allocations is currently unavailable, but Pennsylvania has provided data that 6,851 applications were received by the ERAP partner in York County for funding, and 5,122 of those, or 75%, were approved for funding.

The United Way of Pennsylvania released data in 2018 on ALICE: Asset Limited, Income Constrained, Employed households. ALICE earns above the Federal Poverty Level (FPL), but

makes less than what's needed to afford basic essentials. ALICE often earns too much to qualify for government assistance, and there is no room in ALICE's budget for emergency expenses. If you combine PA households earning below the ALICE Threshold with those living below the FPL, that's 39% of PA households who face financial hardship every day, in every county in Pennsylvania. For York County, 24% of households meet the criteria to be ALICE populations. This is 41,488 households – before the COVID-19 pandemic – that were struggling to maintain their housing stability and provide basic needs. The United Way of Pennsylvania anticipates an updated ALICE report release soon, and York County anticipates this number will continue to rise as housing market and economic factors continue to impede low-income households.

Veteran households are identified by the HOME-ARP Notice, as well and are reflected in 'other populations'. York County identified 13 homeless veterans during the 2022 Point in Time Count, and the Continuum of Care estimates the community serves approximately 100 veteran households per year through all housing opportunities (shelter through subsidized vouchers). Veteran services, the size of the population, as well as the "by name" process of the Continuum of Care to follow through with veteran households' means these households are housed in a shorter period of time than the general homeless population and services appear to be robust to meet most needs for those who meet the active duty and discharge criteria. For veterans who do not meet active duty of discharge criteria of many veteran programs, there are limited resources. Coordinated Entry prioritized 15 veteran households in calendar year 2021 for general homeless assistance resources because they could not be served by the veteran-specific programs due to a lack of activity duty time or unfavorable discharge statuses.

Considerations of Current Resources

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

Congregate and non-congregate shelter units

York County's shelter options are all congregate options, with no non-congregate options available. The exception to this is family shelter rooms, where only one family is assigned 'per bedroom' but they lack their own bathroom or living space. York County has 262 emergency shelter beds, which should cover the need in most cases. However, this number reflects shelter options if all access barriers were removed and emergency shelters operated at 100% bed utilization. These two factors have a significant impact on the plausibility of shelter beds being adequate to meet the needs of the population seeking emergency shelter. York County has seen increasingly longer needs for shelter stays as it takes longer to identify and be selected for a rental unit in the community. From 2019 to 2021, the LSA reported the time from homelessness to permanent housing increased from 59 days to 79, and continues to increase. The community has also seen an increase in households with pets, and households with accessibility or medical conditions that make existing shelter spaces unable to assist them. The CoC recognizes a need to reevaluate how shelter is supported in York County and identify solutions to make it more accessible to more populations.

Supportive services

York County includes a strong supportive service network who often work on the same households for different objectives. Tenant and landlord education sessions, fair housing supports, housing counseling (renters and owners), case management, behavioral health outpatient services, food resources, workforce development, adult education, and a variety of others operate every day in York County. However, the services identified in the consultation phase of this plan clearly show where the gaps in these services exist.

Beyond public transportation (buses), options for transport are limited, and grow even more limited in areas of the County with no or limited bus routes.

Case management is offered by several organizations, focused on different components of support (housing, self-sufficiency, behavioral health, etc.) however with ongoing staffing challenges there has been a decrease in the number of households being accepted to caseloads. In addition to a lack of housing unit capacity, we are seeing ever-increasing capacity issues within service provision as well. In housing supportive services, we are seeing the decrease in support available as we expend the final amounts of our Emergency Solutions Grant – Coronavirus funds (ESG-CV), which funded York County at a level 6 times more than the community’s annual standard ESG allocation.

