

The County of Dauphin

Pennsylvania



**Action Plan 2024**

**Program Year – July 1, 2024 – June 30, 2025**

**FOR**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**AND**

**HOME INVESTMENT PARTNERSHIP PROGRAM**

**SUBMITTED TO:**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**May 17, 2024 (tentatively)**

# Executive Summary

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

### 1. Introduction

Dauphin County is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program (HOME). As a HUD entitlement community, the County is required to prepare an Annual Action Plan (AP) which outlines the county's yearly goals, expected use of CDBG/HOME resources, and plans to allocate its federal funding over the next program year. The CDBG Urban County excludes the City of Harrisburg and Lower Paxton Township, which receive their own entitlement funding from HUD, as well as Washington Township, which has opted out of participation in the Urban County for the 2023-2025 program years. This AP covers the 2024 Program Year. (July 1, 2024 through June 30, 2025) and will be submitted to HUD for approval as part of the annual allocation process. The investments outlined in this plan are consistent with the long-term goals and objectives outlined in Dauphin County's broader 2022-2026 Consolidated Plan previously approved by HUD.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Using the recently approved 2022-2026 Consolidated Plan as the guiding framework, three overarching objectives guide the proposed activities and investments in the 2024 Action Plan:

- **Objective #1:** Provide Decent Affordable Housing including constructing new affordable housing to address the overwhelming deficit, supporting acquisition of additional properties for affordable housing development, supporting first-time homebuyers with downpayment assistance, and preserving owner-occupied affordable housing through rehabilitation. Priority focus will be given to investing 2024 HOME Set Aside and prior unspent HOME funds on affordable housing production through a newly established Community Housing Development Organization (CHDO).
- **Objective #2:** Create Suitable Living Environments including investing in municipal infrastructure in low-to-moderate income communities and project areas, as well as investing in public services addressing community issues ranging from mental health to human trafficking.
- **Objective #3:** Create Economic Opportunities by supporting public services that provide socioeconomic stability and upward mobility through workforce training and employment services to multiple underserved populations.

Outcomes show how programs and activities actually benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by 2023 CDBG and HOME programs are:

- **Outcome #1:** Increased Access to Affordable Housing. This includes increasing the number of new affordable housing units created, the number of families assisted by the First-Time Homebuyer's Program, and the number of LMI homes rehabilitated.
- **Outcome #2:** Improved Availability/Accessibility of public facilities and public services in low-to-moderate income (LMI) areas. This includes the number of LMI beneficiaries benefitting from public infrastructure improvement projects (including removal of accessibility barriers) and public services supported with CDBG funds.
- **Outcome #3:** Increased Economic Opportunity. This includes the number of LMI beneficiaries served through job training, employment, and/or reentry services supported with CDBG funds.

All activities proposed for funding in this Action Plan support at least one objective and one outcome outlined above. The County will realize these outcomes and objectives by gearing investments of 2024 CDBG and HOME funds (and other sources of funds) towards one of the goals below.

- Provide and Preserve Decent, Affordable Housing, Increase First-Time Homeownership, and End Chronic Homelessness.
- Provide a Suitable Living Environment in LMI communities including access to quality infrastructure and removal of barriers to accessibility.
- Support new or increased public services that improve quality of life for LMI populations and provide economic opportunity.

2024 CDBG and HOME funding will be invested in conjunction with other sources of funding (previous HOME funds, HOME-ARP, ARP, PA Whole-Home Repairs Program, Affordable Housing Trust Fund, Local Share Gaming Grant, etc.) to meet the goals above.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Dauphin County selected 2024 CDBG/HOME projects based on a review of past investments, current needs on the ground as expressed through the annual application process, review of subrecipient capacity based on prior performance, feedback from stakeholder meetings and public comment, and consideration of new, non-HUD state and federal funds to judiciously invest CDBG/HOME funds without duplication. 2024 has seen a historic influx of federal, state, and local funds addressing overwhelming needs similar to those the CDBG/HOME programs address, thus requiring Dauphin County to carefully choose its projects to maximize HUD investments and supplement (rather than duplicate) other programs and efforts.

Regarding performance, an area where need far exceeds performance is affordable housing. In 2023, the affordable housing and homelessness crisis has reached critical mass, highlighting the historic underperformance in producing affordable housing units and prompting the county to consider investments in a manner that best supports addressing both issues. As seen in the Consolidated Plan, HOME-ARP Allocation Plan, and a recently commissioned independent Dauphin County Housing Study, the county continues to face a critical shortage in affordable housing units lagging behind demand for affordable housing of all types. The projected shortage of affordable housing units of all types ranges in the thousands while the waitlist for public housing sits at 8,657 applicants. Homelessness has also reached peak levels, becoming a major humanitarian and policy issue for Dauphin County and the City of Harrisburg.

For these reasons, the 2024 Action Plan focuses HOME funds on creating new affordable housing options of various types. Dauphin County will invest \$796,980.41 in *old* HOME CHDO Set-Aside funds into the Sycamore Homes Project, a 23-unit affordable rental project targeting individuals at 50% or lower Area-Median Income and providing holistic wrap-around services on top of affordable apartments. The county will also invest \$210,868 in 2024 HOME CHDO Set-Aside Funds into an additional affordable housing project as well as provide \$50,000 in CHDO Operating Support to help expand the capacity of its new CHDO. Additional CDBG investments will be made to Brethren Housing Association to acquire properties for affordable housing in Steelton Borough and support housing-related public service activities. HOME funds will also continue to be invested in the First-Time Homebuyers Program and HOME Rehabilitation Program, two successful programs that help LMI families purchase a home or remain housed.

Regarding homelessness, the county will use a separate HOME-ARP allocation (addressed in a separate plan) to address the goal of ending chronic homelessness. The county will also continue to invest in public services and supportive services for homeless and at-risk-for-homelessness populations. This includes funding for reentry training/workforce development, housing services for victims of human trafficking, and fair-housing counseling which includes eviction prevention and dispute mediation.

An area where performance is improving is the improvement of infrastructure in LMI areas. The 2024 local application process showed a *decrease* in year-over-year requests for infrastructure funding. While the need is still significant, this signals infrastructure as an area of strong performance for the CDBG program. In 2024, there is approximately \$1 million in total CDBG infrastructure requests. This results in a proposed CDBG investment of \$1.13 million in infrastructure projects--a marked decrease from prior years. Regardless, significant need in infrastructure and public service activities continues to exist.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As part of the County's ongoing efforts to notify and engage the public in the annual planning process, the County held two publicly advertised outreach meetings. One meeting was held on February 5, 2024 and the other was held on May 1, 2024. Both meetings were held at the Dauphin County office of the Department of Community and Economic Development located at 3211 North Front Street, Harrisburg,

PA at 9:00 a.m. Teleconference options were also provided to the public through public advertisements in the Patriot News (the largest publication of general circulation) and on the county website.

The meetings invited the public to participate in the annual development process and to provide feedback or questions on the draft Annual Action Plan, planned projects, and process. The Public was also offered a **30-day** review period after the Action Plan was drafted to review and submit written comments on the plan prior to submission to HUD. This period took place between April 5, 2024 and May 5, 2024 and was publicly advertised in the Patriot News. Drafts of the plan were made available at the Dauphin County Office of Community and Economic Development as well as on the county website.

Dauphin County was also proactive in outreach to solicit CDBG and HOME applications from a broad range of entities thus determining the list of projects funded. This included hard copy correspondence, personal outreach, and making the application widely available in hard copy and digital format. Staff also provided technical assistance to applicants to ensure applicants of all capabilities were able to apply to the CDBG/HOME program.

Stakeholder consultation meetings were arranged via direct outreach to the County's list of social services providers, municipalities, affordable housing stakeholders, and entities engaged in critical community development areas including broadband, business development, homelessness, domestic violence, reentry and emergency management. Outreach consisted of written outreach, e-mail outreach, and direct telephone outreach. Stakeholder meetings were held virtually via the Teams meeting platform on February 20, 2024, February 22, 2024, and February 26, 2024. All three meetings were attended by a broad range of stakeholders that surpassed participation in 2023 and provided critical and timely feedback to consider as part of the 2024 Action Plan.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Brethren Housing Associates of PA attended the Public Hearing on February 5, 2024 and described their concerns as being:

- Access to Affordable Daycare. They went on to elaborate the need for 2nd and 3rd shift daycare facilities; as many of the residents of Brethren Housing would be able to have a job if they had access to daycare during the 2nd and 3rd shift hours.
- Housing Discrimination - Often security deposits are increased for people with criminal records.

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

Dauphin County did not reject any public comments or views.

## **7. Summary**

This Action Plan outlines the goals of Dauphin County for its CDBG and HOME funds for the 2024 Program Year. Following extensive outreach and public input, a competitive application process, and a thorough stakeholder input process, the Annual Action Plan clearly outlines programs and activities that will address the identified needs found in the county's Consolidated Plan. Despite the number of needs identified by stakeholders and the public, the County's CDBG and HOME programs are limited in funding and the county has carefully selected investments in the context of other historic levels of federal, state, and local resources. This document outlines the County's plans to maximize this investment of federal CDBG and HOME resources. It also notes investments being made from other sources of funding to give as complete a picture as possible of upcoming investments in program year 2024.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role		Name	Department/Agency
CDBG Administrator	DAUPHIN COUNTY	Department of Community and Economic Development	
HOME Administrator	DAUPHIN COUNTY	Department of Community and Economic Development	

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Dauphin County manages and implements its own projects funded by HUD through a three-member commission. The Commissioners of Dauphin County have designated the Dauphin County Department of Community and Economic Development (DCED) to be the primary agency responsible for the planning, management, and implementation of all HUD funding the County receives. The DCED is the lead agency which manages the County's HUD entitlement programs including both CDBG and HOME funds. In addition, DCDCED works in coordination with the Housing Authority of the County of Dauphin to promote safe and available housing while attempting to address a variety of housing needs within the County. The County also participates in the Harrisburg/Dauphin Continuum of Care. Pursuant to this designation, DCDCED subsequently runs CDBG and HOME programs through its Dauphin County Economic Development Corporation (EDC).

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The Dauphin County Department of Community and Economic Development (DCED) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, social media outreach, and multiple stakeholder/focus group meetings to engage a broad variety of stakeholders and County residents. The County also consulted key planning documents including its HOME-ARP allocation plan, 2022-2026 Consolidated Plan, and 2023 Housing Study to inform its 2024 Action Plan.

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

Specific to the Annual Action Plan, Dauphin County consulted with a variety of non-profits, social service providers, community residents, broadband providers, governmental agencies and municipal leaders to determine the needs of the County, better allocate entitlement resources and foster coordination between agencies and providers. Hybrid stakeholder meetings were held on February 20, 22, and 26, 2024 bringing together affordable/special needs housing and service providers, homeless service agencies, economic development officials, elected officials, broadband providers, and health and human service providers. The County actively discussed coordination opportunities with stakeholders at these meetings and shared participant contact lists to enhance coordination and contact post-meeting.

