# **CAPER**

# **Comprehensive Annual Performance and Evaluation Report**

# DAUPHIN COUNTY

Reporting Period:

For Program Year 2024

July 1, 2024 through June 30, 2025

# **Board of Commissioners**

Justin Douglas, Chairman Mike Pries, Vice Chairman George P. Hartwick, III, Secretary

Prepared by Dauphin County Department of Community & Economic Development

George H. Connor, Executive Director

717-780-6250

#### CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The following progress was made towards carrying out Consolidated Plan/Action Plan Goals.

#### Improve Access to Affordable Housing and Increase Home Ownership:

46 total families were supported by the First-Time Homebuyers Program and the Affordable Housing Trust Fund during the 2024 program year. (2 HOME/26 AHTF)

In PY 2023, the County was able to certify the Latino Connection Foundation as the new Dauphin County CHDO. The older HOME CHDO funds were allocated to the Latino Connection Foundation in support of their Sycamore Homes project for the construction of 23 affordable units with five of those units being HOME assisted rental units. The four-story building's 23 studio apartments each include a bedroom area, kitchen, bathroom and washer and dryer. The cost of the rent is determined based on the tenant's income.

**Improve both Municipal and County Infrastructure:** The following projects are well underway and some are nearing completion:

- Robert M. Jackson Veteran's Center Generator Project
- Williamstown Water & Sewer Authority Hydrovac Excavation Equipment Purchase (project closed)
- Lykens Borough Lawley Road Improvements
- Williamstown American Legion Facility Improvements
- Harrisburg Area YMCA Northern Dauphin County Branch Gymnasium Floor
- Wiconisco Township Demolition of Blighted Properties
- Brethren Housing Housing Acquisition
- South Hanover Township Crestview Manor, Pleasant View and Sand Beach New Sanitary Sewer Systems Project (continued from a 2022 grant)
- Habitat for Humanity Steelton Phase II Retaining Wall (project completed)
- AASR Valley of Harrisburg (Scottish Rite) ADA Exterior Upgrades

# Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected  - Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected - Program Year	Actual – Program Year	Percent Complete
Fair Housing Education and Outreach	Affordable Housing	CDBG:	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	200	133	66.50%	212	133	62.74%
Fair Housing Education and Outreach	Affordable Housing	CDBG:	Other	Other	1	0	0.00%			
Improve Access to Affordable Rental Housing	Affordable Housing	HOME:	Rental units constructed	Household Housing Unit	20	23	115.00%	24	23	95.83%
Improve Existing Housing Stock	Affordable Housing	HOME:	Homeowner Housing Rehabilitated	Household Housing Unit	50	4	8.00%	20	0	0.00%
Improve Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250000	14483	5.79%	6161	14483	235.08%

Improve Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1	0	0.00%
Improve Public Facilities and Infrastructure	Non-Housing Community Development	CDBG:	Buildings Demolished	Buildings	0	0		2	0	0.00%
Increase Homeownership	Affordable Housing	HOME:	Homeowner Housing Added	Household Housing Unit	30	0	0.00%			
Increase Homeownership	Affordable Housing	HOME:	Homeowner Housing Rehabilitated	Household Housing Unit	0	4		12	4	33.33%
Increase Homeownership	Affordable Housing	HOME:	Direct Financial Assistance to Homebuyers	Households Assisted	250	1	0.40%	20	1	5.00%
Planning/Administration	Admin	CDBG: \$ / HOME: \$	Other	Other	10	5	50.00%	3	1	33.33%
Promote and Support Economic Development	Non-Housing Community Development	CDBG:	Jobs created/retained	Jobs	0	0		20	0	0.00%
Promote and Support Economic Development	Non-Housing Community Development	CDBG:	Other	Other	1	0	0.00%			

Provide Public Services	Non-Housing Community Development	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	778		0	778	
Provide Public Services	Non-Housing Community Development	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	7366	18.42%	7580	7366	97.18%
Provide Public Services	Non-Housing Community Development	CDBG:	Homelessness Prevention	Persons Assisted	0	0		6	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	5,846	1
Black or African American	2,492	0
Asian	225	0
American Indian or American Native	78	0
Native Hawaiian or Other Pacific Islander	8	0
Total	8,649	1
Hispanic	3,060	1
Not Hispanic	5,589	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

#### Narrative

The total persons served during the program year was 8649. Of that number 67.6% were white, 28.8% were black, 2.6% were Asian, 0.9% were American Indian or American Native and .09% are Native Hawaiian or Other Pacific Islander.

Of the total persons served, 64.6% were not Hispanic.

The accomplishment data report did list additional ethnicities that were served:

American Indian/Alaskan Native & White - 48 total persons/1 Hispanic

Asian & White - 133 total persons/6 Hispanic

Black/African American & White - 295 total persons/32 Hispanic

Amer, Indian/Alaskan Native & Black/African American - 8 total persons/4 Hispanic

Other Multi-Racial - 2558 total persons/390 Hispanic

This brings a total number to 11,691 with 3,496 Hispanic

# CR-15 - Resources and Investments 91.520(a)

#### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,409,459	1,374,324
HOME	public - federal	445,866	829,619

Table 3 - Resources Made Available

#### Narrative

Dauphin County continues to utilize CDBG (Community Development Block Grant) and HOME investments to support various infrastructure and public service activities for communities throughout the county. The county employs a formal competitive application process that includes assessing applicant risk when making funding decisions. This approach aims to maximize the geographical impact of HUD (U.S. Department of Housing and Urban Development) investments while ensuring compliance and efficiency, directing funds to the most qualified and necessary projects. As discussed below, this strategy results in a broad distribution of funds that are accessible to all municipalities and entities meeting eligibility criteria. Importantly, Dauphin County does not prioritize geographic location in its CDBG/HOME investments; instead, it emphasizes an open and competitive application process.

#### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County-Wide	21		
Geographic			Dauphin County uses an open competitive application process.It does not invest based
Areas of Need	79	100	on geography.

Table 4 – Identify the geographic distribution and location of investments

#### **Narrative**

As stated its Strategic Plan, In an attempt to disperse funds fairly to communities, allow for competitive projects to be presented, impact the largest geographic area possible, and facing extremely limited funding, Dauphin County does not maintain any project or funding priorities based solely on geography. However, the geographic distribution of CDBG and HOME investments in 2024 are as follows:

#### **INFRASTRUCTURE & PUBLIC FACILITIES**

Robert M. Jackson Veteran's Center - Generator Project (3.5% of total grant)

Williamstown Water & Sewer Authority - Hydrovac Excavation Equipment Purchase (5.8% of total grant)

Lykens Borough - Lawley Road Improvements (12.4% of total grant)

Williamstown American Legion - Furnishing Replacement (.72% of total grant)

Harrisburg Area YMCA - Northern Dauphin County Branch Gymnasium Floor (6.8% of total grant)

Wiconisco Township - Demolition of Blighted Properties (12.5% of total grant)

Brethren Housing - Housing Acquisition (7.1% of total grant)

South Hanover Township - Crestview Manor, Pleasant View and Sand Beach New Sanitary Sewer Systems Project (9.3% of total grant)

Habitat for Humanity - Steelton Phase 2 Retaining Wall (14.15% of total grant)

AASR Valley of Harrisburg (Scottish Rite) ADA exterior upgrades (7.014% of total grant)

#### **Public Service**

Allocations to public service projects are made based location of service for projects outside of Harrisburg City, and on number of LMI/LMC beneficiaries served from outside of the City of Harrisburg when an applicant is from within the city. Therefore, geographic distribution of public service funds varies based on the location of beneficiaries throughout Dauphin County from outside of the City of Harrisburg. Public Service investments serve residents throughout the county.

Allocations to public service projects are made based location of service for projects outside of Harrisburg City, and on number of LMI/LMC beneficiaries served from outside of the City of Harrisburg when an applicant is from within the city. Therefore, geographic distribution of public service funds varies based on the location of beneficiaries throughout Dauphin County from outside of the City of Harrisburg. Public Service investments serve residents throughout the county.

Borough of Steelton/Steelton Police Department - Steelton Co-Responder Program (1.42% of total grant)

United Way of the Capital Region - Ready for School, Ready to Succeed (1.42% of total grant)

Housing Authority of Dauphin County - Center for Employment Opportunity Partnership (1.25% of total grant)

Harrisburg Fair Housing Council - Housing Counseling Program (1.42% of total grant)

The Salvation Army of Harrisburg Capital Region - Steam Rollers Academy (1.42% of total grant)

Catholic Charities of the Diocese of Harrisburg - Free Walk In Outpatient Mental Health Clinic (1.42% of total grant)

Greenlight Operation - Restoration Home Project (1.42% of total grant)

Evolve Youth Training Academy - Enterprising Partners for Impact (1.42% of total grant)

Beahive Affordable Housing Outreach - Renovation, Restoration and Innovation (1.42% of total grant)

Social Enterprise Institute - The Neighboring Project (1.1% of total project)

Center for Employment Opportunities - CEO Re-Entry Employment Services for Dauphin County (1.3% of total project)

### Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

2024 CDBG funds allocated to Infrastructure, Public Facilities and Public Services leveraged local funds in the amount of \$1,706,271. This calculation is based on total projects costs provided by the CDBG subrecipients minus the total of 2024 CDBG allocations.

Fiscal Year Summary – HOME Match					
1. Excess match from prior Federal fiscal year	183,905				
2. Match contributed during current Federal fiscal year	0				
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	183,905				
4. Match liability for current Federal fiscal year	83,432				
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	100,473				

**Table 5 – Fiscal Year Summary - HOME Match Report** 

	Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match	

Table 6 – Match Contribution for the Federal Fiscal Year

# **HOME MBE/WBE report**

<b>Program Income</b> – Enter the	Program Income – Enter the program amounts for the reporting period								
Balance on hand at begin-ning of reporting period	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$					
0	0	0	0	0					

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Total Minority Business Enterprises White Non Alaskan Asian or Black Non- Hispanic Hispanic

	rotai		iviinority Busin	ess Enterprises	i	wnite ivon-
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Contracts						
Dollar						
Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts	5					
Number	0	0	0	0	0	0
Dollar						
Amount	0	0	0	0	0	0
		· · · · · · · · · · · · · · · · · · ·		I		

	Total	Women Business Enterprises	Male
Contracts			
Dollar			
Amount	0	0	0
Number	0	0	0
Sub-Contracts	5		
Number	0	0	0
Dollar			
Amount	0	0	0

**Table 8 - Minority Business and Women Business Enterprises** 

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total		Minority Prop	perty Owners		White Non-
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0

