



2024 Annual Action Plan

DRAFT

City of Harrisburg

Department of Building & Housing Development, Bureau of Housing
10 North 2nd Street, Suite 206
Harrisburg, PA 17101

Table of Contents

Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b)	9
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	10
AP-12 Participation – 91.105, 91.200(c)	18
Expected Resources	21
AP-15 Expected Resources – 91.220(c)(1,2)	21
Annual Goals and Objectives	25
AP-20 Annual Goals and Objectives	25
Projects	29
AP-35 Projects – 91.220(d)	29
AP-38 Project Summary	31
AP-50 Geographic Distribution – 91.220(f)	37
Affordable Housing	39
AP-55 Affordable Housing – 91.220(g)	39
AP-60 Public Housing – 91.220(h)	40
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	44
AP-75 Barriers to affordable housing – 91.220(j)	48
AP-85 Other Actions – 91.220(k)	51
Program Specific Requirements	55
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	55

Executive Summary

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

1. Introduction

The City of Harrisburg (the City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local Community Planning and Development (CPD) programs. HUD funds are provided under the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grants (ESG) entitlement programs. All funds are intended to assist low- to moderate-income (LMI) individuals and special needs groups within the City of Harrisburg. The Department of Building and Housing Development (DBHD) is the responsible City department for administering these funds.

As a requirement to receive HUD federal Community Planning and Development funding, the City is required to prepare a Consolidated Plan every five years. This 5-Year 2023-2027 Consolidated Plan identifies the City's priority needs through a community needs assessment and data analysis of the housing market, as well as an extensive citizen participation and stakeholder consultation process. The priority needs of the City are addressed through goals developed in the Strategic Plan.

This program year (PY) 2024 Annual Action Plan (AAP) is the second programming year of the Consolidated Plan. The PY 2024 AAP identifies specific projects and activities the City will undertake to meet the goals that address the housing and community development needs as outlined in the City's ConPlan.

2. Summarize the objectives and outcomes identified in the Plan

The City of Harrisburg has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified six (6) priority needs and associated goals to address these needs. Over the 1-year period of the PY 2024 AAP, the City will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Public Facilities and Infrastructure

Goal: 1A Improve & Expand Public Infrastructure - The City will make public infrastructure improvements or expand infrastructure in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements.

Outcome (1-Yr Goal): Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
Benefit: 5,000 Persons Assisted

Goal: 1B Improve Access to Public Facilities - The City will make public facility improvements in low/mod areas. These may include improvements to neighborhood facilities, parks and recreational facilities, and community centers that serve those with special needs.

Outcome (1-Yr Goal): Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
Benefit: 20,000 Persons Assisted

Priority Need: Public Services

Goal: 2A Public Services - The City will invest in public supportive services that address the needs of low-to moderate-income communities with particular emphasis on children and youth, unemployed and under-employed individuals as well as people with special needs such as the elderly and persons with a disability.

Outcome (1-Yr Goal): Public service activities other than Low/Moderate Income Housing
Benefit: 2,000 Persons Assisted

Priority Need: Removal of Slum and Blight

Goal: 3A Demolition and Blight Removal - The City will fund activities that improve blighted areas through demolition of existing vacant structures that are imminently dangerous or a cause of blight.

Outcome (1-Yr Goal): Buildings Demolished: 4 Buildings

Priority Need: Affordable Housing Development & Preservation

Goal: 4A Rental Housing Development - The City will fund rental housing development activities for low-to moderate-income households. These activities will be carried out by local housing developers under the City housing programs and partner CHDOs.

Outcome (1-Yr Goal): Rental units constructed: 2 Household Housing Unit

Goal: 4B Homeownership Housing Development - The City will fund homeownership opportunities such as new construction of affordable homeowner housing and/or direct financial assistance for eligible first-time homebuyers.

Outcome (1-Yr Goal): Homeowner Housing Added: 2 Household Housing Unit & Homeowner Housing
Rehabilitated: 5 Household Housing Unit

Goal: 4C Owner-Occupied Housing Rehab - The City will fund homeowner housing rehabilitation activities to help preserve the housing stock of low- to moderate-income households. Small grants or loans will be awarded to make repairs for eligible single-family households. The goal will be to bring owner-occupied

residences into compliance with City Building Codes and HUD's Lead Safe Housing Rule throughout the City.

Outcome (1-Yr Goal): Homeowner Housing Rehabilitated: 20 Household Housing Unit

Priority Need: Homelessness and Housing Services

Goal: 5A Reduce Homelessness - The City will continue to fund homeless prevention, street outreach, rapid rehousing rental activities as well as support overnight shelter operations at the local shelter. These activities will be managed by Capital Area Coalition on Homelessness (CACH).

Outcome (1-Yr Goal): Homeless Person Overnight Shelter: 500 Persons Assisted & Homelessness Prevention: 15 Persons Assisted

Priority Need: Section 108 Loan Repayment

Goal: 6A Section 108 Loan Repayment -The City will continue to repay principal and interest on HUD Section 108 loans used for 2000-2003 Capital Corridor infrastructure improvements and the David Dodd project at the corner of Cameron and Herr Street.

Outcome (1-Yr Goal): Other: 1

The City of Harrisburg has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified six (6) priority needs and associated goals to address these needs. Over PY 2024, the City will work to accomplish the following outcomes, which are listed by Priority Need.

3. Evaluation of past performance

The City of Harrisburg, with other public, private, and nonprofit community housing providers and community development service agencies, has made significant contributions to provide safe, decent, and affordable housing, improvements to public facilities and infrastructure, and provide for vital public services in Harrisburg. There has been considerable progress made, however addressing homelessness, continued public improvements in low/mod areas, economic opportunities and the need for more affordable housing remain some of the most prolific issues facing Harrisburg, as documented by the current Consolidated Plan and the most recent PY 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG, HOME, and ESG. The evaluation of the City's performance is summarized in the annual CAPER report. The following is a summary of accomplishments by priority:

Blight and Demolition: Clearance and demolition activities occurred during the program year through the Emergency Demolition program. Four sites are currently being cleared, and the City has allocated more funds to these activities. The removal of abandoned and blighted properties is to ensure safety and create a suitable living environment. The City has successfully achieved its five-year goal for this priority.

Community Development & Public Improvements: Improvements to public facilities had a low/moderate area benefit of 48,220 persons. Public improvements are intended to benefit low/mod tracts that have a population with at least 51% LMI. This goal was met with the improvements to Dauphin County Library's River Front facility to modify and install an elevator to make the building ADA compliant. The City has successfully achieved its five-year goal for this priority.

Affordable Housing Preservation: With CDBG funds, a total of 115 low- and moderate-income (LMI) homeowner households received housing rehab assistance through the LEAD Match Program and the Housing Repair Program. These activities included lead abatement, structural repairs, roofing, and replacement heaters. With HOME funds, the City is working to complete a homebuyer acquisition project with Tri-County HDC Mt. Pleasant and rehab activities through YMCA Home Development. The City anticipates these activities will be completed in the upcoming program year. The City has successfully achieved its five-year goal for this priority.