Rental Assistance funds through Continuum of Care, Emergency Solutions Grant, Homeless Assistance Program (state funding) all operate strongly within the community as well. These assistance options vary from 3 to 12 months of assistance, and include specially designated programming and set-aside funding for Domestic Violence and Veterans household populations. Rental assistance programs in York County rehouse approximately 150 households per year, post-COVID (taking rental housing cost and availability into consideration) and met goals closer to 200 households prior to the pandemic. For at-risk households served with rental assistance to prevent their homelessness, the funding resources are limited outside of the COVID-related ERAP programming. York County assists approximately 50 households per year with eviction prevention funding to eliminate eviction as a result of past-due rent.

Tenant Based Rental Assistance (TBRA)

Tenant Based Rental Assistance (TBRA) has not traditionally been offered in York County through existing HOME funds. This model is not currently in use by York County.

Affordable and Permanent Supportive Rental Housing

York County currently has 4,297 affordable housing units available to residents. Of those units, 2,299 are general occupancy, and 1,998 are senior housing. The Housing Authority of the City of York (which covers all of York County) owns and manages 530 public housing units and administers 1,402 Housing Choice Vouchers. The Housing Authority has indicated that privately owned, affordable units are limited and very few landlords are accepting the HCV vouchers in their units. This mirrors the challenges other programs such as rapid rehousing and permanent supportive housing have encountered in the community. There is a significant need for a coordinated, community-wide landlord support and incentive program to gain access to additional units for these programs to support households with subsidies.

The current homeless and at-risk housing systems in York County have been overwhelmed by a variety of influencing factors over the past 2 years. The long-standing eviction moratorium that eventually ended and put low-income renters at risk, the Emergency Rental Assistance Program distribution failing to stabilize households before exceeding the number of months of rent they could access, coupled with increasing unit demand and pushing increasing rental costs, the lack of affordable housing inventory to meet the need, and continued economic impacts (such as inflation) related to the COVID-19 pandemic have created significant strains across numerous systems: housing, healthcare, behavioral health services, and more. The homeless and at risk systems lack capacity to address the unmet needs of the community. This includes staff, inventory and resource capacity to address the still-growing needs of those households in the qualifying populations identified by HOME-ARP. Providers continue to experience ongoing staffing shortages that contribute to the slowing of assistance being provided, but the housing market, while changing rapidly, continues to elude most low-income households.

Unmet Needs of Qualifying Populations

Homeless as defined in 24 CFR 91.5

The Pathways to Home (Coordinated Entry) process assessed a total of 771 unduplicated households in calendar year 2021, and of those households, 83%, or 639 were homeless as defined in 24 CFR 91.5. At the end of December 2021, 20.6% of those households remained on the queue, awaiting an opportunity to be referred to a financial permanent housing assistance program (such as rapid rehousing or permanent supportive housing). In addition, of the number of households referred to programs to support their permanent housing stability, only 36% were confirmed to have moved into permanent housing and were stable in their current situation. The Pathways to Home process does not collect quantitative data on barriers to accepting and working with housing referrals, but qualitative data indicates that those households who received a referral to a permanent housing option but failed to continue with that program or achieve housing were hindered by barriers such as: transportation to housing appointments (including with a case manager and to view available units), lack of private units willing to rent to the household based on past rental history, lack of ability to afford units of a size appropriate for the household, and lack of basic supports like a consistently functioning telephone. These numbers indicate a significant need for additional rental assistance, landlord engagement in locating units, and supportive services to ensure sustainability of these new housing options.

For Funding Year (FY) 2021, the PA-512 York City/County Continuum of Care (York County Coalition on Homelessness) LSA report indicated there were **1,907 unduplicated individuals experiencing homelessness in York County**. These individuals comprised 1,234 households. However, the 2022 Housing Inventory Chart (HIC) shows York County had a total of 193 permanent supportive housing beds with only 18 units for families, 139 emergency shelter beds with only 24 family units, and 72 transitional housing beds with only 20 family units. Considering the slow turnover of transitional housing units and permanent supportive housing units, this inventory does not provide enough provider-owned unit opportunities to meet the needs of the community. Support services to engage a broader composition of privately-held

rental units that can be paired with support services similar to transitional housing and permanent supportive housing will provide an increased opportunity to stabilize more households than building new provider-owned and managed units.