As a standing practice, the county further holds regular individual meetings with housing and public service providers to address concerns and connect them with programs/other providers. It is the policy of the Dauphin County Office of Community and Economic Development to have an open door with service providers in all areas and staff have a strong relationship with staff and officials across agencies/providers. The county also held its annual Local Government Forum on April 2, 2024 where municipal officials learn more about available programs, resources and programs.

Beginning in 2022, Dauphin County also created an internal Affordable Housing Work Group consisting of staff from the Office of Community and Economic Development, Dauphin County Human Services, and the City of Harrisburg to coordinate housing activities. The result is potential partnership in funding HOME-ARP CACH project. The County is also in the process of creating an Affordable Housing Task Force tasked with carrying out the recommendations found in the recent Dauphin County Housing Study.

It is also important to note that the County has structured its Office of Community and Economic Development role in housing to maximize coordination. Both the Director and Deputy Director sit on the Dauphin County Housing Authority, Affordable Housing Associates of Dauphin County, and Mohn Street Accessible Housing boards to facilitate constant coordination with the Housing Authority.

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

Dauphin County participates in the Harrisburg/Dauphin County Continuum of Care, has implemented a Coordinated Entry system in order to assess the unique needs, barriers and strengths of persons experiencing housing crises that refers them to resources, services and housing best suited for addressing those needs and barriers. Along with Coordinated Entry, data collected through the County's HMIS informs the County and Continuum's plans to address homeless issues throughout the County, but especially in rural areas. The Capital Area Coalition on Homelessness (CACH) is the CoC Lead, and continues to be a valuable resource for the County in its effort to prioritize resources and end homelessness. Members of CACH include the Director of Dauphin County Human Services.

Recently, Dauphin County and the City of Harrisburg have partnered to coordinate HOME-ARP planning with CACH to better coordinate serving homelessness needs through HOME-ARP investments. This process has been active since 2022 and should result in investing in projects deemed most critical by the Continuum of Care.

Efforts to address the needs of homeless individuals in the 2024 Action Plan include investments in public service providers that provide services to homeless and at-risk for homelessness populations and investments in affordable housing, including investing in Operation Green Light (victims of human trafficking), CEO (reentry populations), and Fair Housing Council. Aside from HUD investments, the county additionally supports homelessness providers through its Local Share Grant and American Rescue Plan funds, and is directly involved in the provision of transition, supportive, and temporary housing through its Department of Human Services. In addition, Dauphin County has invested significant Local Share Funds into the Veterans Outreach of Pennsylvania (VOPA) Veterans Tiny Home Community (a transitional housing community for veterans) including the Dauphin County Redevelopment Authority acting as grantee on a \$1.5 million Redevelopment Capital Assistance Grant for the project. This project will create tiny transitional homes for veterans with on-site supportive services.

With HOME-ARP applications opening on April 1, 2024, a heavy focus on addressing the needs of homeless persons will occur during the 2024 program year.

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

Dauphin County does not receive ESG funds directly from HUD; rather, it seeks competitive funding from the Commonwealth of Pennsylvania through its Department of Human Services.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Dauphin County Department of Community and Economic Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in stakeholder meetings and gathered input from stakeholders on a daily basis as well as managed the annual CDBG/HOME application process. Also prepared the Annual Action Plan. Anticipated outcomes are investment of CDBG/HOME funds in the areas of greatest need.

2	<b>Agency/Group/Organization</b>	Northern Dauphin County Human Services Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 26, 2024 stakeholder engagement hearing. Anticipates continuing coordination with other social service providers in Southern Dauphin County. Also continues to support public services in Northern Dauphin County. Participated in the February 20, 2024 stakeholder engagement hearing. The Operations Director expressed a variety of concerns for the Northern Dauphin County area:* No shelter options. They are averaging 25 homeless or near homeless a month* No public transportation which limits mobility for the community to get access to services

3	<b>Agency/Group/Organization</b>	Borough of Steelton
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 stakeholder meeting. Currently the Borough of Steelton has sewer projects that are being worked on; but the manager expressed the need for street maintenance.
4	<b>Agency/Group/Organization</b>	Middle Paxton Township
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Received past award for installation of an elevator in their municipal building for ADA compliance.
5	<b>Agency/Group/Organization</b>	Housing Authority of Dauphin County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Reiterated the need for affordable housing and affordable rental units. Discussed the overall needs for residents of Dauphin County. Feels that the priority investment would be to stabilize housing for the homeless population.

6	<b>Agency/Group/Organization</b>	Lykens Borough Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Lykens has been a good steward of CDBG funding and continues to improve their infrastructure in this Northern Dauphin County town.
7	<b>Agency/Group/Organization</b>	South Hanover Township
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Continues to use CDBG funding to make improvements in their sanitary sewer system.
8	<b>Agency/Group/Organization</b>	MID PENN LEGAL SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Legal Services for LMI persons
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. MidPenn Legal will be assisting with guardianship proceedings as there is a new law that goes into effect in July 2024.
9	<b>Agency/Group/Organization</b>	Borough of Highspire
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Continued use of CDBG funds for infrastructure improvements.
10	<b>Agency/Group/Organization</b>	Keystone Human Services - Capital Area Head Start
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Educational Services for LMI Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Continued use of CDBG funds to maintain infrastructure within the Borough.
11	<b>Agency/Group/Organization</b>	Tri County Community Action Commission
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. The Executive Director noted the increase in utilities. 20,000 people applied for LIHEAP which is up from 14,000 in 2023.
12	<b>Agency/Group/Organization</b>	ARC of Central Pennsylvania
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Services persons with disabilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Expressed the need for continued funding for programming.
13	<b>Agency/Group/Organization</b>	Center for Independent Living of Central Pennsylvania
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. They continue to assist Dauphin County residents for have the need for ADA accommodations.
14	<b>Agency/Group/Organization</b>	Elizabethville Area Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting. Elizabethville Borough continues to apply for CDBG funds to aid in rehabilitation of their aging infrastructure.
15	<b>Agency/Group/Organization</b>	Pillow Borough Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 20, 2024 Stakeholder meeting.
16	<b>Agency/Group/Organization</b>	Borough of Hummelstown
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting.
17	<b>Agency/Group/Organization</b>	Williamstown Water & Sewer Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting. The Water Authority is a good steward of CDBG funding and continues to maintain the aging infrastructure.
18	<b>Agency/Group/Organization</b>	Halifax Township
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting. The Mayor expressed the need for affordable housing in Halifax.
19	<b>Agency/Group/Organization</b>	Capital Area Transit
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Public Transportation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting. Aware of the fact that individuals are unable to pay for the fair until they start to earn a paycheck. Monthly passes are more cost effective, so they have developed a "pay as you go" program.
20	<b>Agency/Group/Organization</b>	Dauphin County Department of Public Safety
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Management and Hazard Mitigation

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting.
21	<b>Agency/Group/Organization</b>	LOWER PAXTON TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting.
22	<b>Agency/Group/Organization</b>	The Salvation Army Harrisburg Capital City Region
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting. The Salvation Army reiterated the need for CDBG funding in order to support their many services.
23	<b>Agency/Group/Organization</b>	Penbrook Borough
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the February 22, 2024 Stakeholder meeting. Continued funding for infrastructure upgrades.
24	<b>Agency/Group/Organization</b>	Center for Employment Opportunities
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are CEO's continued participation in the annual CDBG application process as well as other county programs that have supported CEO in the past.
25	<b>Agency/Group/Organization</b>	SWATARA TOWNSHIP (DAUPHIN)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are continued participation in the annual CDBG application process.
26	<b>Agency/Group/Organization</b>	Catholic Charities
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are continued participation in the annual CDBG application process as well as other county programs that have supported them in the past.

27	<b>Agency/Group/Organization</b>	Hamilton Health Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Continued need for reliable healthcare for low- to moderate-income individuals. Hamilton Health Center has opened a facility in Northern Dauphin County.
28	<b>Agency/Group/Organization</b>	YWCA OF GREATER HARRISBURG
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are continued participation in the annual CDBG application process as well as other county programs that have supported them in the past.

29	<b>Agency/Group/Organization</b>	Dauphin County Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are improved coordination with other social service providers in Southern Dauphin County and continued support for public services in Northern Dauphin County.
30	<b>Agency/Group/Organization</b>	Evolve Youth Trades Academy
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment



	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development job training
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder meetings. Anticipated outcome is Dauphin County investing 2024 CDBG funds in expanding the Evolve School to Work youth trades and workforce training program in Steelton.
31	<b>Agency/Group/Organization</b>	Tri-County Regional Planning Commission
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Land use and transportation planning
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder meetings.
32	<b>Agency/Group/Organization</b>	Conewago Township
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings.
33	<b>Agency/Group/Organization</b>	Latino Hispanic American Community Center (LHACC)
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are continued participation in the annual CDBG application process as well as other county programs that have supported them in the past.
34	<b>Agency/Group/Organization</b>	Harrisburg Regional Chamber & CREDC
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings.
35	<b>Agency/Group/Organization</b>	Shalom House
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are Shalom's continued participation in the annual CDBG application process as well as other county programs that have supported them in the past.

36	<b>Agency/Group/Organization</b>	Fair Housing Council
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in April 2024 stakeholder engagement meetings. Anticipated outcomes are continued investment in fair housing counseling and the other services provided by the FHC. The stakeholder is a regular participant in the CDBG application process.
37	<b>Agency/Group/Organization</b>	Brethren Housing Association
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings. Anticipated outcomes are continued investment in affordable rental housing and the other services provided by the Brethren Housing.
38	<b>Agency/Group/Organization</b>	Paxtang Borough
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings.

39	<b>Agency/Group/Organization</b>	Lower Swatara Township
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in February 2024 stakeholder engagement meetings.

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

Dauphin County reached out to all agency types when soliciting participation in the stakeholder meetings and had its most robust response and participation to date.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Capital Area Coalition on Homelessness	The goals in the 2024 Annual Action Plan help CACH achieve their goals by investing in projects and organizations that prevent homelessness. For example, the 2024 AP invests in projects to promote homeownership of LMI individuals, low-income home repairs to ensure homeowners are not forced into homelessness due to their home's condition, and public services targeting populations vulnerable to homelessness. Dauphin County is further investing HOME-ARP dollars in consultation with CACH and Harrisburg City to expand transitional housing options and supportive services. The county is currently coordinating with CACH and its Department of Human Services to leverage ERAP and other federal funds to maximize impact.

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

**Narrative (optional)**



## **AP-12 Participation – 91.105, 91.200(c)**

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

Dauphin County's goal for citizen participation is to ensure broad participation of County residents, housing, economic, and service providers, County departments, nonprofit organizations, and other stakeholders in the planning and implementation of community development and housing programs. The citizen participation process utilized for the 2024 AAP is consistent with Dauphin County's approved Citizen Participation Plan.