Public Services: There were an estimated 48,744 LMI persons assisted with vital public services in PY 2022. Service providers assisted with homeless services, youth services, substance abuse services, and case management for employment, housing, and reentry activities following incarceration. Through CDBG-CV funding, the City also provided portable toilets and handwashing stations in homeless encampments located in public areas of Harrisburg. This activity was recorded as an area-wide low/mod benefit, which helped maintain health and safety conditions for the homeless during the pandemic. The City has successfully achieved its five-year goal for public services.

Reduce Homelessness: The City worked with Shalom House and the YWCA to provide shelter services for persons experiencing homelessness in Harrisburg. Shalom House provided emergency shelter services for 87 individuals, and the YWCA provided shelter services for 85 homeless individuals. These accomplishments are now reported in full detail in HUD's ESG Sage annual reporting system. The ESG-CV program reports accomplishments by quarter, which started in 2020, and these are now reported in the quarterly Sage report. Good progress is being made to address homelessness, and the City anticipates meeting its established five-year goal for shelter services.

CARES Act Accomplishments

On March 27, 2020, the Federal Coronavirus Aid, Relief and Economic Security Act (CARES) was signed into law to assist communities in their efforts to prevent, prepare for and respond to the coronavirus COVID-19 pandemic. The CARES Act included supplemental formula allocations to HUD CPD programs, including CDBG and ESG programs for the City of Harrisburg. The additional CARES Act funds were allocated over three rounds during the pandemic and the City received a total of \$1,617,474 for CDBG-CV

and \$1,604,661 for ESG-CV. CV funds were to be utilized as generally guided by eligible uses of funds for each grant. However, funded projects must tie back to activities that prevent, prepare for, and respond to COVID-19 (PPR). CDBG-CV currently funds continued subsistence payment assistance through the CDBG-CV Emergency Rental Assistance program and the Latino Hispanic American Community Center COVID-19 response efforts. The City also funded portable toilets and handwashing stations in homeless encampments located in public areas of Harrisburg. This activity was recorded as an area-wide low/mod benefit, which helped maintain health and safety conditions for the homeless during the pandemic. ESG-CV funded activities include homelessness prevention, rapid rehousing, street outreach, and emergency shelter services for those still impacted by the pandemic.

4. Summary of Citizen Participation Process and consultation process

The City has adopted and follows a Citizen Participation Plan (CPP) to ensure public support for the creation and development of the PY 2024 AAP. The City encouraged a high level of public communication and agency consultation in an effort to engage citizens, public agencies, and non-profit organizations in a positive and collaborative manner, and to identify priority needs. Below is a summary of the efforts made.

PUBLIC COMMENT PERIOD: The City has scheduled a public comment review period from **June 26, 2024 to July 25, 2024** to give the public an opportunity to review and make comments on the draft AAP. The AAP could be viewed at the City's Department of Building & Housing Development at 10 North 2nd Street, Suite 206, Harrisburg, PA 17101, or on the City webpage at: <https://harrisburgpa.gov/building-and-housing/>. Public comments could be sent to email: DBHDPublicComment@harrisburgpa.gov

PUBLIC HEARING: A public hearing will be held on **June 25, 2024 at 6:00 PM** at City Council to present the draft AAP and give the public an opportunity to review and make comments on the draft plan. City Council meetings are held at the MLK Jr. City Government Center located at 10 N. 2nd St. Suite 305, Harrisburg, PA 17101. Please see the City Council webpage for more details on how citizens can participate at: <https://harrisburgpa.gov/city-council/>

The AP-12 Citizen Participation process summarizes citizen participation outreach efforts. Citizen participation outreach documents are attached in the AD-26.

5. Summary of public comments

PUBLIC COMMENT PERIOD:

A summary of comments will be provided after the public comment period.

PUBLIC HEARING:

A summary of comments will be provided after the public hearing.

STAKEHOLDER WORKSHOP: A stakeholder workshop was held to gather input from local nonprofit agencies and other local organizations on Harrisburg's housing and community development priority needs and to present the CDBG application workshop.

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

All comments were welcome. The AP-12 Citizen Participation process summarizes citizen participation outreach efforts.

7. Summary

The PY 2024 AAP is the second year of the 2023-2027 Consolidated Plan and was developed with the input of citizens and community stakeholders. The City anticipates that it will receive \$1,864,530 for CDBG, \$465,930.94 for HOME, and \$165,432 for ESG. The City also expects to generate \$15,000 in program income for CDBG and \$10,000 for HOME through its housing programs.

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	HARRISBURG	Department of Building and Housing Development
HOME Administrator	HARRISBURG	Department of Building and Housing Development
ESG Administrator	HARRISBURG	Department of Building and Housing Development

Table 1 – Responsible Agencies

Narrative

The City of Harrisburg’s Department of Building & Housing Development (DBHD) is the agency responsible for the development of the PY 2024 AAP. DBHD is responsible for the administration of funding and compliance with federal regulations related to the CDBG, HOME, and ESG programs. DBHD contracts with many sub-recipient grantees to implement the various programs outlined in the plan. These organizations are identified through the planning process and in the projects.

Consolidated Plan Public Contact Information

City of Harrisburg
Department of Building & Housing Development
10 North 2nd Street, Suite 206
Harrisburg, PA 17101
Email: DBHDPublicComment@harrisburgpa.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City consulted with numerous organizations, individuals, community groups, stakeholders, and municipal departments when preparing the Consolidated Plan. This helped to identify the needs and goals that formed the activities in the PY 2024 AAP. This section lists the organizations that were consulted in the development of the 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(l))

The City launched an in-depth and collaborative effort to consult with various City departments, the Harrisburg Housing Authority (HHA), community stakeholders, local non-profit service providers, and entitlement program beneficiaries to inform and develop the priorities and strategies contained within the PY 2024 AAP.

Aside from direct citizen participation described in the citizen participation process, DBHD consulted with local housing service providers and community development agencies, including HHA and social service organizations, in order to assess community needs, establish priorities, and identify goals and programs that will address these community needs. The HHA not only plays a large role in providing and managing public housing within the City of Harrisburg, but it also plays a large role in the housing programs covered in this plan and future AAPs. The City remains engaged with the HAA when soliciting input on the needs of LMI residents in need of affordable housing and public housing services. DBHD also solicited input from various community development and social service organizations with an emphasis on those who serve special needs groups such as the homeless populations, children, youth, and seniors.

Throughout the coordination with diverse groups and organizations, several themes emerged that led to the development of the activities the City intends to fund with CDBG, HOME, and ESG. These areas of high need are affordable housing development and preservation, the removal of slum and blight, public facilities and infrastructure improvements in low/mod areas, vital public services that improve the quality of life of LMI residents, and addressing homelessness in the City.

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.

Capital Area Coalition on Homelessness (CACH), whose mission is to educate, mobilize the community, and coordinate services to prevent and reduce homelessness in the Capital Region, has been the planning body for both the County of Dauphin (the County) and the City of Harrisburg. The City has a partnership

with CACH that qualifies their submission to the HUD as a Consolidated Application under the Continuum of Care (CoC) Application. The CoC was awarded funding to provide for emergency shelter, transitional housing, supportive permanent housing, and employment training to serve homeless people in the County.