Consultation partners and stakeholders consistently agreed that affordable rental housing is an ongoing challenge in the York County market. Additional rental assistance – whether TBRA or dedicated rapid rehousing model assistance – is necessary in the community, and partners indicated there are other opportunities to pair those services with, such as the Risk Mitigation program, to support landlords with costs if a household does not remain in their unit. York County also has a significant number of households currently residing in hotels, who cannot save enough to transition to a rental, but could afford one once they were moved in. At the other end of the spectrum, those on fixed income are having difficulty finding units that do not exceed their total monthly income. For these situations, shallow rental subsidies and down payment rental assistance partnered with support services and connection to mainstream resources could allow rental assistance funds to extend and support households for a longer period of time.

Additional discussion around gaps in services available to those experiencing homelessness include intensive case management (not tied to housing payments, available long term and built on a model of meeting the client ‘where they are’), street outreach, health navigation and support (both physical and behavioral health), as well as transportation and community-wide engagement of landlords to provide additional housing opportunities to households linked to services were also shared with the PJ.

Providers at all levels of housing support from emergency shelter through permanent supportive housing also agreed that current staffing and funding capacity does not allow them to operate as robustly as they could within their spaces, and limits the opportunities for clients who need additional assistance to locate housing and stabilize. A lack of day center space in the community was also identified; currently emergency shelters require all guests to leave for the daylight period.

At Risk of Homelessness as defined in 24 CFR 91.5

17% of those assessed through Pathways to Home (Coordinated Entry) in 2021 were populations who fall under the At Risk category, as defined by 24 CFR 91.5. This number is not comprehensive, as homeless prevention/at risk funding in York County is severely limited, and assessments on those housing situations would only occur during the short periods of the year when that type of funding is available for referral. Additionally, we know that hotel payments accounted for 25% of the calls received by Pennsylvania 2-1-1 for York County during calendar year 2022.

At risk populations in York County reach out to existing homeless networks for: payment for hotel rooms to bridge a gap between their income and the cost of the room on a monthly basis, back rent payments, utility payments, legal consultation around their rights as renters/tenants that is free or extremely low cost. While these services do exist in York County, they are extremely limited in funding and scope and typically serve less than 25% of those requesting assistance.

These population and service requests are identified by the Coordinated Entry process, however, due to the limited availability of resources, these service requested are not tracked through housing assessment needs.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Populations experiencing domestic violence or any of the associated violence acts identified by HUD in the HOME-ARP Notice continue to exceed the resources dedicated to these populations. Requests for domestic violence housing or services make up 4% of the total calls to Pennsylvania 2-1-1 for York County resources, however, Coordinated Entry data indicates a large number of households experiencing domestic violence are not using that service. DV shelter beds do not meet the need of the population seeking help, which results in DV households requesting space in homeless-dedicated shelters. Where shelter space is unavailable, there are limited opportunities for DV households to immediately leave the situation they are in.

While York County has continued to add new Continuum of Care funded programming dedicated to DV populations, those resources are for rapid rehousing assistance, which still requires the household to locate a rental unit, sign a lease, and move in.

York County has two victim service providers that support DV households in the community, however, their resources are also limited. Additional safety resources, down payment rent assistance, and ongoing legal and counseling assistance are still necessary unmet needs for York County.

Domestic violence populations served through DV-dedicated rapid rehousing programs in York County have identified at least 40% of these households would benefit from a long-term subsidy or a longer-term (more than 12 months) program, as they struggle to increase their household income while working through challenges experienced by fleeing their situation and a lack of affordable child care.