For the development of the FY 2024 Action Plan, Dauphin County held two public meetings. The meetings were advertised in the *Patriot News* and PennLive as well as promoted through social media. The public hearings were held on February 5, 2024 and April 29, 2024. Persons with disabilities and LEP persons were provided opportunity to participate and comment.

For the first time in many years, members of the public actually attended and participated in the meetings in person-a positive sign for our increased efforts to spur public input.

The AAP was also set before the public for the required public review and comment period.

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	2 members from the public attended in person.	Both members advocated for more transitional and permanent affordable housing in the Allison Hill section of Harrisburg City as well as throughout the county. Staff discussed options for using CDBG funds to acquire properties outside of the City. This resulted in receiving an application for funding this activity which is included in this Action Plan.	None.	
2	Newspaper Ad	Non-targeted/broad community	2 attendees.	See #1.	None.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Dauphin County continues to annually administer a suite of federal, state, and local programs in conjunction with its CDBG and HOME programs to serve community needs. The scope of activities supported by local programs ranges from bricks and mortar projects including affordable housing production, accessibility and ADA projects, and public services. As an entitlement community, Dauphin County currently expects to receive approximately \$1.4 million in CDBG funds and \$515,000 in HOME funds annually. It is the standing goal of Dauphin County to annually leverage CDBG and HOME funds with other federal, state, and local programs as much as possible to maximize impact.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1425028.00	0	0	0	0	*Subject to change. 2024 Allocations have not been received to date.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	506785.00	0	0	0	0	*Subject to change. 2024 Allocations have not been received to date.

Table 5 - Expected Resources – Priority Table

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

In addition to federal CDBG and HOME funds, the County and its applicants use a variety of federal, state, and local support to leverage CDBG and HOME investments. These include the County’s Tourism Grant Program, Local Share (Gaming) Grant Program, the Dauphin County Infrastructure Bank Program, the Dauphin County Transportation Safety Improvement Grant Program, the Dauphin County Land Bank Demolition Fund grant program, the IDA Small Business Loan Program, PHFA programs, PA State DCED grants, and other local and private funds to maximize investments. HOME funds used for the county’s First Time Homebuyer Program and affordable housing construction projects are supported with substantial leveraging from the Dauphin County Affordable Housing Trust Fund. HOME CHDO Set-Aside Funds will leverage PHFA-PHARE funding for the Sycamore Homes Project; HOME Rehabilitation dollars will leverage PA Whole Home Repair program funds.

For CDBG funded infrastructure projects, Dauphin County expects to invest \$1,130,274 leveraging \$7,373,112 in local applicant match. This constitutes a projects 87% local match.

Public Service investments are projected to leverage \$2,721,201 in local match This constitutes a 92% local match. These estimates are based on data provided by applicants on their CDBG application budget provided to Dauphin County. Part of Dauphin County's monitoring of CDBG projects includes review of project budgets and financial records to ensure all sources of funds are accounted for and verified including local match.

Traditional matching sources that are expected to be utilized by applicants to match CDBG/HOME investments include:

CDBG - Infrastructure - Local funds; state or federal grants; Dauphin County Local Share Grant funds.

CDBG - Public Service - Local funds; state, federal, private, foundation grants; Dauphin County Local Share Grants.

HOME - Construction - Local funds; bank financing; Dauphin County Affordable Housing Trust Fund; Local Share Grant; federal/state/local grants including PHFA-PHARE funds.

HOME - Rehabilitation - PA Whole Home Repairs Program funds will be used in place of the traditional HOME allocation in order to redirect 2023 funds to additional affordable housing production.

HOME - First-Time Homebuyer - Dauphin County Affordable Housing Trust Fund

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

While the County does own some land, much of it is already developed and in use for government or recreational uses. The County does maintain a land bank program which it has utilized for redevelopment projects since 2016. However, due to capacity, the Dauphin County Land Bank Authority acquires and redevelops properties on a per-project basis instead of "banking" properties. The Dauphin County Housing Authority owns land throughout the County but all of it is currently developed and being utilized for housing. The County works with the HA to develop or redevelop housing sites within the County as opportunities arise. This includes recently purchasing 5 single family dwellings for use as transitional housing. Dauphin County Housing Authority is further exploring purchase of a property in Lower Paxton Township for development into affordable and accessible rental housing.

**Discussion**

The 2024 Action Plan contemplates investing annual HOME and CDBG allocations in a manner that leverages and supplements other funding programs and maximizes their impact. This can be seen by the large percentage of match projected by 2024 applicants. In addition, HOME CHDO Set-Aside Dollars will significantly leverage other sources of funding including PHFA PHARE funds while HOME rehab dollars are expected to leverage the successful PA Whole Home Repairs Program grants resulting in maximum impact. In all areas, in most cases, there is significant leveraging and applicant match occurring.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Homeownership	2022	2026	Affordable Housing	County-Wide	Access to Quality, Affordable Housing Fair Housing Education and Outreach		Homeowner Housing Rehabilitated: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted
2	Improve Existing Housing Stock	2022	2026	Affordable Housing	County-Wide	Access to Quality, Affordable Housing		Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Improve Access to Affordable Rental Housing	2022	2026	Affordable Housing	Geographic Areas of Need	Access to Quality, Affordable Housing		Rental units constructed: 24 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	Geographic Areas of Need	Improve Public Facilities and Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6161 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Buildings Demolished: 2 Buildings
5	Fair Housing Education and Outreach	2022	2026	Affordable Housing	County-Wide	Fair Housing Education and Outreach		Public service activities for Low/Moderate Income Housing Benefit: 212 Households Assisted
6	Promote and Support Economic Development	2022	2026	Non-Housing Community Development		Economic Development		Jobs created/retained: 20 Jobs
7	Provide Public Services	2022	2026	Non-Housing Community Development	County-Wide	Provide Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 7580 Persons Assisted Homelessness Prevention: 6 Persons Assisted
8	Planning/Administration	2022	2026	Admin	County-Wide	Planning and Administration		Other: 3 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Increase Homeownership
	<b>Goal Description</b>	Dauphin County will invest HOME funds into the First Time Homebuyers Program to assist low-to-moderate income families purchase their first home. To qualify for the program, participants are required to complete HUD-certified housing counseling. HOME funds are leveraged with local Affordable Housing Trust Fund dollars to provide assistance throughout the county.
2	<b>Goal Name</b>	Improve Existing Housing Stock
	<b>Goal Description</b>	Dauphin County will continue its investment in rehabilitating homes in disrepair and owned by LMI individuals. This ensures they can stay in their home and have a safe, livable environment. The county will first use its PA Whole Home Repairs Program funds to complete approximately 40 projects and utilize HOME funds to move further down its waitlist of homeowners.
3	<b>Goal Name</b>	Improve Access to Affordable Rental Housing
	<b>Goal Description</b>	Dauphin County plans to utilize CHDO Set-Aside funds to support the Latino Connection Foundation's efforts to construct new affordable rental housing for HUD qualifying populations. Investment will be either in the Sycamore Homes Project (23 affordable rental units) or Woodward Lofts (48 affordable senior rental units).

4	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	<p>Dauphin County will invest approximately \$1.2 million into improving public facilities and infrastructure. Project include:</p> <ul style="list-style-type: none"> <li>• Installation of an Emergency Generator and a facility serving chronically homeless veterans</li> <li>• Hydroexcavation activities on the Williamstown Water System</li> <li>• Road improvements in Lykens Borough</li> <li>• Repair of flooring at the Northern Dauphin County YMCA</li> <li>• Demolition and rehabilitation of blighted properties in Wiconisco Township</li> <li>• Sanitary sewer improvements in LMI neighborhoods</li> <li>• ADA upgrades to community buildings</li> </ul>
5	<b>Goal Name</b>	Fair Housing Education and Outreach
	<b>Goal Description</b>	<p>Dauphin County will invest funds in the Fair Housing Council Housing Counseling Program. The FHC provides housing counseling for the purpose of eviction prevention and rental dispute mediation, landlord and tenant rights and responsibilities, budget/credit financial management and pre-purchase and post purchase homeowner counseling. The funds requested would be used for salaries of the in-office counseling support.</p>
6	<b>Goal Name</b>	Promote and Support Economic Development
	<b>Goal Description</b>	<p>Dauphin County will continue to address this goal through investments in workforce training and employment reentry activities. This includes supporting the Dauphin County Housing Authority's Center for Employment Opportunity transition work crew. This crew consists of formerly incarcerated individuals receiving on-the-job training, employment skills training, like skills educations, and other supports to ensure reentry into the workforce. Funds will also be invested in the Evolve Youth Training Academy - Enterprising Partners for Impact Program which provides trades training to LMI youth in the Steelton-Highspire School District.</p>
7	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	<p>Dauphin County will invest in nine (9) public service providers in activities ranging from mental healthcare services to supporting victims of human trafficking.</p>

<b>8</b>	<b>Goal Name</b>	Planning/Administration
	<b>Goal Description</b>	Funds will be used to support administration of the CDBG/HOME Program.



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Dauphin County continues to utilize a competitive application process to ensure the most pressing and meritorious needs are met with CDBG and HOME dollars. Eligible applicants apply to Dauphin County between September and November of the previous year with applications thoroughly reviewed for eligibility and quality between November and the drafting of the Action Plan. The projects listed below were submitted by eligible applicants, reviewed by Dauphin County, and determined as eligible for CDBG and HOME investments. Dauphin County is further exploring additional projects to invest in older unspent HOME funds and will amend the appropriate Action Plans as projects arise.

### Projects

#	Project Name
1	Robert M. Jackson Veteran's Center - Generator/Transportation Van Project
2	Williamstown Water & Sewer Authority - Hydro Vac Equipment Purchase
3	Lykens Borough Authority - Lawley Road
4	Williamstown Borough - American Legion Furnishing Replacement
5	Harrisburg Area YMCA - Northern Dauphin County Branch Renovations
6	Wiconisco Township - Demolition of Blighted Properties
7	Brethren Housing Associates - Housing Acquisition
8	South Hanover Twp - Crestview Manor, Pleasant View, & Sand Beach New Sanitary Sewer Systems
9	AASR Valley of Hbg (Scottish Rite) ADA Exterior Upgrades
10	Borough of Steelton - Steelton PD Co-Responder Program
11	United Way of the Capital Region - Ready for School, Ready to Succeed
12	Housing Authority of the County of Dauphin - CEO Opportunity Partnership
13	Harrisburg Fair Housing Council - Housing Counseling Program
14	The Salvation Army (Capital City Region) Steam Rollers Academy
15	Catholic Charities of the Diocese of Hbg - Outpatient Mental Health Clinic
16	Greenlight Operation - Restoration Home Project
17	Evolve Youth Trades Academy
18	Beahive Affordable Housing Outreach, Inc - Renovation, Restoration and Innovation
19	2024 Unprogrammed Funds
20	2024 CDBG Admin
21	Home Rehabilitation Program
22	First Time Homebuyers Program
23	CHDO Set Aside Funds
24	CHDO Operating funds

#	Project Name
25	Home Program Administration

**Table 7 - Project Information**

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

Dauphin County utilizes an annual application process to guide investments of CDBG funds. This allows eligible entities to provide timely requests based on needs as they exist on the ground. All applications are reviewed for eligibility, including meeting a national objective, and reviewed for impact on LMI populations as well as consistency with Consolidated Plan goals. This results in the annual project investments by Dauphin County outlined in this plan.