Because of the high rates of homelessness among individuals with disabilities, substance abuse, mental illness, HIV/AIDS, seniors, and veterans, the CoC and their more than 70 partner agencies serve all of the persons in these categories of need. It also caters to families, families with children, and unaccompanied youth who are homeless or at risk of being homeless. In addition, the CoC conducts an annual Point in Time (PIT) survey counting homeless people in the county. The results indicate the need for affordable housing as well as information on the demographics and circumstances of homeless individuals and families in our communities. Instead of simply providing temporary food and shelter, Harrisburg is focused on tackling the underlying reasons for homelessness, including substance abuse, mental illness, lack of job skills, domestic violence, and child-care issues. The CoC received guidance from HUD Technical Assistance and has established a working committee to ensure compliance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009.

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

CACH is a voluntary collaborative effort to address homelessness in the City and the County. CACH is the lead organization in the area of CoC, which also involves local and state governments, foundations, non-profit organizations, faith-based organizations, and businesses. Major areas of work include the coordination of funding efforts and implementation of policies and programs that align with the Federal Strategic Plan to Prevent and End Homelessness. Performance standards are evaluated through CoC quarterly reports provided to the City. Additionally, the CoC conducts monthly committee meetings and bi-monthly general membership meetings. The homeless service providers use the HMIS and SAGE (Homeless Management Information System) to capture the demographics of the homeless population and City trends. The City works closely with CACH to determine how the City should best use ESG funds to assist in eliminating the challenges of homelessness. CACH is invited annually to attend the CDBG, HOME, and ESG workshop. The City holds meetings with CACH to discuss organizational coordination and funding needs. City staff are members of CACH and sit on CACH committees. CACH has been a past recipient of ESG funding and they continue to consult with the City.

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	Agency/Group/Organization	City of Harrisburg
	Agency/Group/Organization Type	Planning organization Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Harrisburg’s Department of Building & Housing Development (DBHD) is the agency responsible for the development of the plan.
2	Agency/Group/Organization	Capital Area Coalition on Homelessness
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization Continuum of Care Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CACH was invited to attend application workshop. CACH had meetings with City staff to discuss organizational coordination. City staff are members of CACH and sit on committees. The organization annually competes for ESG funding and has been awarded ESG funding in the past. CACH will continue to consult with the City on the homeless needs of individuals and families in Harrisburg.

3	Agency/Group/Organization	DAUPHIN COUNTY
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Natural Hazards Risks Associated With Climate Change
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Natural Hazards Risks Associated With Climate Change
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The City and Dauphin County are engaged with ongoing communication throughout the year involving the housing and community development needs in the City. The County provides emergency management under the Public Safety Department. The City is provided information from the Public Safety Department Hazard Mitigation Plan, which describes specific effects of climate change on vulnerable Harrisburg residents. The plan notes that one of the effects of climate change will be increased risk of structural and infrastructure collapse in the regions vulnerable areas. As noted in the plan, one trigger for structural collapse is a sinkhole. Climatologists expect an increase in annual precipitation amounts, and this increase will coincide with an increased risk in sinkholes in vulnerable areas. As these areas become increasingly developed, the strain on underground aquifers will increase, especially during periods of drought. Precipitation is expected to increase over the next several decades, and even more so during the winter months according to the PA 2018 Department of Environment Protection report. This will pose an even greater threat for sinkholes in developed areas, resulting in a greater risk of structural collapse. Flooding also poses a serious risk to Dauphin County and the City of Harrisburg. Over 94% of municipalities in the state of Pennsylvania have been designated as flood-prone areas because they are located along lakes, rivers, streams, and creeks.</p>

4	Agency/Group/Organization	Dauphin County Library System
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Dauphin County Library System attended the application workshop. City continues to collaborate with the Dauphin County Library System on planning and funding. Libraries offer internet access for all residents 18yrs and over.
5	Agency/Group/Organization	Harrisburg Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing Services - Fair Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The HHA is the local public housing authority in Harrisburg and is engaged with the City on the affordable housing needs of LMI residents in Harrisburg.
6	Agency/Group/Organization	Tri-County HDC
	Agency/Group/Organization Type	Housing Services - Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Tri-County HDC is a Community Housing Development Organization and is engaged with the City on affordable housing development for LMI residents in Harrisburg.</p>
---	---

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

There were no agency types not intentionally consulted and all comments were welcome.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Capital Area Coalition on Homelessness	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic goal to provide client-appropriate housing and supportive service solutions for homeless individuals and families.
HHA Plans	Harrisburg Housing Authority	The Harrisburg Housing Authority owns and operates 9 housing developments which contains 1,725 affordable rental units and administers 990 housing choice vouchers. This effort aligns with the Strategic Plan's goal to provide appropriate housing and supportive service solutions for individuals and families.
CACH Point In Time Survey	Capital Area Coalition on Homelessness	A 24-hour survey on homelessness in the County conducted in the last week of January. This effort aligns with the Strategic Plan's goal to provide client-appropriate housing and supportive service solutions for homeless individuals and families.
Dauphin County Comprehensive Plan	Dauphin County Planning Commission	The Housing Element serves as a policy guide to help the County, which includes the City, meet its existing and future housing needs. Both plans have the goal of creating and preserving affordable housing stock within the City.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
The Regional Growth Management Plan	Tri County Planning Commission	Address population growth, housing development, demands for park and other outdoor recreation opportunities and facilities, and other social and economic trends. This supports the Strategic Plan's goal of creating and preserving affordable housing and enhancing economic development.
Workforce Investment Act Local Plan Program	South Central Workforce Investment Board	This WIB serves an eight county region in south central Pennsylvania (Adams, Dauphin, Cumberland, Franklin, Juniata, Lebanon, Perry and York Counties). This supports the Strategic Plan's goal of enhancing economic development and job creating.
2020 Comprehensive Plan	City of Harrisburg	The City Comprehensive Plan sets forth the framework necessary for orderly growth and development in the City and focuses on land use, community facilities, parks and open spaces, mobility and access, housing, economic development, and energy and utilities. The plan helps to guide the community development and infrastructure needs of the plan.
2023 CEDS of South Central PA	PA Dept. of Community & Economic Development	The 2023 Comprehensive Economic Development Strategy identified four economic development goals that could be coordinated with the Consolidated Plan. There were: 1.) Foster & Maintain an Economically Competitive Region. 2.) Build, Develop, & Maintain the Regional Talent, 3.) Improve & Modernize Infrastructure to Maintain Advantages, and 4.) Enhance & Promote Development of Regional Quality of Life.
Dauphin County 2021 Hazard Mitigation Plan	Dauphin County	The County Hazard Mitigation Plan names a number of man-made and natural disasters and provides a mitigation plan for each. LMI residents in the area are incredibly vulnerable to the risks of climate-based natural hazards and LMI households typically have fewer economic resources and are less able to respond to a disaster without assistance. The plan also describes how climate change effects vulnerability in the region, in particular for areas and persons who are most vulnerable.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City works in cooperation with various public entities, including adjacent units of government and other City departments in the development and implementation of the PY 2024 AAP. The City and

Dauphin County align efforts in preserving the affordable housing stock within the City. The Dauphin County Library branches in Harrisburg play an important role in providing LMI residents with high-speed internet access and access to information, which helps to bridge the digital divide. The City, through its ESG sub-recipient, CACH, coordinates with member public entities and nonprofit agencies through the Continuum of Care network of homeless programs and services. The HHA plays a large role in providing and managing public housing within the City of Harrisburg and also helps coordinate and manage housing programs covered in this plan and future AAPs. The City remains engaged with the HAA when soliciting input on the needs of LMI residents in need of affordable housing and public housing services.