Additional transitional housing support up to 24 months could also assist this population. Additionally, these populations would benefit from the renter/tenant legal assistance to better understand how to handle the breaking of a lease due to domestic violence situations that arise, as well as understanding what a landlord can legally do after a tenant experiences this situation.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

York County has identified through underserved populations in Coordinated Entry that households who are precariously housed are typically unable to access financial resources, as they often do not fall into any of the neatly identified homeless or at-risk criteria.

York County HMIS identified that 1,825 individuals exited the homeless system during calendar year 2021. Of these households, 56% exited to temporary destinations, such as transitional housing, temporary stays with family/friends, or self-paid hotels/motels. Households who do not

achieve permanent housing at exit from the homeless crisis response system may be more likely to return to that system or experience longer periods of fluctuation and instability in their housing situation. Opportunities to provide housing assistance quickly – before households time in shelter expires – is vital to ensuring exits to permanent destinations, instead of temporary locations. This can be achieved through a variety of staggered time rental assistance, landlord engagement and retention services, case management that can be tailored to the household’s needs, transportation assistance, and other services that allow the household to move forward more quickly.

The Continuum of Care acknowledges that, while rapid rehousing programs have been supportive and successful for some households, for many they do not provide a wide enough set of resources to truly support households to sufficiency. Being able to furnish the unit, provide transportation support, and other resources not currently covered by the rapid rehousing programs in York County would give households a better opportunity to stabilize more quickly.

Prevention and diversion funds from government sources continue to be limited in York County, as most of the housing funding is tied to either affordable housing development, or strict Category 1 and 4 homelessness. But the group in the middle – housed in unsafe units, housed but at risk of losing their unit due to being unable to afford their utilities, housed in units that are no longer affordable for their household due to economic changes and increases in rent by property owners – continue to be unable to access most resources due to federal definition restrictions.

Veteran housing supports through veteran initiatives have provided a robust array of services for most veteran households. These resources include both prevention and rapid rehousing options, as well as long-term subsidy vouchers. However, resources for those with ‘Reserves-only’ time or an unfavorable discharge are extremely limited. In these cases, the Coordinated Entry system prioritizes these veterans, but can only assist with the resources within that system. Veteran resources that are typically more robust are unavailable to these households and they often require more assistance than the homeless crisis response can provide. This is especially evident in prevention assistance and shallow subsidy needs.

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

Pennsylvania 2-1-1 saw overall increases of between 25%-48% in volume of calls requesting assistance across the state in 2022 and York County’s numbers also reflect this trend. York County saw 19% increases in volume of calls over calendar year 2020, and 33% increases in volume of calls over 2021. Volume of calls requesting homeless prevention, home repair, and utility assistance are discussed in population focus areas within this plan, but emergency shelter assistance requests also increased during calendar year 2022. These types of shelter requests accounted for 26% of the total calls during 2022, and both hotel vouchers and community shelters were listed as the top unmet needs in every month of the year. Qualitatively, we also know that a majority of the emergency shelters available in York County now operate off a ‘first come first serve’ wait list process, due to the volume of demand and length of stay households

are in shelter both increasing over the past 2 years. At the time of this writing, shelter wait lists at the two family shelters in York County exceeded 100 households each.

A majority of requests through Pennsylvania 2-1-1 were resolved, but requests for additional assistance, especially those for rental assistance (6% unmet), shelter (including hotel vouchers) (5% unmet) and home repair or maintenance needs for low income households (5% unmet). York County understands that the safety of housing units is one component of the housing market that impacts the number of affordable and safe housing units available. Home repair and maintenance requests to 2-1-1 include adaptations for safety and disability for low-income homeowners as well as general upkeep, codes violations, and weatherization of both owned and rented units. This suggests unmet needs around a variety of supportive services as well as challenges within accessible and safe affordable housing units.

The Continuum of Care also knows – from data collected in HMIS by street outreach partners – that shelter opportunities for those with oxygen tanks or mobility issues are extremely limited. York County has one single room at a single women or families with children shelter that is handicap accessible; all other units of emergency shelter require a level of mobility to do stairs. Additionally, street outreach providers have disclosed data that shows those experiencing homelessness – especially those who are new to experiencing homelessness – have kept their pets with them, and York County does not support any emergency shelter with pets.