HOME funds are generally invested based on proposed eligible CHDO Set Aside projects, readiness of new affordable housing projects, and balance of standing contributions to the successful First-Time Homebuyers Program and HOME Rehabilitation Program. Due to the homelessness and affordable housing crisis, Dauphin County has placed an emphasis on producing new affordable housing and supporting housing related services and programs with CDBG and HOME funds. This includes HOME CHDO Set-Aside investment in new rental housing, CDBG investment in acquiring properties for affordable housing, investments in housing counseling and other public services.

The main obstacle to addressing underserved needs is the limit of available resources compared to the overwhelming need. Even with historic levels of funding, the homelessness and housing crisis demands far exceed resources available to tackle them.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Robert M. Jackson Veteran's Center - Generator/Transportation Van Project
	<b>Target Area</b>	Geographic Areas of Need
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Purchase and installation of an automatic remote starting/stopping generator to power the RMJVC during outages for the 20 chronically homeless disabled veterans who reside there. A generator is necessary to keep the electricity on because many of the vets use hospital beds, wheelchairs, working elevator in addition to meds need to be refrigerated. In addition, will be purchasing a van to take the veterans to their doctor appointments.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 chronically homeless disabled veterans will benefit from the proposed activity.
	<b>Location Description</b>	The Robert M. Jackson Veteran's Center is located on Carlisle Street between Derry and Holly Streets in Harrisburg, PA
<b>Planned Activities</b>	Purchase and installation of an automatic remote starting/stopping generator to power the RMJVC during outages for the 20 chronically homeless disabled veterans who reside there. A generator is necessary to keep the electricity on because many of the vets use hospital beds, wheelchairs, working elevator in addition to meds need to be refrigerated. In addition, will be purchasing a van to take the veterans to their doctor appointments.	
2	<b>Project Name</b>	Williamstown Water & Sewer Authority - Hydro Vac Equipment Purchase
	<b>Target Area</b>	Geographic Areas of Need
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$81,481

	<b>Description</b>	Williamstown Borough Authority partnered with PA DEP and EPA for the federal required Lead Line Inventory. The EPA is partnering with 40 communities in 4 states and Williamstown Authority was lucky to be approached to be one of those properties. EPA is planning to address existing barriers and accelerate progress towards LSL (Lead Service Line) identification and replacement. The Hydro Vac can be used to help with the inspection of the lines. In addition, the Hydro Vac machine will assist in routine maintenance of water and sewer lines.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 900 people will benefit from this project. There is urgency for this project to be compliant with EPA and DEP requirements. Completion of this project will help provide safe delivery of drinking water
	<b>Location Description</b>	Service area of the project will be Williamstown Boro/Williams Township, Dauphin County, PA
	<b>Planned Activities</b>	Purchase of Hydro Vac which can be used to help with the inspection of the lines. In addition, the Hydro Vac machine will assist in routine maintenance of water and sewer lines.
<b>3</b>	<b>Project Name</b>	Lykens Borough Authority - Lawley Road
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$225,000
	<b>Description</b>	Funds would be used for a critical infrastructure project to address the need for road safety enhancements and stormwater system upgrades. Project would include replacement of piping, replacing inlets, adding additional piping and roadway resurfacing improvements.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1893 persons will be served

	<b>Location Description</b>	Resurfacing project with start at the intersection on Lawley Road and South Edward Street in Lykens and will extend 1200 feet on Lawley Road. The existing stormwater pipes will be upgraded to prevent additional sinkholes, erosion and water quality issues. The existing stormwater pipes will be removed and replaced with 170 feet of new stormwater pipes to reduce the risk of pipe failure and ensure efficient drainage. The areas where the stormwater pipes will be replaced will require full depth pavement replacement. The project will also replace six stormwater inlets.
	<b>Planned Activities</b>	
4	<b>Project Name</b>	Williamstown Borough - American Legion Furnishing Replacement
	<b>Target Area</b>	Geographic Areas of Need
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$10,096
	<b>Description</b>	Funds would be used to replace the aging tables and chairs in the JFK Hall. The American Legion provides support to Veteran's . The hall is available free of charge to any organization in the community or in the surrounding communities. Currently used by Girl Scout troops, The Stoney Valley Chapter of the National Wild Turkey Federation for hunter safety classes, Annual Veteran's banquet, annual Children's party.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Local families and organizations will have access to the facility.
	<b>Location Description</b>	123 West Market Street, Williamstown, PA 17098
<b>Planned Activities</b>	The Williamstown American Legion is one of two Veterans organizations located in Williamstown. The American Legion provides support to local Veterans. The facility is available, free of charge, to any organization in the community or surrounding communities. The current chairs and tables are in disrepair as they were purchased in 1986. Many of them are broken or unsafe. Grant funds are requested to purchase new chairs and tables. The Williamstown American Legion is also a certified Red Cross Disaster Facility, so it is imperative that the facilities are maintained in case of a shelter-in-place situation.	
	<b>Project Name</b>	Harrisburg Area YMCA - Northern Dauphin County Branch Renovations

5	<b>Target Area</b>	Geographic Areas of Need
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure Provide Public Services
	<b>Needs Addressed</b>	Improve Public Facilities and Infrastructure Provide Public Services
	<b>Funding</b>	CDBG: \$96,135
	<b>Description</b>	Gymnasium offers adult sports, cardio classes, youth mentoring programs, summer day camp, active older adult programs, chronic disease prevention programs and community events in the gymnasium. The programs serve a large percentage of seniors, adults with disabilities and Veteran's and at-risk low-income residents. The current gym floor is in dire need of replacement so that the members have a safe place.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The NDC YMCA serves the 32,000-resident population in Northern Dauphin County to include Berrysburg, Dauphin, Elizabethville, Gratz, Lykens, Halifax, Millersburg, Pillow, Wiconisco and Williamstown. The YMCA has a membership of 2,500 members. The programs serve a large percentage of seniors, adults with disabilities, veterans and at-risk low-income residents.
	<b>Location Description</b>	500 North Church Street, Elizabethville, PA 17023
<b>Planned Activities</b>	The project includes: <ul style="list-style-type: none"> <li>• removal of the entire oak parquet floor and hauling of materials off site</li> <li>• prepping the concrete slab; perform moisture tests to ensure the slab meets the moisture</li> <li>• Supply, deliver and install flooring</li> <li>• Paint basketball court, volleyball court and pickleball court</li> <li>• install transitions as necessary</li> </ul>	
6	<b>Project Name</b>	Wiconisco Township - Demolition of Blighted Properties
	<b>Target Area</b>	Geographic Areas of Need
	<b>Goals Supported</b>	Improve Existing Housing Stock
	<b>Needs Addressed</b>	Access to Quality, Affordable Housing
	<b>Funding</b>	CDBG: \$201,000
	<b>Description</b>	Demolition of the multiple properties on Pottsville Street, Wiconisco, PA

	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project aids in the elimination of blight and slums. The proposed houses to be demolished pose an immediate threat to public health/welfare
	<b>Location Description</b>	Pottsville Street, Wiconisco, PA
	<b>Planned Activities</b>	Demolition of homes on Pottsville Street, Wiconisco
7	<b>Project Name</b>	Brethren Housing Associates - Housing Acquisition
	<b>Target Area</b>	Geographic Areas of Need
	<b>Goals Supported</b>	Improve Access to Affordable Rental Housing
	<b>Needs Addressed</b>	Access to Quality, Affordable Housing
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Acquisition of two properties to provide permanently affordable housing
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 families will benefit
	<b>Location Description</b>	Steelton, PA
	<b>Planned Activities</b>	To create opportunities for families to live safely in permanent housing they can afford, BHA has expanded our program offerings to include permanent affordable housing. BHA's Permanently Affordable Housing Program (PAH) is for graduates of Transitions who are unable to acquire affordable housing through other housing options in the community due to extenuating circumstances. The program will rent or rent to own properties that are owned by BHA at an affordable rate; the amount of rent is commensurate to the participant's income and will never exceed 30%. Participants in PAH will work with BHA staff through our Next Steps Program to receive ongoing case management while renting BHA's property to support them on their continued journey toward independence
8	<b>Project Name</b>	South Hanover Twp - Crestview Manor, Pleasant View, & Sand Beach New Sanitary Sewer Systems
	<b>Target Area</b>	Geographic Areas of Need



	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$143,888
	<b>Description</b>	Continuation of Sanitary Sewer Project
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 297 people will be served with the continuation of this project.
	<b>Location Description</b>	Project will be in the following locations: <ul style="list-style-type: none"> <li>• Crestview Manor</li> <li>• Pleasant View</li> <li>• Sand Beach</li> </ul>
	<b>Planned Activities</b>	The project consists of the design and construction of public sanitary sewers within three existing residential developments of South Hanover Township in Dauphin County: Crestview Manor, Pleasant View and Sand Beach. These three developments are currently served by individual on-lot sewage disposal systems which are failing. Through the Township’s PA DEP mandated Act 537 Planning activities, these three areas have been studied and investigated for at least 35 years to determine if the areas need public sewers constructed to replace the on-lot systems. The most recently approved PA DEP ACT 537 Plan Update (July 2019) confirms that the Crestview Manor, Pleasant View and Sand Beach areas need to be served by public sewers. The Township Board of Supervisors
9	<b>Project Name</b>	AASR Valley of Hbg (Scottish Rite) ADA Exterior Upgrades
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure Provide Public Services
	<b>Needs Addressed</b>	Improve Public Facilities and Infrastructure Provide Public Services
	<b>Funding</b>	CDBG: \$117,674
	<b>Description</b>	Exterior ADA upgrades to the front and rear entrances to the main building. Scope of work includes new concrete ramps, curbing, sidewalk and footers
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30,000 people visit the facility on a yearly basis
	<b>Location Description</b>	The parcel is bounded to the south by Wiconisco Street and the National Register listed Polyclinic (UPMC) campus, east by North Fourth Street, West by North Third Street, and to the north by Division Street.  Physical address is:  2701 North 3rd Street, Harrisburg, PA 17109
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Newly constructed or renovated ramps, pathways, and parking spaces to improve accessibility</li> <li>• Installation of appropriate signage to guide visitors with disabilities</li> <li>• Enhanced safety features such as handrails and non-slip surfaces</li> <li>• Improved functionality of the Scottish Rite Cathedral for public events, voting precincts, health fairs, blood drives and private events</li> <li>• Increased awareness and understanding of ADA compliance among staff and visitors</li> </ul>
<b>10</b>	<b>Project Name</b>	Borough of Steelton - Steelton PD Co-Responder Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This program pairs law enforcement officers with behavioral health specialists to respond to situations where de-escalation is necessary and mental health services are needed. Funds will be used for payroll.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of proposed persons to be served is 600