AP-12 Participation – 91.105, 91.200(c)

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

The City’s Department of Building and Housing Development (DBHD) has adopted and follows its HUD approved Citizen Participation Plan (CPP), which adheres to 24 CFR 91.105 to ensure public support in the development of the PY 2024 Annual Action Plan. The CPP helps to guide and encourage a high level of participation from citizens of Harrisburg in the development of HUD CPD programs and plans, in particular from special needs groups such as persons with limited English, the elderly, and persons with a disability.

Citizen outreach efforts made during the development of the plan included a 30-day public comment review period which gave the public an opportunity to review the contents of the plan and provide feedback, and a public hearing which was also held at City Council to give the public and community stakeholders and opportunity to review and make comments on the proposed draft plan. A stakeholder workshop was held to gather input from local nonprofit agencies and other local organizations on the housing and community development priority needs in Harrisburg, as well as to present the CDBG application workshop.

The table below displays the City’s citizen participation outreach efforts and a summary of comments received.

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
1	Public Hearing	Non-targeted/broad community	A public hearing will be held on June 25, 2024 at 6:00 PM at City Council to present the draft 2024 AAP and give the public an opportunity to review and make comments on the draft plan. City Council meetings are held at the MLK Jr. City Government Center located at 10 N. 2nd St. Suite 305, Harrisburg, PA 17101. Please see the City Council webpage for more details of how citizens can participate at: https://harrisburgpa.gov/city-council/	A summary of comments will be included after the public hearing.	All comments are accepted.	https://harrisburgpa.gov/city-council/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Comment Period	Non-targeted/broad community	The City has scheduled a public comment review period from June 26, 2024 to July 25, 2024 to give the public an opportunity to review and make comments on the draft AAP. The AAP could be viewed at the City Department of Building & Housing Development at 10 North 2nd Street, Suite 206 Harrisburg, PA 17101 or on the City webpage at: https://harrisburgpa.gov/building-and-housing/ . Public comments could be sent to email: DBHDPublicComment@harrisburgpa.gov	A summary of comments will be included after the public comment period.	All comments are accepted.	https://harrisburgpa.gov/building-and-housing/
4	Public Comment Period	Non-targeted/broad community Stakeholders	A stakeholder workshop was held to gather input from local nonprofit agencies and other local organizations on the housing and community development priority needs in Harrisburg, as well as to present the CDBG application workshop.	Nonprofit organizations presented their programs. There were no comments made from the public.	All comments were accepted.	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

PY 2024 is the second year of the City's 2023-2027 Consolidated Plan. The City of Harrisburg anticipates it will receive the following entitlement funding: CDBG - \$1,864,530; HOME - \$465,930.94 and ESG - \$165,432. The City also anticipates receiving an estimated \$15,000 in CDBG and \$10,000 in HOME program income during the program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,864,530	15,000	0	1,879,530	5,638,590	PY 2024 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	465,930.94	10,000	0	475,930.94	1,427,793	PY 2024 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation and program income.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	165,432	0	0	165,432	496,296	PY 2024 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation.

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

HUD encourages the recipients of federal funds to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Funds will be considered leveraged if financial commitments toward the costs of a project from a source other than the originating HUD Program are documented. The City’s staff continually identify and explore additional leveraging opportunities.

HOME 25% Match Requirement: The City is exempt from the HOME match requirement. Future programs of new housing development and first-time homebuyer assistance will include matching funds from construction and mortgage loans, and equity where applicable.

ESG 100% Match Requirement: The ESG program requires that grantees match 100% of the funding received from HUD. The City meets this requirement by requiring that its non-profit sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. They are required to provide documentation of the availability of the matching funds as part of monitoring.

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

The City has adopted a Harrisburg Land Bank ordinance, and its mission is to return vacant and underutilized property to productive use through a unified, predictable, and transparent process. The Land Bank will assist in revitalizing neighborhoods, creating socially and economically diverse communities, and strengthening the tax base. The Harrisburg Land Bank will acquire, hold, and transfer interest in real property throughout the City as approved by the Board of Directors for the following purposes:

- To deter the spread of blight;
- To promote redevelopment and reuse of vacant, abandoned, and tax-delinquent properties;
- To support targeted efforts to stabilize neighborhoods; and
- To stimulate residential, commercial, and industrial development.

The latest information about these properties is held at the Land Bank offices.

Discussion

The City of Harrisburg was awarded \$47,073,625 in federal funds in 2021 through the American Rescue Plan Act (ARPA). The Harrisburg City Council and Mayor Wanda R.D. Williams worked together to approve the initial spending of \$31.15 million in ARPA funding in Bill 5 of 2023, which was signed on July 5, 2023. This move moved the federal COVID-19 relief funds one step closer to helping city residents. In addition to COVID relief programs approved by the City Council, funding allocations include \$8 million for affordable housing, \$8 million for public facility improvements, \$5 million for home repairs for low-income residents, and \$1.5 million for ADA-accessible playground equipment. Another \$1.5 million has been set aside for the demolition of dilapidated and abandoned homes, \$1 million for homeless housing programs, \$1 million for the Community Matters grant program, \$1 million allocated for low-income residents to help pay for delinquent trash bills, and \$1 million for the youth development internship program. The remaining ARPA funds will be determined as needs are identified. For more information on the approval of ARPA funds and Bill 5 of 2023 please see the link: <https://harrisburgpa.gov/harrisburg-mayor-williams-council-approve-more-than-31-million-american-rescue-plan-funding/>

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	1A Improve & Expand Public Infrastructure	2023	2027	Non-Housing Community Development	Citywide, Low/Mod	Public Facilities & Infrastructure	CDBG: \$268,554	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	1B Improve Access to Public Facilities	2023	2027	Non-Housing Community Development	Citywide, Low/Mod	Public Facilities & Infrastructure	CDBG: \$268,554	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
3	2A Public Services	2023	2027	Non-Housing Community Development	Citywide, Low/Mod	Public Services	CDBG: \$354,260	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
4	3A Demolition and Blight Removal	2023	2027	Affordable Housing	Citywide, Low/Mod	Removal of Slum and Blight	CDBG: \$298,581	Buildings Demolished: 4 Buildings
5	4A Rental Housing Development	2023	2027	Affordable Housing	Citywide, Low/Mod	Affordable Housing Development & Preservation	HOME: \$237,965.47	Rental units constructed: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	4B Homeownership Housing Development	2023	2027	Affordable Housing	Citywide, Low/Mod	Affordable Housing Development & Preservation	HOME: \$237,965.47	Homeowner Housing Added: 2 Household Housing Unit
7	4C Owner-Occupied Housing Rehab	2023	2027	Affordable Housing	Citywide, Low/Mod	Affordable Housing Development & Preservation	CDBG: \$464,581	Homeowner Housing Rehabilitated: 25 Household Housing Unit
8	5A Reduce Homelessness	2023	2027	Homeless	Citywide, Low/Mod	Homelessness and Housing Services	ESG: \$165,432	Homeless Person Overnight Shelter: 500 Persons Assisted Homelessness Prevention: 15 Persons Assisted
9	6A Section 108 Loan Repayment	2023	2027	Non-Housing Community Development	Citywide, Low/Mod	Section 108 Loan Repayment	CDBG: \$225,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A Improve & Expand Public Infrastructure
	Goal Description	The City will make public infrastructure improvements or expand infrastructure in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements.
2	Goal Name	1B Improve Access to Public Facilities
	Goal Description	The City will make public facility improvements in low/mod areas. These may include improvements to neighborhood facilities, parks and recreational facilities, and community centers that serve those with special needs.
3	Goal Name	2A Public Services
	Goal Description	The City will invest in public supportive services that address the needs of low- to moderate-income communities with particular emphasis on children and youth, unemployed and under-employed individuals as well as people with special needs such as the elderly and persons with a disability.
4	Goal Name	3A Demolition and Blight Removal
	Goal Description	The City will fund activities that improve blighted areas through demolition of existing vacant structures that are imminently dangerous or a cause of blight.
5	Goal Name	4A Rental Housing Development
	Goal Description	The City will fund rental housing development activities for low- to moderate-income households. These activities will be carried out by local housing developers under the City housing programs and partner CHDOs.
6	Goal Name	4B Homeownership Housing Development
	Goal Description	The City will fund homeownership opportunities such as new construction of affordable homeowner housing and/or direct financial assistance for eligible first-time homebuyers.