Nonprofit Organizations		
Displaced	0	0
Households Temporarily		
Relocated, not Displaced	0	0

Households	Total			White Non-		
Displaced		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

# CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be		
provided affordable housing units	30	0
Number of Non-Homeless households to be		
provided affordable housing units	56	11
Number of Special-Needs households to be		
provided affordable housing units	0	0
Total	86	11

Table 11 - Number of Households

	One-Year Goal	Actual
Number of households supported through		
Rental Assistance	0	5
Number of households supported through		
The Production of New Units	26	26
Number of households supported through		
Rehab of Existing Units	20	10
Number of households supported through		
Acquisition of Existing Units	2	0
Total	48	41

Table 12 - Number of Households Supported

# Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Dauphin County's reported actual numbers for various activities fall short of the one-year goals in nearly all categories. However, the Department of Community and Economic Development has been very active. In 2023, our HOME Rehab program, funded by our HOME entitlement funds, was put on hold after Dauphin County was awarded \$2.3 million from the State Department of Community and Economic Development (DCED) to implement a Whole Home Repair program. This initiative will enable us to rehabilitate 40 to 50 homes. Additionally, in 2023, the County designated The Latino Connection Foundation as a new Community Housing Development Organization (CHDO) and invested \$798,000 in previously allocated HOME CHDO funds for the Sycamore Homes Project. This project has created 26

units of affordable rental housing for individuals earning less than 50% of the area median income (AMI).

#### Discuss how these outcomes will impact future annual action plans.

As of this date, the County is awaiting the approval of the State budget. Once approved, we will determine whether the County will receive additional Whole Home Repair grant funds. If we do receive these funds, the County plans to continue vetting the applicants on the current waitlist, which includes approximately 60 more homes. Although the County will not be using HOME funds, our primary goal remains to assist low- and moderate-income individuals in staying in their homes.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	2
Low-income	0	3
Moderate-income	0	0
Total	0	5

Table 13 - Number of Households Served

#### **Narrative Information**

Regarding distribution of assistance based on income level, Dauphin County continues to utilize the updated income requirements provided by HUD to qualify its HOME and CDBG-funded projects to ensure eligible LMI households are served, requires home counseling for all participants in affordable housing programs, and continues to track homeownership status post-award to ensure compliance with HUD standards. The county further has a thorough application process where income eligibility, national objective, and activity eligibility are thoroughly vetted.

# CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

#### **Narrative Part 1**

Dauphin County recognizes the importance of conducting outreach to the community to solicit partners in Emergency Shelter services that are available to meet community housing needs. All Homeless Assistance Programs (HAP) and Emergency Solutions Grant (ESG) sub-recipients are required to have an established plan for soliciting participants for funded services. This plan must include active involvement in the local Continuum of Care, The Capital Area Coalition on Homelessness (CACH), whose mission is to coordinate services to prevent and reduce homelessness in the Capital Region. CACH involvement provides sub-recipients with expanded opportunities to share information and solicit participants through this community collaboration with an existing network of over 70 public and private sector agencies, local and state governments, non-profit, faith and community-based organizations, foundations, businesses, and residents including those who experience(d) homelessness. In addition, CACH began meeting with about a dozen individuals experiencing homelessness on a regular basis in 2024 and 2025. All HUD funded agencies affiliated with CACH collaborate in a community wide effort for Coordinated Entry including connection with various street outreach staff and providers such as Dauphin County Crisis Intervention and the Projects for Assistance in Transition from Homelessness (PATH) funded outreach staff, as well as collaboration with the Downtown Daily Bread which offers free meals daily as well as a homeless drop-in center and overnight menâ¿Â¿s shelter. In addition, CACH conducts the annual Point in Time Survey as well as a youth Point in Time count, and Annual Reports on Homelessness. Christian Churches United (CCU), a County HAP and ESG funded provider, offers case management support to families and single women in local shelters, so they can make sure households are processed through CACHâ¿Â¿s Coordinated Entry Process and offered services as appropriate. Relationships have been built with the local day center and menâ¿Â¿s shelter to make sure that their consumers are aware of housing options. CCU communicates regularly with local churches and social service provider networks so that other agencies that provide case management services to the homeless know how to link their consumers to services. In addition, CCU also utilizes mobile case managers whose role will be to engage those unsheltered and homeless.

#### **Narrative Part 2**

To assist runaway, homeless youth, The Valley Youth House Synergy Project initiated an outreach program that offers survival supplies (food, clothes, hygienic products, sleeping bags, tents, tarps, etc.), peer support, informal counseling (individual, family, or group), information and referral services and assistance to get off the streets, if desired. Street Outreach coordinators spend most of their time in a

van, on a mountain bike, or walking to remote areas or on city streets reaching out to youth who tend to settle in places that are not easily accessible, assisting them to find permanent housing or making it safer for them to be on the streets. Street outreach coordinators visit freight train yards, transportation stations, tent-cities and homeless camps offering assistance to the many youth who refuse to go to shelters. The Synergy Project has been coordinating efforts in the rural areas of Northern Dauphin County to locate and serve homeless youth there.In 2022, Dauphin County conducted its HOME-ARP Allocation Plan and Needs Analysis which included robust public and stakeholder input and coordination with the CoC to identify priority HOME-ARP uses. In 2023, the county completed its HOME-ARP request for applications which were disseminated to the public in May 2024. At the time the plan was developed, it was the intent of the County to collaborate with the City of Harrisburg on projects. However it has recently been brought to our attention that this is not going to be feasible due to certain regulations. The County plans to revise the original plan and move forward with projects that are outside of the City limits.