	<b>Location Description</b>	The Mental Health Co-Responder serves the Borough of Steelton, PA and assists with calls in surrounding jurisdictions.
	<b>Planned Activities</b>	To address the mental health needs of Dauphin County residents, provide resources to those individuals, reduce the number of mental health incidents, and improve the overall quality of life in the Borough of Steelton
<b>11</b>	<b>Project Name</b>	United Way of the Capital Region - Ready for School, Ready to Succeed
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	School readiness initiative held on-site at Steel-High SD. Ready for School fills the education gap by providing a preschool education experience for children ages 3-5 who do not have the opportunity to attend. Funds would be used for: \$30K salaries and CAIU admin fees, \$15K school supplies/books, \$5K take home activity kits
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 (children and parents) are proposed to be served.
	<b>Location Description</b>	250 Reynders Street, Steelton, PA - Dauphin County
<b>Planned Activities</b>	Children from low-income families who are not enrolled in preschool can attend free weekly workshops held year-round. The Education Liaison teaches children the academic and social skills they need to succeed in kindergarten and beyond. Parents/caregivers are encouraged to attend the workshops and receive educational packets to reinforce the lessons at home.	
<b>12</b>	<b>Project Name</b>	Housing Authority of the County of Dauphin - CEO Opportunity Partnership
	<b>Target Area</b>	Geographic Areas of Need
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure Provide Public Services
	<b>Needs Addressed</b>	Improve Public Facilities and Infrastructure Public Housing Improvements

	<b>Funding</b>	CDBG: \$43,754
	<b>Description</b>	Funds will be used to partner with the Center for Employment Opportunity program to provide those individuals with a criminal record who want to work the support needed to find a job and stay connected to the labor force. The individuals would help to continue to improve the living conditions at all Authority locations and would provide on the job training for those coming out of the prison system.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	The service area of the project is all locations where Dauphin County Housing Authority has properties to include Swatara, Middletown, Steelton, Lykens, Williamstown and Gratz.
	<b>Planned Activities</b>	Partnering with CEO (Center for Employment Opportunity) which will continue to improve living conditions at all Authority locations and provide on the job training for those coming out of the prison system.
<b>13</b>	<b>Project Name</b>	Harrisburg Fair Housing Council - Housing Counseling Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase Homeownership Fair Housing Education and Outreach Provide Public Services
	<b>Needs Addressed</b>	Access to Quality, Affordable Housing Provide Public Services Fair Housing Education and Outreach
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The FHC provides housing counseling for the purpose of eviction prevention and rental dispute mediation, landlord and tenant rights and responsibilities, budget/credit financial management and pre-purchase and post purchase homeowner counseling. The funds requested would be used for salaries of the in-office counseling support.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of proposed persons to be served 212
	<b>Location Description</b>	Dauphin County, PA outside of the City of Harrisburg
	<b>Planned Activities</b>	The FHC provides housing counseling for the purpose of eviction prevention and rental dispute mediation, landlord and tenant rights and responsibilities, budget/credit financial management and pre-purchase and post purchase homeowner counseling. The funds requested would be used for salaries of the in-office counseling support.
<b>14</b>	<b>Project Name</b>	The Salvation Army (Capital City Region) Steam Rollers Academy
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funds will be used to support multiple personnel who are involved with the Steam Rollers Academy such as Academic Coach, Lead facilitator, program director and site coordinator.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>		
<b>15</b>	<b>Project Name</b>	Catholic Charities of the Diocese of Hbg - Outpatient Mental Health Clinic
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funds will be used to purchase the mobile unit and allow the clinic to expand into non-Harrisburg Dauphin County Zip codes in January 2025.
	<b>Target Date</b>	1/1/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of proposed persons to be served 240
	<b>Location Description</b>	The mobile clinic will be located in Dauphin, Halifax and Steelton, PA
	<b>Planned Activities</b>	Mobile mental health clinic
<b>16</b>	<b>Project Name</b>	Greenlight Operation - Restoration Home Project
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funds will be used to support the salaries and expenses of the Case Manager, Program Director and expenses for therapeutic activities. Greenlight Operation provides educational initiatives and serves sex trafficked women through a continuum of restorative care. They provide a long-term residential program which will house up to 6 women for 12-18 months. Survivors will be enrolled in a restorative program which will provide individual comprehensive care to include trauma therapy, counseling, access to dental and medical care, and courses to equip each woman to live an independent and sustainable life.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of proposed persons to be served = 6
	<b>Location Description</b>	Confidential address
	<b>Planned Activities</b>	Long term housing and rehabilitative services for victims of human trafficking
<b>17</b>	<b>Project Name</b>	Evolve Youth Trades Academy
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$30,000

	<b>Description</b>	Funds will be used for salaries and wages for hours supporting the program held at Steel High.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of proposed students = 50
	<b>Location Description</b>	250 Reynders Avenue, Steelton, PA
	<b>Planned Activities</b>	To provide learning opportunities to students in the Steelton-Highspire School district in IT, website construction, design, graphic design and environment design/management (new in 2024). Funding will also expand pre-apprenticeship programs in the building and construction trades.
<b>18</b>	<b>Project Name</b>	Beahive Affordable Housing Outreach, Inc - Renovation, Restoration and Innovation
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds will be used to support the salary/expenses for the Service Navigator and the CEO/Project Manager. It will also be used for rental access/assistance and Contract-Capacity Building. The organizations' goal is to create opportunities for affordable housing by making it attainable and sustainable for all.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Projected would be two families of 4 people.
	<b>Location Description</b>	Confidential
	<b>Planned Activities</b>	
<b>19</b>	<b>Project Name</b>	2024 Unprogrammed Funds
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Planning and Administration

	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>20</b>	<b>Project Name</b>	2024 CDBG Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Administrative fees related to the CDBG program.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>21</b>	<b>Project Name</b>	Home Rehabilitation Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve Existing Housing Stock
	<b>Needs Addressed</b>	Access to Quality, Affordable Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	Countywide housing rehabilitation for repairs to low-income homeowners in Dauphin County excluding Harrisburg City.
	<b>Target Date</b>	1/1/2026



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 families will benefit
	<b>Location Description</b>	Dauphin County, outside the City of Harrisburg
	<b>Planned Activities</b>	Countywide housing rehabilitation for repairs to low-income homeowners in Dauphin County excluding Harrisburg City.
<b>22</b>	<b>Project Name</b>	First Time Homebuyers Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase Homeownership
	<b>Needs Addressed</b>	Access to Quality, Affordable Housing
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	Second or subordinated mortgage program for first time homebuyers with down payment and closing cost assistance
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 families will be assisted
	<b>Location Description</b>	Dauphin County
	<b>Planned Activities</b>	Second or subordinated mortgage program for first time homebuyer with down payment and closing cost assistance.
<b>23</b>	<b>Project Name</b>	CHDO Set Aside Funds
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Access to Affordable Rental Housing
	<b>Needs Addressed</b>	Access to Quality, Affordable Housing
	<b>Funding</b>	HOME: \$210,868
	<b>Description</b>	Funds being allocated to Dauphin County CHDO for an affordable housing project.
	<b>Target Date</b>	1/1/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>24</b>	<b>Project Name</b>	CHDO Operating funds
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$25,239
	<b>Description</b>	Funding to supporting operating expenses for the Dauphin County CHDO
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>25</b>	<b>Project Name</b>	Home Program Administration
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$50,678
	<b>Description</b>	Funding for administration of the HOME program.
	<b>Target Date</b>	1/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
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## AP-50 Geographic Distribution – 91.220(f)

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

Although a consideration when evaluating grant applications, Dauphin County does not target its investments geographically so as to maximize access to all communities within the County as well as to allow for flexibility to address projects as they may become priorities. Due to limited funding, the County tries to be cognizant of the fact that focusing limited funds on a specific geographic area on the front end may exclude other populations from benefitting from the funds as needs arise. The annual CDBG application process requires projects to be located in low-to-moderate income service areas; serve low-to-moderate income beneficiaries based on income surveys; or serve other eligible populations as prescribed by HUD . This ensures that funds are directed to areas of low-income and responsive to current needs as expressed in CDBG applications. The continued trend of need and investments continues to show the majority of infrastructure funds invested in the rural/underbuilt Northern Dauphin County while Public Service dollars continue to be most needed and invested in Southern Dauphin County.

Infrastructure: Investments in infrastructure are considered investments in geographic areas of need due to having defined geographic boundaries and limits for each applicant. The breakdown of dollars invested by percentage is as follows:

Northern Dauphin County - Williamstown Borough - 8%

Northern Dauphin County - Wiconisco Township - 18%

Northern Dauphin County - Elizabethville - 9%

Northern Dauphin County - Lykens Borough - 20%

Southern Dauphin County - South Hanover Township - 13%

Southern Dauphin County - Harrisburg City - 32%

Public Service: Investments in public service are considered county-wide due to potential beneficiaries coming from throughout the county.

HOME investments range from a CHDO Set-Aside Project in Harrisburg to the county-wide First-Time Homebuyer Program. HOME Rehab applicants will come from throughout the county.

### Geographic Distribution

Target Area	Percentage of Funds
Geographic Areas of Need	79
County-Wide	21

## **Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

All investment decisions are made based on an application process open to all participating communities in Dauphin County. Therefore, there is not a geographically based rationale for investments other than being low-to-moderate income communities or beneficiaries.

### **Discussion**

The use of an application process has been largely effective for Dauphin County by allowing the county to invest CDBG and HOME resources responsive to timely needs. The natural trend that results from this process is a geographic distribution of funds following areas of greatest need based on activity type.

# Affordable Housing

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

### Introduction

Dauphin County plans to use HOME and CDBG funds, as well as state and local funding programs, to invest in multiple affordable housing projects that will generate over 100 new units.

Dauphin County will also invest CHDO set-aside funds in the Latino Connection Foundation's Sycamore Homes and/or Woodward Lofts affordable housing rental projects while investing local Affordable Housing Trust Fund dollars in additional projects. County affordable housing investments being made over the next year include:

### New Construction of Affordable Housing

- HOME CHDO Set Aside - Woodward Lofts - 48 affordable Senior rental Units
- HOME CHDO Set Aside - Sycamore Homse - 23 affordable rental units
- Dauphin County Affordable Housing Trust Fund - 6th Street Lofts - 39 affordable rental units.
- Dauphin County Affordable Housing Trust Fund - Savoy Project - 10 affordable rental units.
- Dauphin County Affordable Housing Trust Fund - Federal Courthouse - 10 affordable efficiency units.