7	Goal Name	4C Owner-Occupied Housing Rehab
	Goal Description	The City will fund homeowner housing rehabilitation activities to help preserve the housing stock of low- to moderate-income households. Small grants or loans will be awarded to make repairs for eligible single-family households. The goal will be to bring owner-occupied residences into compliance with City Building Codes and HUD's Lead Safe Housing Rule throughout the City.
8	Goal Name	5A Reduce Homelessness
	Goal Description	The City will continue to fund homeless prevention, street outreach, rapid rehousing rental activities as well as support overnight shelter operations at the local shelter. These activities will be managed by Capital Area Coalition on Homelessness (CACH).
9	Goal Name	6A Section 108 Loan Repayment
	Goal Description	The City will continue to make loan repayments of principal and interest for HUD Section 108 loans used for 2000-2003 Capital Corridor infrastructure improvements and the David Dodd project at the corner of Cameron and Herr Street.

Projects

AP-35 Projects – 91.220(d)

Introduction

The PY 2024 Action Plan includes the following CDBG, HOME, and ESG projects and activities that will be carried out during PY 2024. CDBG grant funds have a 20% grant cap for administration and a 15% grant cap for public services. HOME grant funds have a 10% grant cap for administration and 15% of grant funds set-aside for CHDO housing development. The ESG program has a 7.5% grant cap for admin.

Projects

#	Project Name
1	CDBG Administration (2024)
2	CDBG Public Services (2024)
3	CDBG Public Facilities & Infrastructure (2024)
4	CDBG Housing Programs (2024)
5	CDBG Emergency Demolition (2024)
6	CDBG Section 108 Loan Payments (2024)
7	HOME Administration (2024)
8	HOME CHDO Set-Aside 15% (2024)
9	HOME Non-CHDO Housing Development (2024)
10	ESG24-Harrisburg

Table 7 - Project Information

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

The City of Harrisburg identified in its 2023-2027 Consolidated Plan the need for affordable housing for all residents. According to the Needs Assessment (NA) and Market Analysis (MA), cost burden is the biggest housing problem in Harrisburg. The issue affects both owners and renters in the City, particularly extremely low-income and low-income households.

The City of Harrisburg has historic and older homes and there is a high need for rehabilitation work throughout the City to maintain these homes. Over 90% of owner-occupied housing and 85% of renter-occupied housing units were built before 1980. Older homes are more likely to have deferred maintenance and be occupied by lower-income families with limited financial resources, and this is a citywide need that has to be addressed. Older homes built before 1978 pose a higher risk for lead-based paint hazards.

The City has identified public facilities and infrastructure improvements, including—but not limited to—streets, sidewalks, parks, and playgrounds, and assistance with improvements to neighborhood facilities that house nonprofit organizations that work to benefit the community. These activities are funded by CDBG and target low/moderate-income areas.

The City has a need to improve the quality of life for low- to moderate-income individuals and households, and special needs groups with vital supportive public services. These services may include youth programs, senior health and wellness programs, services for persons with a disability, and health services. Public services are funded by CDBG. However, there is a total 15% grant cap allowable for these types of activities.

There is a need to assist persons experiencing homelessness or are at-risk of homelessness. Resources are needed to stabilize housing after individuals or families experience homelessness or a housing crisis. These can be addressed by service providers assisting clients with appropriate housing and supportive service solutions.

Obstacles to addressing underserved needs include limited resources available to fully serve all populations. The City will also need the help of citizens and local stakeholders to identify unmet needs and underserved groups.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	1A Improve & Expand Public Infrastructure 1B Improve Access to Public Facilities 2A Public Services 3A Demolition and Blight Removal 4C Owner-Occupied Housing Rehab 6A Section 108 Loan Repayment
	Needs Addressed	Public Facilities & Infrastructure Public Services Removal of Slum and Blight Affordable Housing Development & Preservation Section 108 Loan Repayment
	Funding	CDBG: \$372,906
	Description	Administration of the CDBG program Citywide in PY 2024.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Administration of the CDBG program.
	2	Project Name
Target Area		Citywide, Low/Mod
Goals Supported		2A Public Services
Needs Addressed		Public Services
Funding		CDBG: \$279,679
Description		CDBG Public Services activities will include services for low- to moderate-income households throughout the City with an emphasis on improving the quality of life for the elderly, children and youth and special needs individuals.
Target Date		9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
	Location Description	Citywide, Low/Mod
	Planned Activities	Planned activities will include funding to provide public services for low- to moderate-income households throughout the City with an emphasis on seniors, children and youth and special needs individuals. Services and service providers will be identified through an RFP process.
3	Project Name	CDBG Public Facilities & Infrastructure (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	1A Improve & Expand Public Infrastructure 1B Improve Access to Public Facilities
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$387,945
	Description	The City will provide for improvements to public facilities and infrastructure through activities that will be carried out in low- to moderate-income neighborhoods throughout the City.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
	Location Description	Citywide, Low/Mod
	Planned Activities	Funding to implement various public improvements to the City including sidewalks and ADA curb cuts, street improvements, park and rec facility improvements as well as improvements to various public facilities throughout the City.
4	Project Name	CDBG Housing Programs (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	4C Owner-Occupied Housing Rehab
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	CDBG: \$390,000

	Description	CDBG housing programs will provide for grant funding for repairs to owner-occupied housing units of low- to moderate-income residents. Funding includes program income of \$15,000.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 20 LMI Household Housing Unit
	Location Description	Citywide, Low/Mod
	Planned Activities	Planned activities will be to provide funding for grants or loans to 20 low- to moderate-income homeowners for repairs to bring single-family, owner-occupied residences into compliance with City Building Codes and HUD’s Lead Safe Housing Rule throughout the City.
5	Project Name	CDBG Emergency Demolition (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	3A Demolition and Blight Removal
	Needs Addressed	Removal of Slum and Blight
	Funding	CDBG: \$224,000
	Description	The City will fund activities that improve blighted areas through demolition of existing vacant structures that are imminently dangerous or are a cause of blight.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Buildings Demolished: 4 Buildings
	Location Description	Citywide, Low/Mod
	Planned Activities	Planned activities will be demolition of sites for the removal of slum and blight.
6	Project Name	CDBG Section 108 Loan Payments (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	6A Section 108 Loan Repayment
	Needs Addressed	Section 108 Loan Repayment