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

Since 2022, Dauphin County has taken additional steps to increase transitional housing, including hiring a new transitional housing coordinator under the Dauphin County Housing Authority, and purchasing properties with non-federal dollars to convert into transitional housing. In 2023, the county continued to sustain these programs including supporting five transitional houses thorugh the Affordable Housing Associates of Dauphin County.

The county and CACH have further identified five projects to meet increasing needs including a veterans tiny home village providing 14 transitional units, 13 transitional units for victims of domestic violence, a 13 units transitional housing development for youth. One of the projects also provides additional emergency shelter space. These projects, coupled with the new transitional housing coordinator, the comprehensive housing study, and the purchase of properties for transitional housing are a start to addressing the increased demand. The county anticipates hard investments of HOME-ARP and ERAP funds in transitional housing, supportive services, and emergency sheltering. As of September 2024, the Veterans Grove Tiny Home Village Project has been completed, one family has graduated from the Transitional Home program, and the county has completed its review of HOME-ARP applications and is in the process of working with its Department of Human Services to finalize investments of HOME-ARP and ERAP funds to address housing needs.

There are 5 emergency shelters that operate year-round in Dauphin County.

#### **Continued narrative:**

Catholic Charities Interfaith ShelterFamilies with children (accept men and women heads of household)Capacity of 45YWCA Greater HarrisburgEmergency ShelterSingle Women & Women with

ChildrenCapacity of 20Domestic Violence ShelterSingle Women & Women with ChildrenChristian Churches UnitedDauphin County provides funding for Emergency Shelter through HAP funds to Catholic Charities Interfaith Shelter, YWCA, and Christian Churches United. Christian Churches United opened a year-round shelter for women and non-binary individuals. Capacity is 25. Susquehanna Harbor Safe HavenSingle MenCapacity of 25Downtown Daily BreadSingle MenCapacity of 40YWCASingle WomenCapacity of 9Bethesda MissionSingle Men\*Open only when temperature falls below 20 degrees and/or there is significant snow/sleet/freezing rainTo offer transitional housing options, Dauphin County HAP supplies funding to Brethren Housing Association and the YWCA Greater Harrisburg to provide Bridge Housing. Bridge Housing is a 12-18 month program for families experiencing homelessness and is intended to be a component that â¿¿bridgesâ¿② the gap between emergency shelter and long-term stable housing. Each agency has apartment units that house families while support services are offered to help families transition to permanent housing. Dauphin County is further in the preliminary planning stages to utilize HOME-ARP funds for construction of additional affordable housing for homeless and atrisk-for homelessness populations including potential non-congregate transitional housing. In addition, 2023 CDBG funds were invested services aimed at supporting low-income populations with services and good the cost of which can contribute to risk for homelessness. These new projects include: Catholic Charities Mental Health Expansion Project to provide affordable mental health and case services to an additional 60 low-income individuals. Latino Hispanice American Community Center Bilingual Adult Literacy and Training including workforce development programs, including basic and intermediate English as a Second Language (ESL), Financial Literacy, and skill building programs in partnership with related business core functions, and programs provided by medical affiliates. In the initial phase covered by this proposal, the focus will be on implementation of Adult Literacy. Gemma's Angels Mobile Farmers Market which brings fresh produce and food to local homeles shelters, kitchens, and food banks. Habitat for Humanity Critical Home Repair which rehabilitates low-income homes allowing families to stay housed in a safe environment. Salvation Army Choice Shopping and Nutrition Food Pantry Program which is increasing the capacity of one of the largest programs battling food insecurity.

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

In 2023, Dauphin County continued actions to help families avoid homelessness including continuing to support the transitional housing program and transitional housing coordinator, administering emergency housing vouchers, supporting the Dauphin County Housing Authority's Family Self-Sufficiency Coordinator whose role is to foster self-sufficiency for families in public housing to facilitate home-ownership, financial literacy, and upward mobility, and investing CDBG funds in reentry programs like the Center for Employment Opportunities Reentry Employment Program, Fair Housing Council and CAC's housing counseling and credit repair programs, and other public services supporting populations vulnerable to homelessness.

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

Case Management is a critical component to ensuring that homelessness is rare and brief. All Dauphin County HAP funded Emergency Shelters have case managers on-site who provide support to participants. Goal plans are developed that link participants to necessary mainstream benefits and focus heavily on housing plans. Case managers work with participants on goals that remove barriers to gaining stable housing.

Many providers have a continuum of services to offer consumers that quickly moves them into stable housing if experiencing homelessness. For example, there are four agencies funded by the local CoC, CACH and also Dauphin County ESG to provide Rapid Rehousing. They are Christian Churches United (CCU), YWCA, Shalom House and Gaudenzia Delta. Rapid Rehousing is an effective method of helping families move into their own permanent housing. Case managers provide support in locating appropriate housing, then short-term financial assistance is provided to assist with deposits, first month's rent, and subsequent months' rent for a limited time. This support helps families in obtaining and maintaining permanent housing. Many of the agencies focus on specific populations, for example CCU prioritizes families with children and the YWCA serves those fleeing domestic violence/trafficking as well as unaccompanied youth and parenting youth.