The Longitudinal Systems Analysis (LSA) used in the discussion of the size and demographic of populations experiencing homelessness also provides information on where households go when exiting the homeless crisis response system. Of all types of housing assessed in the LSA (which includes emergency shelter, transitional housing, permanent supportive housing and rapid rehousing), only 23%, or 210 of the 980 households served, exited to permanent housing destinations. This suggests a lack of permanent housing options, which likely includes both affordable housing units as well as rental assistance, and can also include supportive services that would allow households to locate, negotiate, and sign leases on units more quickly, before their time in programs has expired.

The LSA also shows us that of the 865 households served in emergency shelter and transitional housing, 32% entered from a permanent situation, predominantly a rental by the household with no ongoing housing subsidy. Coordinated Entry data allows us to look at additional reasons their housing was lost, and those reasons include: not understanding their legal rights around the lease, eviction, increases in rent or landlord reluctance to repair units, unable to afford rent, or the unit was condemned. This suggests an ongoing need for additional supportive services around legal rights, home repair/modification,

Of those enrolled in rapid rehousing and permanent supportive housing programs, the LSA tells us that 55% of the households originally enrolled in these programs result in exits to temporary destinations. By using HMIS and Coordinated Entry data, the Continuum of Care can identify that this is a result of: a lack of units available in the household's price range, a lack of units willing to participate with a household with poor prior rental history, and a lack of transportation to both case management appointments and unit showings. For rapid rehousing households, these destinations also occur when the household does not have immediate access to the supportive services necessary for them to stabilize their household before time limited assistance ends.

These services include employment and training resources, child care, prompt follow up for benefits such as Social Security Disability, and transportation.

CHAS data identifies 3,628 renter households with income below 30% AMI, and 2,233 renter households with income between 31-50% AMI, with a gap of 604 units between those available for households with income under 50% AMI, and current stock of affordable housing units. This suggests a severe cost burden on the part of low-income renter households, and York County anticipates this number is significantly larger in 2022 than it is in the most recent data available, which spans 2015-2019. Increasing levels of cost burden in the current housing market increases the number of households at greatest risk of housing instability and homelessness.

York County's service delivery system is robust for a community of this size, and service partners are known to collaborate when supporting the same household. Service system delivery continues to be burdened by a lack of capacity in programming, space, and staff. Service providers have expressed a need for additional behavioral health options, both in existing housing programs as well as specialized behavioral health housing options. Shelter capacities are limited both by the number of staff, as well as the spaces they operate and the longer lengths of time people remain in shelter while trying to identify permanent housing. Hotel/motel utilization as a substitute for emergency shelter is at an all-time high, and these households are not eligible for financial support to locate and move into a unit, due to not being eligible under Category 1 or Category 4 federal homeless definitions. Consultation discussions continually came back to the lack of affordable housing options being, in part, due to increasing numbers of property owner selling their rental units and the new property owner increasing the rent, thereby making it no longer affordable. Units being sold and taken offline as rental properties has also been a challenge in recent years, as is the fact that fewer and fewer property owners are willing to work with housing choice vouchers and other types of time-limited rental assistance.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability," as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Not applicable. The County of York is not providing additional characteristics related to instability and increased risk of homelessness in this plan.

Identify priority needs for qualifying populations:

Based on quantitative data analysis and consultation phase qualitative data, safe, stable rental housing that is affordable to those households at 0-30% AMI is a priority need, as are supports such as rental assistance in existing Fair Market housing units, and a volume of support services that do not currently have a cohesive funding source or community provider.