### Addressing Impediments to Fair Housing

- Dauphin County Affordable Housing Trust Fund - Housing Choice Voucher Landlord Incentive

Program - grants for repairing units to incentivize retention of HCV participating landlords.

- CDBG - Fair Housing Council Housing Counseling Program

**Restoring Affordable Housing Stock - Keeping Homeowners in Their Homes**

- PA Whole Home Repairs Program Funds - Dauphin County Whole Home Repairs Program
- HOME Funds - Dauphin County HOME Rehabilitation Program

**Promoting First Time Homeownership**

- Affordable Housing Trust Fund/HOME - Dauphin County First Time Homebuyers Program

**Homelessness**

- CDBG - Operation Greenlight Transitional Housing Program for Victims of Domestic Violence
- CDBG - Emergency Generator at Robert M. Jackson Veterans Center for Homeless Veterans
- HOME-ARP - Affordable rental housing for HOME-ARP qualifying populations.
- Local Share - Veterans Outreach Veterans Tiny Home Village

Dauphin County will continue to invest both HUD and other funds into addressing the housing crisis on all fronts.

Please note that annual goals are difficult to quantify based on sheer number of funding sources, activities, programs, and timelines of the multiple projects in which Dauphin County is investing.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	30
Non-Homeless	56
Special-Needs	0
Total	86

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	23
Rehab of Existing Units	20
Acquisition of Existing Units	2
Total	45

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion



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

### **Introduction**

Public housing in Dauphin County is managed by the Housing Authority of the County of Dauphin. The Housing Authority manages 10 public housing facilities containing 715 units of housing. The HA maintains an extensive waiting list for units. 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. Further, units that once were available to Housing Choice Voucher holders are no longer available as market conditions became such that properties were sold to owners that were unwilling to maintain the units as affordable housing and unwilling to accept a voucher. The Housing Authority is currently sitting on 75 HCV's without a participating landlord and has a public housing waiting list of over 8,000 applicants.

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 concentrated in the urbanized communities to the south of Harrisburg, it prevents housing opportunities for lower income populations in other geographic areas of the county where additional opportunities and resources may be available.

While the affordable housing crisis is overwhelming, Dauphin County and its Housing Authority are continuing to take steps to make positive changes.

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

On December 12, 2023 the Dauphin County Housing Authority opened its Housing Choice Vouchers Program waitlist, the first time since 2009. This resulted in 1000 households being placed on the HCV waiting list. The Housing Authority also implemented a Landlord Incentive Program--funded partially with local Affordable Housing Trust Fund dollars--that provides cash incentives to HCV landlords to cover repairs to units a tenant is exiting. This ensures these landlords continue to provide fair housing by participating in the HCV program.

In 2024, the Housing Authority will implement the Landlord Incentive Program as well as hold outreach events to generate landlord participation in the HCV program.

In addition, HACD continues to support a Family Self-Sufficiency Service Coordinator. This position manages the Family Self Sufficiency Program--a special program inside of the Housing Choice Voucher Program--and acts as a case manager. The program is designed to foster self-sufficiency for families in public housing to facility homeownership, financial literacy, and other supports to promote upward mobility. The Dauphin County Office of Community and Economic Development will remain engaged with two staff members sitting on the HACD Board of Commissioners. Public Service investments in 2023 further support a multitude of social services and workforce development programs that support underserved individuals including those that qualify for public housing. The Public Service activities invested in have the goals of both meeting basic needs and providing resources to promote self-sufficiency and upward mobility. Dauphin County also plans to continue its First-Time Homebuyer

Program which supports affordable homeownership, continue its HOME Rehab Program with previously allocated funds, and support HACD in acquiring additional properties to serve as transitional housing.

To combat homelessness, HACD, through its nonprofit Affordable Housing Associates, has purchased 5 transitional single-family homes to place families and houses additional families which it will transition to self-sufficiency. Two families have recently graduated from the program and are now in permanent housing.

### **Actions 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. Educating residents on the purpose of tenant councils and resident advisory boards, and how their feedback will be used to inform planning efforts, can help encourage participation. The HA will continue to promote self-sufficiency in its programming as a means to encourage asset development. In addition, the HA will provide training, education and incentives to encourage residents to care for their property.

The HA will also continue to promote and encourage participation in its homeownership program, which has been successful, but has seen low levels of participation.

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

The PHA is not troubled.

### **Discussion**

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

### **Introduction**

Traditionally, there are a variety of service providers in the County that provide services for special needs populations in addition to those provided through County departments and services. Supportive housing needs are typically provided when there is a risk of homelessness, however, there are several services provided for certain populations to help with supportive housing needs. These populations primarily consist of the elderly, mentally disabled and persons recovering from addiction. The County as well as many other groups and organizations, such as non-profits and faith-based groups, are the primary providers of these services. The Dauphin County COC receives ESG Grants from the State DCED and assists a multitude of individuals having different needs and the Department of Human Services coordinates and delivers multiple programs serving homeless and other special needs activities. This has been the traditional model with the Department of Human Services leading homelessness efforts.

However, since COVID, greater coordination between the Department of Community and Economic Development, the Department of Human Services, CACH, and the City of Harrisburg has taken place due to the sheer crisis-level issue homelessness has become. In Dauphin County, the number of unhoused individuals and families has skyrocketed since 2022, leading to a severe strain on human services and sheltering capacity, and the proliferation of encampments throughout the Harrisburg City area. Simply put, there are not enough facilities or resources available to adequately meet the demand for housing or services. With this in mind, there is a new focus on investments in homelessness prevention, housing, and services that can be seen in both the investment of HUD funds and non-HUD funds.

New in 2024 is the rollout of the HOME-ARP program, which will provide separate HOME investments in transitional and supportive housing for qualifying populations. These investments are separate from the 2024 HOME allocation outlined in this plan. Dauphin County is currently coordinating with the City of Harrisburg and Capital Area Coalition on Homelessness to leverage HOME-ARP dollars to maximize investments in identified housing and supportive services projects consistent with the county's approved HOME-ARP Allocation Plan. In addition, Dauphin County, through its Housing Authority and its nonprofit, have successfully acquired 5 single-family homes to serve as transitional housing and is further supporting other homeless sheltering and housing including the Veterans Outreach of Pennsylvania Veterans Tiny Home Project and other supportive service providers. In addition, 2024 CDBG funds are being invested in public service activities targeting homeless and at-risk-for-homelessness populations including Operation Greenlight and the Robert M. Jackson Veterans Center.

The Department of Human Services and DCDCED continue to partner in leveraging resources including CDBG, HOME, HOME-ARP, and ERAP programs to maximize investments in homelessness.

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

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

## **individual needs**

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 a free noon meal as well as a homeless drop-in center. CACH ultimately sets goals related to outreach to the homeless with support of Dauphin County and conducts outreach through its partner organizations, including the annual point in time survey.

The Dauphin County CoC Coordinated Entry System is designed to assess the unique needs, barriers and strengths of persons experiencing housing crises and then refer them to resources, services and housing best suited for addressing those needs and barriers. The CES is intended for street homeless, persons in an emergency shelter, persons attempting to flee domestic violence, and persons exiting institutions where the institutional stay was 90 days or less and the person was homeless prior to institutionalization. When households or individuals present to the Continuum, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address its need. Data collected in the HOME-ARP plan shows that street outreach served 788 homeless individuals in 2022. CARES Act funding was critical in providing this scope of outreach. However, with CARES Act funds dwindling, Dauphin County looks to invest HOME-ARP dollars in supportive services that may include outreach with the goal of maintaining current levels of outreach. It is further Dauphin County's goal to utilize HOME-ARP funds to support up to five (5) CACH priority projects with HOME-ARP funds in the long term.

Dauphin County further completed a needs analysis as part of its HOME-ARP Allocation Plan which it is utilizing to make investments in housing to combat homelessness through development of affordable rental housing and supportive services. This is reinforced by data found in the 2023 Dauphin County Housing Study.

In the short-term, it is Dauphin County's one-year goal to support at least one of the five potential CACH projects and increase outreach with supportive services funding.

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

All HUD funded agencies affiliated with CACH collaborate in 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 a free noon meal as well as a homeless drop-in center.

The Dauphin County CoC Coordinated Entry System is designed to assess the unique needs, barriers and strengths of persons experiencing housing crises and then refer them to resources, services and housing best suited for addressing those needs and barriers. The CES is intended for street homeless, persons in an emergency shelter, persons attempting to flee domestic violence, and persons exiting institutions

where the institutional stay was 90 days or less and the person was homeless prior to institutionalization. When households or individuals present to the Continuum, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address its need. Data collected in the HOME-ARP plan shows that street outreach served 788 homeless individuals in 2022. CARES Act funding was critical in providing this scope of outreach. However, with CARES Act funds dwindling, Dauphin County looks to invest HOME-ARP dollars in supportive services that may include outreach with the goal of maintaining current levels of outreach.

Dauphin County further completed a needs analysis as part of its HOME-ARP Allocation Plan which it is utilizing to make investments in housing to combat homelessness through development of affordable rental housing and supportive services. This is reinforced by data found in the 2023 Dauphin County Housing Study as well.

The Dauphin County Housing Authority has also successfully housed homeless families in up to five (5) designated transitional homes and graduated two families to date.

Dauphin County's one year goal is to increase the supply of emergency shelter, graduate at least two more families from the transitional housing program, and increase the supply of transitional housing.

**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.

As the Dauphin County homelessness response system's "Front Door", Coordinated Entry is designed to streamline access and referral to the other components of the system to shorten the amount of time and number of referrals standing between homeless households and housing assistance. The solution to homelessness is a collaborative response to creating new housing opportunities while increasing economic opportunities to foster stability. Rapid Rehousing is the newest housing model that provides move-in financial assistance, short-term rental assistance, and case management services to help homeless consumers find rental housing and work with case managers to stabilize their new homes.

Rapid Rehousing has proven to be 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 month's rent

for a limited time. This support helps families in obtaining and maintaining permanent housing.

Permanent Supportive Housing similarly provides rental assistance and case management but for the most vulnerable, including chronically homeless persons. Assistance, however, is not time-limited, and high-need consumers can permanently remain in PSH units if they choose. Along with emergency shelter and transitional housing, RRH and PSH round out a suite of housing and service options to address housing crisis and instability for consumers of all needs. Dauphin County will invest HOME-ARP funds in increasing the supply of PSH and may also invest in RRH and emergency sheltering.