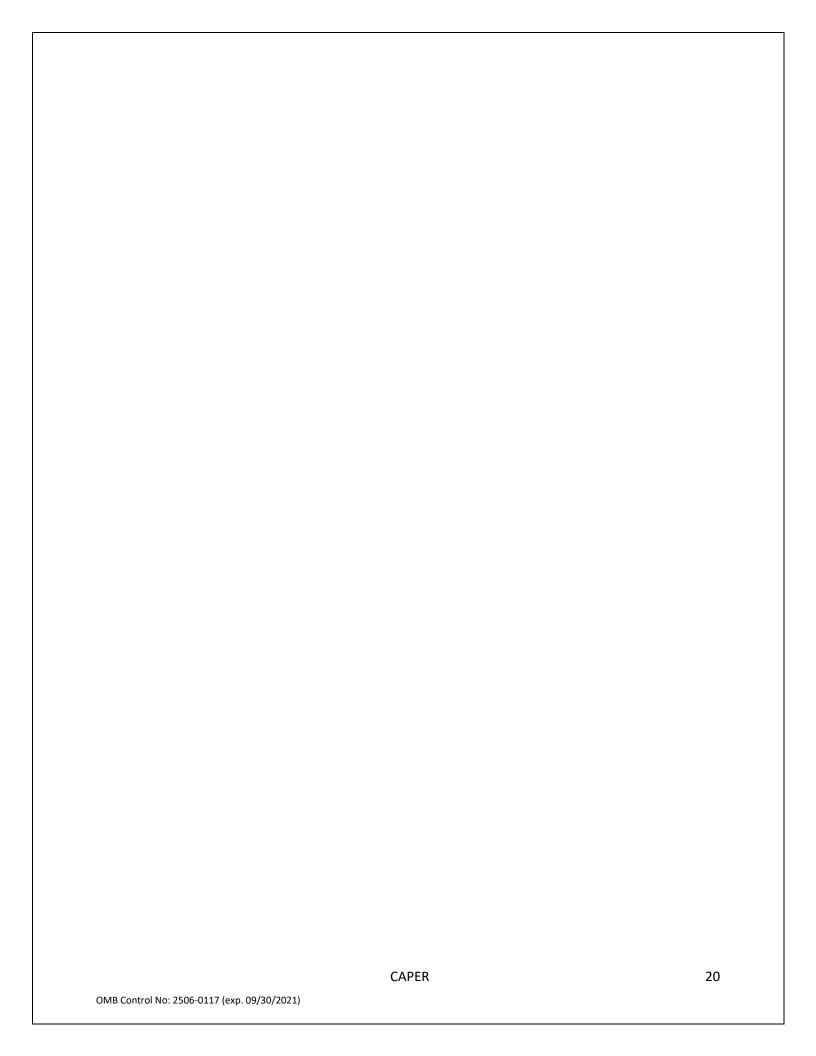
Dauphin County has further hired a full-time transitional housing coordinator with case management experience to handle development of additional transitional and supportive housing and has invested non-federal funds into purchasing and converting properties into transitional housing. To date, the county is housing families in five single-family transitional houses under this program and has graduated its first family to permanent housing.

To assist families in obtaining their first home, the county also increased its amount of First Time Homebuyer Program assistance to \$6,000.

The county is also providing significant support—including a \$1.5 million Redevelopment Assistance Capital Program Grant and Local Share Grant funds—to Veterans Outreach of Pennsylvania to construct a veterans tiny home transitional village. This project was recently completed and is housing individuals as of today. The county is further supporting multiple affordable housing projects including the Sycamore Homes Project, Savoy, Woodward Lofts, and many more. There are approximately 16 affordable housing projects occuring simulteneously at the time of drafting this report.

Finally, Dauphin County continues to support the Housing Authority's first ever Family Self-Sufficiency Coordinator whose role it to help families in public housing transition to permanent housing.

Dauphin County also plans to invest HOME-ARP funds in transitional housing and supportive services.



### CR-30 - Public Housing 91.220(h); 91.320(j)

#### Actions taken to address the needs of public housing

Public housing in Dauphin County is completely managed by the Housing Authority of the County of Dauphin. The Housing Authority manages 15 public housing facilities containing 725 units of housing. The HA maintains an extensive waiting list for units and has a very difficult time with long turnover rates. According to the HA records, the HA maintains a waiting list of about 6,491 households for public housing and about 1000 applicants for HCV. The HA administers 1,100 Housing Choice Vouchers. One of the biggest issues facing the HA is the fact that there is not enough affordable rental housing in the County to permit residents to transition from public housing into rental housing. Additionally, as with many communities, there is a negative stigma attached to the idea of public or low-income housing development. This has not only led to open political resistance to new development but also to resident and business resistance to such development. During the COVID-19 pandemic and resulting eviction moratorium, landlord attitudes towards low-to-moderate income tenants have turned even more negative with many unwilling to participate in federally subsidized rental programs like Section 8. Additionally, the HA's public housing facilities are somewhat geographically concentrated in and around Steelton. While this does allow for the provision of housing to low-income populations in other geographic areas of the County where additional opportunities and resources may be available.

In addition, the Housing Authority through the Affordable Housing Associates of Dauphin County, is providing transitional housing to qualifying families; has hired a Transitional Housing Coordinator; now has a Family Self-Sufficiency Coordinator helping transition families to permanent housing; and is launching a senior housing program.