	Funding	CDBG: \$225,000
	Description	The City will make a loan repayment of principal and interest of HUD Section 108 loans used for 2000-2003 Capital Corridor infrastructure improvements and the David Dodd project at the corner of Cameron and Herr Street.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	Citywide, Low/Mod
	Planned Activities	Section 108 Loan Payment
7	Project Name	HOME Administration (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	4A Rental Housing Development 4B Homeownership Housing Development
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$46,593
	Description	Administration of the PY 2024 HOME program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
Planned Activities	Admin of the PY 2024 HOME program.	
8	Project Name	HOME CHDO Set-Aside 15% (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	4A Rental Housing Development 4B Homeownership Housing Development
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$69,890

	Description	The City has set aside 15% of the annual HOME allocation for CHDO affordable housing development activities that will benefit low- to moderate-income households.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 2 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities will include rental housing development through CHDO activities.
9	Project Name	HOME Non-CHDO Housing Development (2024)
	Target Area	Citywide, Low/Mod
	Goals Supported	4B Homeownership Housing Development 4C Owner-Occupied Housing Rehab
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$359,447.94
	Description	The City will fund new opportunities for homeownership and homeowner housing preservation activities for eligible low- to moderate-income households in the City. Funding includes program income of \$10,000.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
	Location Description	Citywide, eligible.
Planned Activities	New affordable homeownership housing opportunities and homeowner housing rehab.	
10	Project Name	ESG24-Harrisburg
	Target Area	Citywide, Low/Mod
	Goals Supported	5A Reduce Homelessness
	Needs Addressed	Homelessness and Housing Services
	Funding	ESG: \$165,432

Description	The ESG 2024 Allocation will be for homeless prevention, rapid re-housing, street outreach, emergency shelter and HMIS support. These activities will be managed by Capital Area Coalition on Homelessness (CACH).
Target Date	9/30/2025
Estimate the number and type of families that will benefit from the proposed activities	An estimated 500 extremely low- to very low-income households with homeless prevention and homeless overnight shelter operations. An estimated 15 households with homeless prevention through rapid rehousing rental activities.
Location Description	Citywide
Planned Activities	ESG planned activities include: Admin for ESG program (7.5%): \$12,407 HMIS support: \$25,000 Emergency Shelter Operations (CACH shelter facilities) and Street Outreach: \$99,259 Rapid Rehousing/Homeless Prevention: \$28,766

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

With the exception of just a few of the City’s block group tracts, all qualify as LMI areas (a population with an LMI population of 51% or more). The City, as a whole, is an LMI area, with 70.84% of the residents classified as low-to moderate-income households. The City of Harrisburg does not allocate funding based solely on geographic requirements. Individuals or households must meet income qualifications in order to receive direct assistance from activities and services in the CDBG program. Direct assistance activities are those such as affordable housing program activities like housing rehab for qualified households or public services targeted towards LMI persons or households.

For eligible activities such as public facilities and infrastructure improvements, the City will target low- to moderate-income identified block group tract areas in need. See below how the City will determine these areas.

Geographic Distribution

Target Area	Percentage of Funds
Citywide, Low/Mod	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is implementing all of its HUD-funded programs across the City based on the needs identified through the planning process, the grant requests of sub-recipients, and residents with the greatest needs.

The City does not allocate funding based solely on geographic requirements, even though a vast majority of areas in the City are low/mod. As mentioned earlier, when planned activities are intended to serve individuals or households directly, they must meet income qualifications, as well as live in Harrisburg, in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an in-take and eligibility status review of the applicant before the activity is initiated.

When the City has identified public facilities and infrastructure improvement activities, the activities will serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible census block group tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are at least 51% low- to moderate-income.

To determine these block group tracts, the City will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible tracts within the

jurisdiction. The identified census block group tracts that are considered low-moderate income can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

As of 2023 LMISD data, all block group tracts within the City, with the exception of four tracts (020100.2, 020900.1, 020900.4, 021700.4), are low/mod block tracts.

Discussion

Geographic Areas Including Areas of Low Income & Minority Concentration

Low-Income Families

A household is considered low-income if it earns less than 80% of the area median income. A Census tract has a concentration of low-income households if the tract median household income is less than 80% of the area median household income. The City's area median income is \$46,654, and low income is estimated at \$37,323. A concentration of low-income tracts is primarily found in the north-central areas, in several of the western tracts along the Susquehanna River, and scattered tracts in the south and southeast areas of the City between Market Street and US-83. The majority of tracts in the City have a concentration of low-income households.

Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the Citywide average. Data was taken from the 2018-2022 ACS.

The citywide rate for Black, non-Hispanic persons is 51.2%, and a tract with a concentration would be 61.2% or more. One tract with a concentration is found between State Street and Market Street (42043021200).

The citywide rate for Asian, non-Hispanic persons was 4.2%, and a tract with a concentration would be 14.2% or more. There are no tracts with a concentration of Asian persons.

The citywide rate for Hispanic persons was 24.7%, and a tract with a concentration would be 34.7% or more. Several tracts had a concentration of Hispanic persons, including 42043021100 along the northeast border of the City and two tracts in the southern part of the City (42043021500 and 42043021400).

There were no other minority groups (racial and ethnic) in Harrisburg, with a concentration of the group living in a census tract.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Harrisburg’s priority is for affordable housing preservation and the development of new housing opportunities for low- to moderate-income residents. This section reports on the affordable housing activities that will be undertaken by the City in PY 2024 with CDBG and HOME funds.

Housing rehab activities will be administered by DBHD staff, and staff will also oversee affordable housing development activities and opportunities for owners and renters. The City has also reserved 15% of HOME funds towards CHDO affordable housing development activities that will benefit low- to moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	29
Special-Needs	0
Total	29

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	29

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

Discussion

CDBG:

Homeowner Housing Rehabilitated: 20 Household Housing Unit

HOME:

Rental units constructed: 2 Household Housing Unit

Homeowner Housing Added: 2 Household Housing Unit

Homeowner Housing Rehabilitated: 5 Household Housing Unit

AP-60 Public Housing – 91.220(h)

Introduction

The Harrisburg Housing Authority (HHA) was established in 1938 and empowered with the responsibility and authority to maintain the Public Housing Program for the City of Harrisburg. HHA's mission is to serve the needs of low-income, very low-income, and extremely low-income households in the City. The organization strives to 1) maintain the availability of decent, safe, and affordable housing in its communities; 2) ensure equal opportunity in housing; 3) promote self-sufficiency and asset development of families and individuals; and 4) improve community quality of life and economic viability.

HHA owns and manages 1,640 public housing units in eight separate communities: three high-rise towers for the elderly and five family communities. Additionally, over 80 scattered-site public housing family units are located throughout the City. The HHA also manages 1,274 Housing Choice Vouchers throughout the area.