York County recognizes their limited ability to provide safe, stable affordable housing for any volume of York County residents with their HOME-ARP allocation through affordable housing

acquisition, rehabilitation, or creation. As such, York County is focusing on providing supportive services (which can and may include rental assistance, case management, legal services, transportation support, and landlord engagement/retention amongst other services) to a larger scope of the qualifying populations in order to support a larger number of York County residents in achieving housing stability. Supportive services also provide the opportunity to focus on limiting the inflow of new households to homelessness by providing more stabilization supports to at-risk households in order to keep them housed in existing spaces. York County is also aware that quick connections to mental health and substance treatment options are a vital component of service that the community is currently unable to meet.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The following plans and data were used in conjunction with consultation and stakeholder feedback to inform this plan and its priorities around needs and system gaps for HOME-ARP qualifying populations:

- **Housing Inventory Chart (HIC):** 2022 Point in Time reported data for PA-512, York City/County Continuum of Care (York County Coalition on Homelessness)
- **Point in Time Count (PIT):** 2022 Point in Time reported data for PA-512, York City/County Continuum of Care (York County Coalition on Homelessness)
- **Longitudinal Systems Analysis (LSA):** FY2021 for PA-512, York City/County Continuum of Care (York County Coalition on Homelessness)
- **American Community Survey (ACS):** 1-Year Estimates Data Profiles, Table DP04 Selected Housing Characteristics
- **Comprehensive Housing Affordability Strategy (CHAS):** 2015-2019 for York County, Pennsylvania
- **HUD CoC Analysis Tool Race & Ethnicity:** version 2.1 for PA-512 York City/County Continuum of Care (York County Coalition on Homelessness)
- **Data Dashboard for the Emergency Rental Assistance Program (ERAP):** <https://www.dhs.pa.gov/ERAP/Pages/ERAP-Dashboard.aspx>
- **Pennsylvania 211 Monthly Reports:** January 2022 – December 2022 reports for York County callers seeking resources
- **Domestic Violence Counts Report:** 16th annual report for Pennsylvania
- **National Human Trafficking Hotline:** 2021 statistics for Pennsylvania
- **2021 Coordinated Entry Gaps Analysis Report for PA-512:** Completed by PA-512 York City/County CoC (York County Coalition on Homelessness)
- **HOME-ARP Consultation Meetings and Stakeholder Survey**
- **United Way of Pennsylvania ALICE Report (2018):** <https://www.uwp.org/alice/about-alice/>

HOME-ARP Activities

Describe the methods of soliciting applications for funding and/or selecting developers, service providers, sub recipients and/or contractors:

The York County Planning Commission (YCPC) as program administrator for the PJ, York County, intends to solicit projects from non-profit organizations and public agencies serving York County.

The solicitation will be distributed to all entities that participated in the consultation phase of the plan development. It will also be publicly advertised via the YCPC website and social media pages. The solicitation will include directions to access the HOME ARP program application forms and guidance through the YCPC website. Informational sessions will be held live and virtually to assist interested entities in learning about the HOME ARP program and the County's priorities. Assistance in completing the application will be provided.

The submitted applications will be scored and ranked according to conformance with the HOME ARP requirements and the priorities of the York County HOME ARP Allocation Plan. Scoring will be prepared by the YCPC staff, and ranking will be prepared by the Coalition on Homeless Project Funding Evaluation Team (PFET). The YCPC staff has extensive experience in HUD housing, community development, and homeless assistance programs. The PFET members represent community organizations experienced in serving homeless and at risk of homelessness populations, including qualifying subpopulations such as veterans and domestic violence survivors. They have extensive experience in scoring and ranking applications for various homeless assistance programs in York County and City, including Continuum of Care, Emergency Solutions Grants, Emergency Food & Shelter Program and Home4Good programs.

Recommendations for project funding will be approved publicly at the York County Board of Commissioners meeting.

Describe whether the PJ will administer eligible activities directly:

The County of York does not intend to administer eligible activities directly. The County of York intends to fund selected eligible activities through sub recipient grant agreements.