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

The Housing Authority has developed several objectives to meet its goal of strengthening housing outreach, education, investigation, enforcement, and operations as part of its Analysis of Fair Housing which was completed in 2016. This plan has been updated as part of the 2022-2026 Comprehensive Plan which has been approved by HUD. Several of the objectives involve addressing language barriers experienced between staff and residents. To address this, the HA has translated critical documents to facilitate expedited service. The HA has also conducted training to teach staff how to interact with members of the public who have language and/or cultural barriers. These steps are key in promoting and increasing participation by non-English speaking residents. The HA also held additional public meetings with residents of public housing during the 2022 program year. Dauphin County Office of Community and Economic Development staff participate in these virtual and in-person meetings, which

give residents an opportunity to voice concerns, needs, and collaborate with HA staff on current initiatives and policy changes under consideration. These meetings were held through multiple virtual and in person mediums with accessibility options to allow for any resident to participate. Ongoing outreach to PH and HCV participants includes financial education, homeownership requirements and basic lifeskills. Additional outreach options currently being considered by HA staff include flyers, mailings, social media announcements, advertisements, and mass texts/emails. These meetings will serve multiple purposes for both the public and HA residents. The HA will use these additional meetings to inform both residents and the public of any news, activities or issues the HA will be involved with or addressing in the coming months. This will include the notification of services available for a variety of needs such as transit, food banks, healthcare services, daycare services and any other topics or issues which may be relevant to HA residents. The meetings will also be open to HA residents and the public to ask questions and obtain information regarding services and functions of the HA.

#### Actions taken to provide assistance to troubled PHAs

The Housing Authority is not troubled.

# CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

As Pennsylvania is a Commonwealth, most public policies affecting affordable housing are controlled by local municipalities. These policies include zoning, subdivision regulations, fees and charges, and growth limitations. Most municipalities adhere to the statewide building codes and the Municipalities Planning Code. Dauphin County has 37 municipalities that receive Community Development Block Grant (CDBG) funds from our office. The county supports the Housing Authority of the County of Dauphin, a non-profit public agency established under the Housing Authority Law of 1937. Additionally, the county has collaborated with the Tri-County Regional Planning Commission to establish the Attainable Housing Work Group. This group analyzes existing municipal zoning ordinances and ranks municipalities based on their impact on affordable housing. In program year 2020, the group completed a ranking of municipal zoning ordinances and developed a public Attainable Housing Toolkit. This toolkit provides resources for municipalities and developers to promote the development of affordable housing and has been made available on the TCRPC website. Plans for direct outreach to communities and municipalities based on these findings are also underway. In program year 2020, Harrisburg City, a member of the Attainable Housing Work Group, passed its first comprehensive amendment to its zoning ordinance. This amendment aims to promote the development of affordable housing by including changes to density and providing incentives for affordable housing development in designated areas. Similarly, Lower Paxton Township has also modified parts of its zoning regulations to encourage affordable housing. However, in 2022, the work group's activities paused due to administrative limitations related to COVID-19 and the increased number of programs managed by this office. All work group activities were put on hold and have not yet resumed. In that same year, Dauphin County completed a county-wide housing study, which provided updated recommendations for removing barriers to affordable housing. The county intends to implement the recommendations outlined in this study.

#### Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Dauphin County continues to use its entitlement funds to aid activities that meet the underserved needs of the community.

Dauphin County's investment in meeting underserved needs continues to be varied and broad, including supporting after school programs in high-poverty school districts, housing counseling programs to assist individuals that are starting the process of looking for and buying their first home, supporting the purchase of a mobile outpatient clinic, and re-entry programs. A sampling of investments made during the 2024 program year to address obstacles to meeting underserved neds is below:

#### Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In July 2021, Dauphin County reviewed and revised its HOME Lead-Based Policies and procedures to include the following:

As a precautionary measure, Dauphin County presumes that any property built before January 1, 1978 contains lead-based paint hazards.

During the initial site visit with subject property homeowner, Dauphin County's consultant will provide the property owner the EPA pamphlet "Protect Your Family from Lead in Your Home." At the same initial site visit, the homeowner must sign a form acknowledging receipt of the LBP information packet. All pertinent information including a copy of the LBP information packet and signed acknowledgement of receipt shall be included in the property file. If the property is noted to be built prior to January 1, 1979, the following procedures are followed: For each pre-1978 property, Dauphin County, through its consultant, will conduct a Lead-Based Paint Test and/or Risk Assessment utilizing EPA and state-certified individuals/firms. Dauphin County will share the results of LBP assessments with property owners and develop an LBP remediation scope as part of the project subject to federal standards. The Lead-Based policies and procedures manual is available for review.

#### \$5,000 or less in HOME assistance

- Evaluation Type: Lead-Based Paint (LBP) Test
- Remediation Scope: Safe Work Practices
- Occupant protection and worksite preparation
- Specialized cleaning

#### More than \$5,000 and up to \$25,000 in HOME Assistance

- Evaluation Type: Lead-Based Paint Test and Risk Assessment
- Remediation Scope: Interim Controls

#### More than \$25,000 in HOME Assistance

- Evaluation Type: Lead-Based Paint Test and Risk Assessment
- Remediation Scope: Abatement of Property, Interim Controls Where Applicable

Incorporate Remediation Work into Project Scope for HOME Rehab Project

**Perform Appropriate Level of Remediation** 

**Document Compliance with LBP Hazard Requirements** 

Instances of Temporary Relocation Under 24 CFR 35.1345(a)(2)

Where the Lead Safe Housing Rule requires temporary relocation, Dauphin County's priority is to ensure occupants are relocated to temporary units free of lead hazards and their belongings are protected from lead-based hazards during the course of a project. To ensure this, the following standards are required when hazard reduction activities are performed as part of a HOME Rehab project.