Dauphin County also continues to invest local Affordable Housing Trust Fund dollars in acquiring transitional single-family homes in partnership with the Housing Authority and seeks to increase the number of families graduating from the program.

Dauphin County has also invested 2022 CDBG funds in the Housing Authority's Family Self-Sufficiency Manager and plans to invest \$375,000 in HOME-ARP funds into homeless supportive services. This is on top of planned CHDO Set-Aside investment in the Sycamore Homes Project, an affordable rental housing project that will have on site supportive services to help residents stay financially and housing secure.

The county's one year goal for transitioning homeless to independent living and permanent housing is: complete the Sycamore Homes Project; invest HOME-ARP funds in supportive services; and graduate at least two more families from the Housing Authority transitional housing program and serve additional families through the program.

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

Dauphin County has a number of services to assist low-income individuals and families avoid becoming homeless. CCU is the recipient of rental assistance funds that are used to provide financial assistance for both security deposits for those moving into their own apartment and for those who already have rental housing but are in arrears on their rent. Funds are used to ensure that housing can be maintained after the assistance is provided.

Providers will be working toward the goal of enabling people at greatest risk of homelessness to maintain permanent housing through targeted prevention and diversion activities. When homelessness cannot be avoided, Coordinated Entry and providers will connect people with appropriate resources to stabilize them in housing as quickly and effectively as possible.

Homeless Prevention efforts are supported through Dauphin County Mental Health/Autism/Developmental Programs. (MH/A/DP) recently collaborated with Dauphin County's Local Lead Agency (LLA), CACH and several other agencies working with non- elderly individuals with

disabilities to participate in an 811 Project-based Rental Assistance Memorandum of Understanding to identify persons eligible for and in low income subsidized permanent supportive housing.

The target population for the 811 Program includes persons with extremely low income at or below 30% AMI. LLAs will identify and screen individuals within their service area who are currently residing in institutional settings as well as those in home and community-based residential settings, for interest to relocate into community-based housing units that receive assistance through the 811 Program.

In 2024, Dauphin County will continue investments in home rehabilitation to prevent property conditions from placing LMI families out of their homes (namely through the state Whole-Home Repairs Program), will invest in the following:

- Dauphin County First-Time Homebuyer Program to place LMI families in their first homes
- CHDO Set-Aside project that will increase the stock of affordable rental housing
- Acquisition of two properties by Brethren Housing for use as permanent transitional housing
- HOME-ARP investments in CACH priority projects and/or other projects serving at-risk-for-homelessness populations
- Public services include support for victims of domestic violence, mental health services, housing counseling and support services, etc.

## **Discussion**

The proliferation of homeless individuals and families since the COVID pandemic is a critical and emergency issue for Dauphin County. Utilizing the existing Continuum of Care, the Department of Human Services and its partner organizations, and additional support from CDBG, HOME, and HOME-ARP, it is Dauphin County's goal to prevent additional homelessness, provide pathways to independence and housing, increase the level of supportive services available, and increase the stock of emergency shelters, transitional housing, permanent supportive housing, and traditional affordable housing targeting HOME-ARP qualifying and very-low income populations.

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

### **Introduction:**

As part of the development of this plan, information provided by the recently completed Assessment of Fair Housing was incorporated into the document as well as information from the recently completed Dauphin County Housing Study. This included the barriers to affordable housing which were identified as part of that assessment. The barriers that were identified during that assessment include:

- Lack of affordable, accessible housing inventory in a range of unit-sizes. This transcends demographics and socioeconomic status with housing ranging from transitional to traditional 80 percent AMI significantly lacking.
- Lack of public housing capacity. The waitlist for public housing units currently sits at 8,000-plus.
- Lower employment rates and wages for certain members of the protected classes reduce housing choice. Non-White households were less likely to be homeowners and are more likely to have been denied a mortgage than White households. Moderate levels of segregation exist in Dauphin County and members of the protected classes are more likely to live in R/ECAPs. Zoning Ordinances in select municipalities are at higher risk for discrimination and restricting housing choice for members of protected classes.
- Lack of participation in the Housing Choice Voucher Program by landlords coupled with one of the most competitive rental markets on the east coast.
- Longstanding NIMBY-ism that pervades much of the attitude towards affordable housing in Dauphin County.

This study is supplemented by the independently commissioned Dauphin County Housing Study completed in December 2022. As a result, Dauphin County is forming a Housing Study Task Force to review the study and implement policy recommendations. Dauphin County further plans to address barriers to affordable housing simply by ramping up investment in production of affordable housing units due to the barriers to affordable housing presented in the current real estate market. Additional actions being taken include the new Housing Authority Landlord Incentive Program, CDBG investments in acquisition of affordable housing properties, and public service investments in activities promoting housing attainment, retention, and stability.

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

Consistent with the Fair Housing Action Plan that was approved as part of the 2022-2026 Consolidated Plan. Due to administrative capacity and continued demand for programming, staff were unable to implement many of the items in 2023 that are discussed below. These actions are goals for 2024:

- Start the Landlord Incentive Program through the Dauphin County Housing Authority. This



program provides grants to landlords for repairs and maintenance to units occupied by HCV tenants.

- Restart the work of the Attainable Housing Work Group which has previously examined zoning and planning ordinances to determine those that are friendly or hostile to affordable housing and recommend changes.
- Include a map of the Comprehensive Opportunity Index in future HOME application processes and strongly encourage development of new affordable housing in areas of higher opportunity and/or outside of R/ECAPs.
- Revise 2025 CDBG and HOME application forms to require applicants to discuss how their project addresses the fair housing issues identified in the AFH and/or how the proposed project will contribute to furthering fair housing choice.
- Incorporate project scoring sheets into CDBG and HOME application evaluation process to quantify the degree to which projects work to AFFH.
- In 2024, and then on an ongoing basis, HACD will create and maintain a list of "friendly" landlords who have accepted HCVs in the past or have indicated a willingness to accept HCVs. HACD will regularly contact these and other known, non-participating landlords with information about the program, invitations to public meetings and educational events, and direct inquiries about unit availability
- Where the AI and/or the TCRPC Attainable Housing Work Group determines that local municipal zoning ordinances are inconsistent with fair housing laws, the County will inform community leaders and suspend the award of County-administered competitive federal funds until problem issues are adequately addressed.
- Prioritize transit coverage over ridership to improve transit access for persons with mobility limitations and extend access for more lower income individuals seeking employment opportunities outside of their neighborhoods.
- Within six months, create a page on the County's website for fair housing information and resources for how to report suspected discrimination, and update the webpage as needed.
- Partner with local organizations such as lending institutions, attorneys, realtors, school districts, etc. to distribute informational materials and host a fair housing community forum annually. This should include providing fair housing education to these organizations and engaging with protected classes to help citizens better understand their rights.
- Prepare a Language Access Plan based on the results of the Four-Factor Analysis conducted for the Urban County.
- Revise the Anti-Displacement and Relocation Plan to incorporate new recommended language.

These initiatives are pending and have yet to be started due to continued administrative limitations caused by administering additional COVID assistance programs. Realistically, a portion of these actions will be achievable in 2024 but Dauphin County will continue to work towards implementing all

measures.

**Discussion:**

Both the lack of affordable housing inventory and existing barriers to affordable housing pose a serious threat to housing stability in Dauphin County. For this reason, the county is allocating its resources more and more to the production of affordable housing, improving housing services, and removing barriers to affordable housing. This is evidenced by the investments being made in this year's action plan as well as through investments in the Affordable Housing Trust Fund and Local Share funds.

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

### **Introduction:**

Dauphin County continues to use its entitlement funds to provide assistance to activities that meet the underserved needs of the Community and meet National Objectives. Through continued support of the CACH in the completion and implementation of the continuum of care and the recent consolidated planning and HOME-ARP planning processes, Dauphin County has been thoroughly appraised of the needs of the underserved and changes in the needs over time as well as the historic amount of other funds available to meet similar objectives (including ARPA, HOME-ARP, Whole-Home Repairs, Infrastructure Investment and Jobs Act (IIJA) Funds, Infrastructure Bank, and Gaming Grant funds). This will facilitate the use of limited CDBG/HOME funds in an efficient way that supplements rather than supplants other funding programs.

Dauphin County uses a number of other programs and actions to reinforce CDBG and HOME investments in meeting underserved needs. These include:

- Local Share Grant Investments - Over \$8 million in annual grants to assist municipalities, nonprofits, and small businesses.
- Affordable Housing Trust Fund - Local grants to assist income-qualified residents with purchasing their first home; local grants for production of new affordable housing.
- Tourism Grant Program - Local grant program that supports tourism-generating activities including those in LMI communities.
- Whole Home Repairs Program - State grant administered by Dauphin County to rehabilitate low-to-moderate income homes in disrepair.
- Community Matters Grant Program - Local grants for underserved businesses and community organizations.
- Housing Authority Transitional Housing Program - Local program that acquires homes for use as transitional family housing.

The above are just a sampling of "other actions" taken by Dauphin County to meet underserved needs.

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

In 2024, Dauphin County plans to invest in a number of activities that facilitate meeting the needs of underserved populations. CDBG activities planned in 2024 include:

- Installation of emergency generator and purchase of van for Robert M. Jackson Veterans Center for homeless veterans to ensure connection to services.
- Replacement of flooring at Northern Dauphin County YMCA to preserve ADA accessibility and allow it to serve as community center and Red Cross facility.
- ADA upgrades including new ramps, sidewalks and curbing to increase accessibility at Scottish

Rite facility used by community.

- Investing in Steelton Borough co-responder program to connect individuals with mental health and social resources instead of incarceration.
- Investing in free pre-school education programming for low-income families in the Steelton Highspire School District through the United Way Ready for School, Ready to Succeed Program.
- Purchasing a mobile mental health clinic to expand reach of Catholic Charities of Harrisburg's free mental health services in Dauphin County.
- Investing in Greenlight Operation therapeutic services to victims of human trafficking including housing, trauma therapy, counseling, and access to dental and medical care.
- Investing in free workforce training and reentry employment programs.

In addition to CDBG, Dauphin County supports additional public service activities and expansion of accessibility through its annual Local Share Grant Program and other county programs including those run through the Department of Human Services and Area Agency on Aging.

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

Out of all needs, the demand for affordable housing and homelessness are the most pressing issues the county is taking action to address with HOME/CDBG and other resources.