HHA is continuing to work to increase housing choices for current and future residents through new construction, substantial rehabilitation, and modernization designed to revitalize HHA public housing developments, replace distressed housing lost to demolition and lack of capital funds, and improve Harrisburg's neighborhoods. The PHA's five-year Capital Fund Program Action Plan identifies plans to continue the development and preservation of its affordable housing stock. They plan to invest in improvements at the William Howard Day Homes, John A. F. Hall Manor, George A. Hoverter Homes, and Lick Tower. HHA also plans to invest in management and operational improvements at Hillside Village, Smith Homes, and Jackson Tower. HHA is identifying partners with the goal of adding more affordable housing to the Scattered Site program and a possible Rental Assistance Demonstration (RAD) conversion and/or LIHTC in order to provide funding for much-needed improvements to the current properties.

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

HHA's 5-year PHA plan addressed the shortage of affordable housing for all eligible populations, including families below 30% AMI and 50% AMI, the elderly, persons with disabilities, and minority groups facing disproportionate needs. The following are strategies and actions the PHA plans to take over the next five years to address the need for more affordable housing.

Actions planned for the PHA to maximize the number of affordable units available:

- Employ effective maintenance/management policies to minimize the number of public housing (PH) units off-line
- Reduce turnover time for vacated units
- Reduce time to renovate units
- Seek replacement of units lost to the inventory through mixed-finance development & Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families

to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program
- Participate in the ConPlan

PHA shall increase the number of affordable units by:

- Applying for additional Section 8 units should they become available, including VASH and Section 811 funding
- Leveraging affordable housing resources through the creation of mixed-finance housing
- Pursuing housing resources other than PH or Section 8

Families at or below 30% of AMI:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in PH and in tenant-based section 8 assistance
- Employing admission preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Ongoing permissive deductions for childcare for older children when a family member works nights; the actual cost of uniforms, tools, or equipment

Families at or below 50% of AMI:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Ongoing permissive deductions for childcare for older children when a family member works nights; the

actual cost of uniforms, tools, or equipment

Elderly:

- PHA shall target properties for conversion to specifically address elderly housing needs
- Shall affirmatively market to local nonprofit agencies that assist the elderly
- Apply for funding dedicated to housing the elderly
- Participate in the development of new housing units

Families w/ Disabilities:

- Carrying out the modifications needed in PH based on the Section 504 Needs Assessment
- Affirmatively market to local nonprofit agencies that assist families with disabilities
- Applying for funding dedicated to housing for disabled individuals

PHA will assist families of races and ethnicities with disproportionate needs by:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Affirmatively further fair housing:

- Counsel & assist Section 8 tenants to locate units outside of areas of poverty/minority concentration
- Market the Section 8 program to owners outside areas of poverty/minority concentrations

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

Each HHA public housing community has a Resident Association. Each Resident Association has a President assigned to represent that community and the Presidents form to create the Resident Council. There are currently three Resident Councils formed and the Presidents of the Councils attend regular meetings and take part in the planning processes for both the Five-Year and the Annual Public Housing Authority Plans that are submitted to HUD. The Resident Relations Department at HHA is partnering with the City-wide Resident Council to institute proactive activities through the councils and management committees.

Three residential initiatives are operated by HHA for its residents:

- HHA provides staff support to the resident organizations;
- HHA coordinates services for elderly and physically/mentally disabled tenants with medical and non-medical issues by having nurses on staff; and
- HHA develops programs to promote self-sufficiency through resident opportunity supportive service grants, a food program for residents, and daycare services through a cooperative agreement with a third party.

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

provided or other assistance

Not applicable. HHA is a “Standard Performer” and not designated as a troubled housing authority.

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

Introduction

The City supports and benefits from efforts to reduce homelessness and to provide services to the homeless population through Capital Area Coalition on Homelessness (CACH). Since 2000, CACH has been the planning body for both the County and the City in order to qualify for HUD CoC funds. In November 2007, the County and the City formally selected CACH as the lead entity for the implementation of "HOME RUN: The Capital Area's 10-Year Plan to End Homelessness." CACH's Blueprint Implementation Team provides a system-wide planning process, coordinates services, improves the efficiency and effectiveness of services, maximizes cost-effectiveness, submits the application for HUD Continuum of Care funding, manages the Homeless Management Information System (HMIS), and other duties as more clearly detailed in "HOME RUN."

CACH submits an annual report to local public officials and the community reporting on their ten-year plan to end homelessness. This annual report is a measurement of the collective success of all the organizations involved in this initiative. CACH has standing committees which work to address the following areas of concern:

- Housing Committee: This committee is charged with preserving existing resources and ensuring the development of new, safe, decent, affordable housing opportunities for all homeless individuals and families.
- Homeless Prevention Committee: The committee is developing short- and long-term strategies to significantly prevent homelessness in our community.
- Planning & Resource Development Committee: Focuses on overall organizational planning and development.
- Public Information and Education Committee: The committee focuses on increasing the community's awareness of homelessness and its devastating effect on individuals and families.
- Coordinate Entry Committee: The committee develops and implements the Coordinated Entry System (CES) for CACH.
- Service Delivery and Data Committee: The committee coordinates and develops partnerships with service providers/agencies to provide an effective system of supportive services to help prevent consumers from becoming homeless and reduce the time they experience 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

The City supports and benefits from efforts to reduce homelessness and provide services to the homeless population through the Capital Area Coalition on Homelessness (CACH). Since 2000, the CACH has been

the planning body for both the County and the City to qualify for HUD CoC funds.

CACH, through Downtown Daily Bread, runs a Drop-in Center for homeless clients. Staff can assess client needs and identify required services to assist in securing permanent housing. A Downtown Daily Bread case worker is available to perform case management services and move targeted populations toward permanent housing, including referral to public housing. Downtown Daily Bread offers additional services such as medical support and screening, assistance with obtaining photo identification, access to public benefits such as social security, and more.

Other agencies that participate in the CoC, including the YWCA, Bethesda Mission, Dauphin County Office of Mental Health/Intellectual Disabilities, Susquehanna Harbor Safe Haven, Isaiah 61 Ministries, and other charitable programs, conduct outreach to homeless people.

Valley Youth House conducts outreach to homeless youth, and Christian Churches United has an outreach worker who targets outreach to chronically homeless people. These agencies conduct regular outreach to homeless people living mostly in the City. Valley Youth House has had success in identifying homeless youth in northern Dauphin County. The agencies are partners of CACH. CACH has additional plans to continue to improve and expand coordinated efforts to reach out to homeless persons in the City, particularly unsheltered populations.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are several organizations and agencies serving the City that provides both emergency shelter and transitional housing. The HELP Office, operated by Christian Churches United (CCU), is the central intake organization for access to emergency shelter services. Emergency services include food referrals, emergency shelter, rent assistance, home heating fuel, PPL assistance, travel and prescription assistance, furniture referrals, and clothing referrals. These services are provided in collaboration with many resources, including churches, foundations, government and private dollars.

Emergency shelters are a vital, first-line resource for addressing homelessness by providing short-term stays to aid individuals and families in becoming stable and developing housing plans and support systems necessary to overcome homelessness. According to the most recent 2023 HUD Housing Inventory County (HIC) report from the HUD Exchange website, there are 6 emergency shelter service providers in the CoC area, with 9 different facilities offering a variety of units for adults only or for families. There are a total of 84 family beds and 110 adult-only beds for a total of 204 year-round emergency shelter beds. There are an additional 65 seasonal beds during the winter months and 10 additional overflow beds for domestic violence needs.