#### **Notification of Workers and Entities Performing HOME-Rehab Work**

It is the policy of Dauphin County that any contractor or HOME-assisted entity performing work on painted surfaces in homes built before January 1, 1978, be notified of the requirements contained in the Lead Safe Housing Rule (LSHR) and Lead Renovation, Repair, and Painting (RRP) rules regarding worker and occupant safety.

Dauphin County continues to follow this policy for all HOME Rehab projects and regularly reviews LBP activities.

### Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Through implementation of its housing and community development programs, Dauphin County expects to reduce the number of families with incomes below the poverty level. Dauphin County has several programs that address the need of households with incomes below the poverty level. Although there are no direct anti-poverty initiatives in the CDBG/HOME program, other County agencies deal directly with the issue. Dauphin County supports multiple social service providers that help households with poverty or near poverty level incomes. Some of the programs and actions are: TANF, Dauphin County Economic Development programs, Implementation of Section 3 Employment and Contracting policies, HACD providing Section 8 vouchers to households, and the Capitol Coalition of Homelessness which provides emergency, transitional, and permanent supportive housing. Dauphin County also provides small business startup funding for businesses seen as too risky for traditional lenders, allowing individuals to build businesses and family sustaining income. Additionally, the COVID-19 pandemic response included supporting keeping LMI individuals in their jobs through small business support and supporting nonprofit social service entities that serve poverty-level families.

In program year 2023, Dauphin County further took actions to reduce poverty-level families by supporting new and expanded public services as documented in the table above.

- In 2023, Dauphin County commissioned a housing study to develop updated strategies for providing family sustaining housing of all levels, including very-low-income housing.
- Provided First-Time Homebuyer Assistance to LMI families allowing them to build equity and gain assets through our Affordable Housing Trust fund.
- Supported social service providers through CDBG, Local Share, and various types of COVID relief funding including food banks/pantries, job and trades training and education programs, housing and credit counseling programs, entities serving minority and ESL populations.
- Provided \$3 million in Community Matters grant funding to MBE/WBE small businesses to support sustainability and preservation of jobs.

#### Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Dauphin County Board of Commissioners has delegated the responsibility for the administration of the Dauphin County's CDBG and HOME programs to the Dauphin County Office of Community and Economic Development. The County agencies will participate with other groups where appropriate, such as it does in planning for homeless and facilitate cooperative problem solving in Dauphin County.

- Creation of CDBG Subrecipient Monitoring Workbook including relevant monitoring checklists, procedures, and template documents to effectively conduct annual monitoring.
- Updated CDBG/CDBG-DR Accounting and Financial Policies and Procedures to contain all updated compliance requirements.
- Updated HOME Rehabilitation Standards to meet updated compliance standards to ensure all HOME assisted properties are rehabbed to standards.
- Updated Lead-Based Paint Policies and Procedures as noted above.
- Updated First-Time Homebuyer agreements, documents, and underwriting policies and procedures.
- Created Subsidy Layering policies and procedures.
- Updated Duplication of Benefits Policies and Procedures.
- Created WBE/MBE Solicitation in Professional Services Policies and Procedures.

# Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Dauphin County Office of Community and Economic Development works closely with the Dauphin County Housing Authority including having two members on its board. This relationship allows thorough coordination between the two agencies, as well as between the Housing Authority and social service agencies/private developers that work with the DCDCED regularly. The Housing Authority of Dauphin County further hired a housing coordinator to better coordinate the development of housing of all types with public and private entities. Further, the County has established an internal working group with DCDCED staff, Human Services staff, the City of Harrisburg Department of Community and Economic Development, and the Capital Area Coalition on Homelessness to collaborate and leverage each other to maximize development of new housing and connect with social service agencies.

# Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In 2024, Sycamore Homes received their Certificate of Occupancy. The Sycamore Homes Project is an affordable, mixed income housing development in South Harrisburg. Sycamore Homes features 23 efficiency units that provide comfort without sacrificing style and quality. Dauphin County's HOME program invested \$750,000 resulting in five HOME assisted units.

The County, with Tri-County Regional Planning Commission, has also in recent years completed the ranking of municipalities on zoning, created and publicized an Attainable Housing Toolkit, and is

planning outreach to municipalities to promote better fair housing standards and zoning. Harrisburg City--a separate entitlement community, but a member of the Attainable Housing Work Group--recently passed a comprehensive amendment to its zoning ordinance incorporating elements that promote fair housing. In 2021, the county hired a housing coordinator and purchased additional properties for transitional housing and increased coordination with other agencies and municipalities to address housing issues. In 2022 the Housing Authority also hired a new housing coordinator and commissioned a separate housing study to promote affordable and fair housing. The County further continues to provide local funding (Local Share Grants, Affordable Housing Trust Fund, etc.) to projects that will increase the supply of affordable housing and will support projects that increase fair housing choice including mixed housing. Through the American Rescue Plan and other non-HUD funds, Dauphin County is working on increasing support for fair housing project and initiatives.