The following actions are planned in 2024 to foster and maintain affordable housing:

- Invest CHDO Set Aside funds in production of new affordable rental housing units through the Sycamore Homes Project (23 studio units) or the Woodward Lofts Project (48 one-room unit
- Invest Local Affordable Housing Trust Fund Investments in affordable housing production including 6th Street Lofts Project, Savoy Project, and Walnut Street (Old Courthouse) Project.
- Invest CHDO operating support to build capacity of the Latino Connection Foundation--a new CHDO building affordable housing in Dauphin County.
- Rehabilitate up to 40 low-to-moderate income homeowner properties through the Whole Home Repairs Program.
- Assist low-to-moderate income families with purchasing their first home through the First Time Homebuyers Program.
- Invest in supportive services related to housing including Greenlight Operation program for victims of human trafficking and Fair Housing Council's housing counseling programs.
- Support Brethren Housing's purchase of two homes for transitional housing.
- Launch of Dauphin County Housing Authority Housing Choice Voucher Landlord Incentive Program
- Continue Affordable Housing Associates of Dauphin County's transitional housing program which provides transitional housing and support services to qualifying families.
- Perform due diligence on potential Housing Authority project.
- Award of HOME-ARP funds to projects serving homeless, at-risk for homelessness, and other

HOME-ARP qualifying populations.

- Support CACH priority projects through other federal, state and county grant programs including the Veterans Tiny Home Village and other selected projects.

Dauphin County will take additional actions through 2024 as resources and opportunities become available as affordable housing and homelessness are critical emergency-level issues for the county.

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

The County takes the presence of lead-based paint hazards seriously, especially considering the age of the County's housing stock. As part of the county's HOME Rehab program, any house that was built before 1978 has a lead-based paint (LBP) inspection performed on the residence and if necessary, lead-paint abatement is performed. The Housing Rehabilitation Program is utilized as an avenue to mitigate lead-based paint hazards in low- income households and the county anticipates continuing to address LBP on a case-by-case basis as the HOME Rehab program continues. This includes LBP activities that may take place under the Whole-Home Repairs Program. Dauphin County's Lead Based Paint Standards can be found in its HOME Lead Based Paint Policies and Procedures Manual.

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

Through implementation of its housing and community development program Dauphin County expects to reduce the number of families with incomes below the poverty level. Dauphin County has a number of programs that address the needs of households with incomes below the poverty level. Dauphin County supports a number of social service providers that help households with poverty or near poverty level incomes. Some of the Programs and Actions supported by the county include: TANF, Dauphin County Community and Economic Development grants to social service providers including the Local Share Grant Program, implementation of Section 3 Employment and Contracting policies, HACD providing Housing Choice Vouchers, public housing, and transitional housing to families, and the Capitol Coalition on Homelessness which provides emergency and permanent supportive housing.

Specific to the 2024 Action Plan, CDBG/HOME funds are planned to be used for the following efforts that help reduce the number of poverty-level families:

- United Way Ready to Succeed Program provides free preschool education for children from low-income families to close the education gap.
- Housing Authority of Dauphin County's Center for Employment Opportunities Transition Work Crew which provides employment and on-the-job training for reentrants and provides pathways to careers.
- Fair Housing Council Counseling Program which includes eviction prevention, rental dispute mediation, landlord-tenant rights education, and financial literacy counseling to keep families in their homes.
- Salvation Army Steam Rollers Academy provides academic coaching and programming to

students in the Steelton-Highspire School District.

- Catholic Charities mobile Free Walk-In Outpatient Mental Health Clinic to provide free healthcare services to families throughout Dauphin County.
- Greenlight Operation which provides restorative services and housing to victims of human trafficking including trauma therapy, access to medical and dental care, and training to equip each participant to live an independent life.
- Evolve Youth Trades Academy provides trades-based education to students in the Steelton-Highspire School District and connects them to trades-based employment and careers.
- Using HOME Funds to produce new affordable housing, support first-time homebuyers, and rehabilitate homes of low-income owners.
- Using HOME-ARP funds to support affordable housing and supportive services targeted to homeless/at-risk for homelessness populations.

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

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 through its Economic Development Corporation. The EDC and its staff serve as the institutional structure within which both programs are administered.

In 2024, emphasis will be placed on developing additional institutional infrastructure to improve timeliness expenditure of program funds. Namely, the following policy changes will be made to facilitate quicker drawdown of funds:

- Subrecipient agreements will be amended to reduce the maximum grant term from 18 months to 12 months.
- A new clause will be added to subrecipient agreements requiring subrecipients to make their first draw within six (6) months of the agreement date.
- A resolution by Dauphin County Board of Commissioners will be passed concurrently with this action plan authorizing the EDC Executive Director and/or Chairman to execute subrecipient agreements for all projects outlined in the plan. This will reduce the time between approval of the Action Plan and execution of Subrecipient Agreements.

In addition to program changes to improve timeliness, the Dauphin County EDC has also entered into an agreement with Mullin and Longergan Associates to provide general and HOME-ARP technical assistance to improve delivery of the HOME and HOME-ARP programs.

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

## **service agencies**

The County will continue to coordinate with the Housing Authority of the County of Dauphin, Habitat for Humanity, local housing developers, its new CHDO, and CACH to identify opportunities for new housing development. In addition, efforts to increase participation of private landlords, particularly those in higher opportunity neighborhoods will be encouraged by the County and the Housing Authority. Efforts could include coordinating with real estate professionals, property managers, and others involved with rental housing.

The County participates in the Harrisburg/Dauphin County Continuum of Care and will continue to consult with the CoC on homelessness issues including emergency shelter, permanent supportive housing and rapid rehousing activities. The largest gap in the delivery of services to low- moderate-income households is the lack of adequate funding to address the housing and community development needs of the County. The County will provide resources to address a variety of housing and service needs in FY 2024 and as such will continue to coordinate and streamline efforts to ensure efficient, effective service delivery. This includes allocating HOME-ARP resources to improve supportive services, including connecting private and public housing with social service agencies

### **Discussion:**

Through public comment and stakeholder meetings, it is clear that lack of affordable housing and homelessness are *the* critical issues that require substantial resources from both HUD and non-HUD sources. The enormity of the housing and homelessness crisis requires every avenue of support the county can identify.

## Program Specific Requirements

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

#### Introduction:

As a Grantee of HUD funds, Dauphin County enforces a number of specific program requirements consistent with 24 CFR including policies that ensure CDBG and HOME-funded activities meet minimum standards that preserve the intent of the CDBG/HOME program and ensure proper stewardship of HUD funds. These written policies and procedures are available to the public for inspection at the Dauphin County Office of Community and Economic Development.

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

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

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as follows:

On top of direct HOME investments, Dauphin County is utilizing additional resources to promote new housing construction, address homelessness, and provide affordable housing-related services.

**New Housing Construction:** The Dauphin County Affordable Housing Trust Fund is investing over \$500,000 in three additional affordable housing rental developments (Sycamore Homes, Savoy Project, 6th Street Lofts, and Walnut Street Apartments). The Dauphin County Local Share Grant Program is also investing hundreds of thousands in the aforementioned projects. This is in addition to the HOME investment in its CHDO Set-Aside Project.

**First-Time Homebuyer's Program:** The Dauphin County Affordable Housing Trust Fund matches HOME Funds that support the First-Time Homebuyers Program which provides \$3,000 in downpayment assistance to LMI first-time homebuyers.

**HOME Rehabilitation:** Dauphin County continues to utilize Pennsylvania Whole-Home Repairs Program (WHR) funds in 2024 to continue to provide rehabilitation to LMI households. The amount to be used is \$2.4 million.

**Homelessness:** Dauphin County is investing \$2.3 million in HOME-ARP dollars into transitional and affordable rental housing and supportive services for homeless and at-risk-for homelessness individuals. Dauphin County has also invested \$300,000 of local Affordable Housing Trust Fund dollars into the purchase of single-family homes by Affordable Housing Associates of Dauphin County to be used as transitional housing. The first family graduated from the first transitional home in 2023.

**Housing Authority of Dauphin County Landlord Incentive Fund:** The Local Affordable Housing Trust Fund is investing \$60,000 in a new program administered by the Dauphin County Housing Authority to incentivize landlord participation in the Housing Choice Voucher Program.

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

**First-time Home Buyer Program:** The seller must repay the full amount borrowed when the property transfers ownership. This requirement lasts in perpetuity. Homeowners are required to sign a First Time Homebuyer's Agreement outlining the terms of recapture. In no case will recapture amount exceed the net proceeds of sale. Per program guidelines, this recapture is recorded as a lien on the property which is paid off at the time of closing.

**Home Rehab Program:** Per program guidelines, a lien is placed on HOME Rehab participants' property covering the period of affordability depending on amount of HOME funds invested in a unit. Liens are reduced by the following schedule and are paid off at closing if a participant sells their

property.

- First year - 100%
- Second year - 95%
- Third year - 90%
- Fourth year - 85%
- Fifth year - 80%
- Sixth year - 75%
- Seventh year - 70%
- Eighth year - 65%
- Ninth year - 60%
- Tenth year - 55%

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

The resale/recapture guidelines for Dauphin County's HOME Program can be found in HOME Program Guidebook Policies and Procedures Manual. Under Section III 2.b "Qualification of Affordable Homeownership Housing", it states:

*(6) The family who receives assistance to become a homeowner is subject to either resale restrictions or recapture to ensure the property's continued affordability in compliance with Section 92.254(a)(5) of the HOME Final Rule.*

*(7) DCED currently utilizes a policy that requires the recapture of HOME- assistance in the event the homebuyer does not continue to live in the home as their principal residence for the duration of the required affordability period. However, when the only assistance provided is to the developer to assist with construction and/or development costs and there is no direct assistance to the homebuyer, a "resale" requirement must be put in place instead of "recapture".*

*Under Section III 2.c "Enforcement of Affordability in Homeownership Housing, it states:*

*(1) The County places a lien on the deed to the home requiring that the County of DCED be notified and be given a first right of refusal to purchase the home in the event of foreclosure or a loan default prior to foreclosure.*

*(2) If the County repurchases a home previously assisted with HOME and the unit goes into foreclosure, additional HOME funds may be used to keep the unit affordable under certain conditions pursuant to Section 92.254(a)(ii)(9) of the HOME Final Rule. Additional HOME funding may not be used if the mortgage that is in default is a HOME funded mortgage. Total funding for the home (including previously used HOME funds) cannot exceed the maximum HOME investment allowed under 221 (d)(3). HOME funding can be used to assist a new, low-income homebuyer to purchase the*

home. [1]

(3) HOME guidelines require that the County declare whether it will use resale or recapture at the time of the commitment of HOME funds to a project. {Ref. HUD Homefires publication Vol. 5 no.5} Under Section III 7 Recapture of HOME Funds, our policy states:

Recapture of HOME funds is only possible if upon the sale or transfer of an assisted homeowner unit, which is subject to the recapture requirement, there are available funds for recapture after payment of the senior mortgage(s) and payment of required sales expenses, taxes, fees, utilities and other reasonable and legitimate settlement costs.[1] Note: There is no recapture provision allowed for rental housing since any rental housing that does not remain affordable and occupied in compliance with the HOME program requires that all HOME funds provided to assist the property be repaid.

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

The County does not participate in refinancing.

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

Not applicable.

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

Not applicable.

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

Not applicable.