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

The PJ does not intend to provide administrative funds to either a sub recipient or contractor.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 2,302,841.25		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ #		
Non-Profit Operating	\$ 153,522.75	5 %	5%
Non-Profit Capacity Building	\$ 153,522.75	5 %	5%
Administration and Planning	\$ 460,568.25	15 %	15%
Total HOME ARP Allocation	\$ 3,070,455.00		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The YCPC will design the application scoring tool to advance the proposed activities meeting the priority needs identified in the needs assessment and gap analysis. It will assist the PFET in the design of the system in order to rank activities meeting priority needs higher than other proposed activities.

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

The County of York recognizes that the prioritization of funds below does not align directly with the greatest need identified through the consultation, needs assessment, and gaps analysis phase.

While long term affordable housing was our top identified need, there are concerns that the amount of funding provided by the HOME-ARP plan will not allow for long-term sustainability of an affordable housing development project. The County of York estimated that HOME-ARP could produce between 5 and 8 units of affordable housing.

The County of York does invest in affordable housing projects in the community through a variety of resources (including HOME and CDBG) that allows for more units to be built, and the York County Loan Committee works to ensure set-asides for lower-income or homeless households through those affordable housing development projects.

Additionally, we recognize that the discussion of rental assistance and supportive services occurred in nearly every conversation and survey result we received. Both of these activities are eligible under the Supportive Services line item for HOME-ARP. For many services, infrastructure exists to expand or create new services to fill gaps, but to date the funding has not been available for these resources through existing funding.

The County of York chose to focus funds under Supportive Services to ensure that these funds would be available to as many households as possible, not just those living in the 5-8 units of affordable housing that would be developed with that priority.

By focusing resources under Supportive Services, the County of York intends to allow these resources to be a benefit to those receiving housing assistance through other programs, as well as those who are precariously housed. By focusing on services, partnerships with tenants in existing affordable housing developments, public housing authority participants, rental assistance participants, and those who are in unstable or unsafe housing are able to be assisted. This will allow the County of York to serve and stabilize more households than would be possible under a 5-8 unit affordable housing development.

HOME-ARP Production Housing Goals

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

The York County HOME-ARP plan does not include proposed affordable rental housing units.

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

The York County HOME-ARP plan does not include affordable housing production.

Preferences

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

The PJ does not intend to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project. All activities and projects will be available to all populations and access to the supportive services funded by HOME-ARP will be handled on a first-come-first-serve basis.

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

Not applicable – PJ does not intend to set preferences for HOME-ARP projects.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The County of York intends to use referral methods within the community providers utilizing the HOME-ARP funds to provide supportive services. In most cases, this will occur as a first-come-first-serve methodology. The PJ does not intend to use Coordinated Entry in the community to make referrals or prioritize populations for this resource, due to the Coordinated Entry system not being set up to refer to supportive services only. The Coordinated Entry system also does not include all qualifying populations for HOME-ARP work.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

The County of York does not intend to use the community's Coordinated Entry system to refer or prioritize populations for HOME-ARP funded activities.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

The County of York does not intend to use the community's Coordinated Entry system to refer or prioritize populations for HOME-ARP funded activities.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Not applicable.

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The County of York is not establishing limitations on eligibility.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The County of York is not establishing limitations on eligibility.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable.

HOME-ARP Refinancing Guidelines

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity

Not Applicable. The County of York is not recommending utilization of HOME-ARP funds for physical structures.

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

Not Applicable. The County of York is not recommending utilization of HOME-ARP funds for physical structures.

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

Not Applicable. The County of York is not recommending utilization of HOME-ARP funds for physical structures.

Specify the required compliance period, whether it is the minimum 15 years or longer.

Not Applicable. The County of York is not recommending utilization of HOME-ARP funds for physical structures.

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Not Applicable. The County of York is not recommending utilization of HOME-ARP funds for physical structures.

Other requirements in the PJ's guidelines, if applicable:

Not Applicable. The County of York is not recommending utilization of HOME-ARP funds for physical structures.

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