#### CR-40 - Monitoring 91.220 and 91.230

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

Dauphin County follows its recently updated Monitoring Plan which outlines the timing and procedures for monitoring all HUD funded activities, including those related to homelessness.

All public infrastructure improvement projects and CDBG and HOME housing projects are monitored regularly before, during, and after construction including a compliance monitoring by a third-party entity, Herbert, Rowland, and Grubic, Inc. For construction projects, as noted above, Herbert, Rowland and Grubic guide each subrecipient through compliance requirements during each phase of an infrastructure project. Prior to bidding a project, subrecipients receive a specific monitoring checklist that walks them through compliance checklists for Pre-Bid, Bidding, Notice to Proceed, Mid-Construction, and Closeout phases of a project. Subrecipients are expected to submit each phase with supporting documentation to HRG, Inc. prior to commencing the next phase of a project. Checklist items for bidding and mid-construction include WBE/MBE outreach, Section 3 outreach, and other items to ensure minority business outreach. Each project is monitored and issued a monitoring report post completion. Subrecipients are required to address any and all findings within the report within 30 days of receipt in order to have their project closed out. HRG continues to keep pace with all projects and meets quarterly with Dauphin County to review progress on monitoring each project.

Public service activities are monitored in house.

There is a stand-alone monitoring workbook that was revised in July 2021 which is available for review upon request. This workbook includes standard checklists, letter templates, and instructions to assist staff with conducting monitorings.

Elements of the monitoring policies and procedures include:

- Risk analysis of applicants prior to making award decisions.
- Annual risk analysis of subrecipients to determine priority of monitoring.
- Annual CDBG orientations for each subrecipient where federal regulations, standards, and program requirements are reviewed.
- Use of CPD checklists to guide monitoring for selected monitoring areas.
- Annual monitoring of subrecipients based on risk analysis and date of last monitoring.

Subrecipients can be monitored in a number of areas including National Objective, Nondiscrimination, Financial Systems, Procurement, etc. Monitorings are conducted using HUD checklists and findings are

noted in monitoring reports. Subrecipients have 30 days to resolve any findings to close a project out and avoid sanctions. The County is currently in the process or reviewing their public service subrecipients. However, extenuating circumstances caused by administering a record number of programs made it nearly impossible to conduct monitorings. Dauphin County intends to finish its scheduled monitoring during the remainder of 2024 into early 2025.

Dauphin County will need to consider limitations on its monitoring scope when planning in the future or consider additional staff/professional services to keep up with its intended monitoring schedule.

Dauphin County further has language in CDBG subrecipient agreements setting forth responsibilities and obligations related to minority businesses outreach and Section 3. All subrecients are also given an orientation prior to starting their project where staff review compliance and provide the HUD subrecipient handbook.

#### Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The County's citizen participation plan sets forth policies and procedures to enhance public participation for the County's Entitlement Grants. The plan outlines the public involvement for reviewing and commenting on all plans and reports. Public notices are advertised in the local paper of circulation to inform the citizens of the public comment period. The Plans, whether it is the Consolidated Plan, Annual Action Plan or the CAPER are posted on the County website, in addition to a copy being placed in the main office of the Dauphin County Department of Community & Economic Development at 2 South 2<sup>nd</sup> Street, Room 124, Harrisburg, PA 17101. In addition, a copy is placed at the Northern Dauphin County Human Service office at 295 State Road, Elizabethville, PA 17023 and at the Dauphin County Housing Authority at 501 Mohn Street, Steelton, PA 17113. Citizens are encouraged to call the office and make an appointment to view the plan in-person.

Dauphin County revised its Citizen Participation Plan in June 2024 to change its Substantial Amendment criteria. A draft of the revised plan was on display for public comment from June 27, 2024 - July 14, 2024. No comments or objections were received.

The CAPER was available for review and comment beginning September 12, 2025 through September 26, 2025. There was a public meeting held on September 16, 2025.

# CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The CDBG program is on track. There are no changes in the jurisdiction's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

### CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Dauphin County did not have any rental housing that was subject to inspection until 1 month ago, which is Sycamore Homes. This is a new build which recently has received it's Certificate of Occupancy. In July 2026 these 5 HOME-assisted units will be subject to on-site inspections.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

To date, our current HOME marketing actions work effectively. In 2020, the County broadened its affirmative marketing policy to be more thorough and detailed in its guidance and requirements. This policy is available for review upon request.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The County does not receive any program income.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In March 2024, the Dauphin County Commissioners felt the need to aid first-time homebuyers in securing a new home through enhanced county assistance. The initiative is as follows:

- \* Increase Maximum Support: The maximum support was increased from \$3,000 to \$6,000.
- \* Raise Liquid Assets Requirement: The maximum allowable liquid assets was increased from \$5,000 to \$20,000 to align with responsible homeownership practices advocated by realtors.

# CR-58 - Section 3

# Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours** 

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing					
Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

#### **Narrative**

Dauphin County includes Section 3 language in all subrecipient agreements and encourages use of Section 3 populations on all construction projects. Contractors are required to report on Section 3 activities as well as MBE outreach. While encouraged, the dollar amounts provided in CDBG and HOME funds to subrecipients typically do not meet the threshold to trigger Section 3 as a requirement. No projects in 2024 triggered this requirement.