HUD HIC also reports there are 3 transitional housing service providers in the CoC area, with 7 different facilities offering a variety of units for adults only or for families. There are 106 family beds and 35 adult-

only beds, for a total of 141 transitional housing beds.

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

The City provides ESG funding to CACH to implement several policies to assist homeless person's transition to permanent housing and independent living. A portion of ESG funds is used by CACH so that service providers can use the HIMS system to share appropriate information and to screen for required services to assist individuals and families in obtaining permanent housing as quickly as possible while strengthening case management. CACH is constantly making efforts to strengthen partnerships with public housing authorities in order to eliminate barriers and to increase access to subsidized housing for homeless individuals and families such as Shelter Plus Care. The Housing Committee was successful in working with the Housing Authority of Dauphin County to prioritize the placement of homeless people by using its selection preferences for homeless persons in their screening process. The HHA is involved with CACH's efforts. CACH is expanding the involvement of Veterans Administration representatives in local planning for improved use of HUD VASH services. Finally, CACH's Homeless Prevention Committee is working with Dauphin County to review discharge planning agreements with the county prison to ensure appropriate permanent housing for individuals who are at risk of homelessness.

The Coordinated Entry Tool targets chronically homeless individuals and families, families with children, unaccompanied youth, and unsheltered homeless people with disabilities. Homeless veterans and their families are targeted through the Veterans By-Name list. These tools ensure assistance and the transition to permanent housing for these priority groups. The Home Run prioritizes the development and implementation of a Housing First Model in the CoC. Individuals and families in these target homeless groupings are placed in order of length of homelessness and vulnerability into a coordinated entry housing waitlist so that they receive priority consideration for openings. The CoC is reviewing of tool to determine its effectiveness. Case management and supportive housing using a housing first model accompany the housing options that are offered to vulnerable group participants so that they successfully transition to and maintain permanent housing.

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.

Several social service agencies in the City and County provide benefits to very low- and low-income individuals and families to prevent homelessness. These organizations also serve the needs of those who have already become homeless. The City also provides an extensive network and referrals to other government agencies and/or social services when needed.

These organizations provide many services to homeless or at-risk residents, including counseling, case management, life skills training, financial literacy classes, and victim advocacy. These services help residents develop skills and knowledge to transition into permanent supportive housing or independent living and to gain steady employment. The ultimate goal of providing supportive services is self-sufficiency.

CACH has a Homeless Prevention committee, which works on the expansion of the Representative Payee options in the community. The Representative Payee is tasked with keeping vulnerable people in their homes by ensuring their rents are paid. Additional goals for this committee, as identified in the Home Run, are to ensure seamless communication and coordination of outreach with the Case Management Unit and its SOAR program and the Assertive Community Treatment program. Other plans include documenting, disseminating, and promoting the use of best practices in expanding access to employment and employee support systems for people experiencing homelessness. CACH will continue to promote discharge planning agreements with the County jail, behavioral health facilities, and hospitals. Currently, CACH has a partnership through Valley Youth House with Dauphin County Children and Youth, which provides services for adolescents who are leaving the foster care system.

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

Introduction:

The City of Harrisburg seeks a proactive role in promoting affordable housing and residential investment and has implemented a range of public policies that encourage affordable housing opportunities. In 2004, HUD adopted a policy requiring communities to identify and remove regulatory barriers to the provision of affordable housing. The city continues to work toward the removal of all public policies that negatively affect affordable housing and residential investment.

The City's 2023 Analysis of Impediments (AI) to Fair Housing Choice identified 15 impediments, one of which is related to local public policies. Impediment 13 calls out the city's outdated zoning code, which is traditional and creates undesirable, inflexible, and inefficient economic and use segregation in the city.

Each of the other impediments outlined in the AI relates to social and economic factors rather than public policies. However, these impediments are still barriers to affordable housing. The impediments listed are as follows:

1. Low Median Household Income
2. Large Number of Absentee Landlords
3. Adequate Access to Mortgage Counseling
4. Older Housing Stock
5. Deferred Housing Maintenance
6. High Number of Vacant Housing Units
7. Growing Amount of Overcrowded Housing
8. Low Home Values
9. Long Waiting List for Public Housing
10. Limited Property Tax Base
11. Growing and High Percentage of Housing Cost-Burdened Households
12. Limited Demand for Housing Construction and Housing Surplus
13. Outdated Zoning Code
14. Shortage of Beds for the Homeless
15. Reduction of Housing Funds

Low median household incomes in the city limit housing access, particularly for LMI households. Incomes and wages are not keeping pace with rising housing costs and the overall cost of living and homeownership is even more out of reach for many residents. This can often lead to overcrowding, as households are forced to rent or buy units that are smaller than they need, and to long waiting lists for public housing as more residents need support from public housing to afford to live. This also contributes to the growing number of households that are considered to be cost-burdened, meaning they spend more than 30% of their income on housing costs. These impediments can also lead to a shortage of beds for the homeless

as more people are forced into emergency housing crises.

Another major impediment to affordable housing is the older housing stock found throughout the city. More than 90% of units in the city were built before 1980. This leads to many additional impediments, such as deferred maintenance due to increasing costs of repair, lower home values which discourage developers and buyers, and limited demand for new construction. Absentee landlords tend to defer housing maintenance and neglect the needs of residents. Additionally, the city has the highest rental housing vacancy rate in the state due to multiple factors, including a decline in property values and deferred maintenance.

Continued in "Discussion".

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

The City's AI identifies 15 impediments, one of which is related to local public policies. Impediment 13 calls out the city's outdated zoning code, which is traditional and creates undesirable, inflexible, and inefficient economic and use segregation in the city (see list in the above section).

Guided by these actions, the City is developing a multi-prong approach to remove or ameliorate barriers to affordable housing. The approach begins with reviewing and revising the tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, and policies that affect the return on residential investment.

The City also plans to address housing needs through the implementation of the five-year Consolidated Plan. The City will continue to fund programs that increase and preserve existing housing stock quality and value. The City will continue to operate its Code Enforcement program, which seeks to balance affordable housing with public safety through the implementation of programs such as the requirement of inspection when a property is transferred or sold, a rental program requiring inspections of rental housing every three years, and an exterior assessment of properties along Capital Corridors. These initiatives are designed to improve and protect health, safety, and quality of life in the City.

The City will also continue to fund programs that increase and preserve existing housing stock quality and value. The City and Redevelopment Authority will seek to obtain blighted properties for rehabilitation into affordable housing for low-income residents. The City will be exploring creating programs with HOME funds to provide subsidy funding to developers to renovate vacant structures. The City is also exploring programs to assist first-time homebuyers with down payment assistance and closing costs and strategies to increase returns on investments when acquiring and renovating vacant housing units,

especially for extremely low-income households.

Discussion:

Continued from Intro:

There are still barriers to affordable housing, including predatory mortgage lending, which provides low-income households with readily available credit at terms and costs that create a financial burden. The lack of education and information about lending practices, credit use, and other financial literacy skills has disadvantaged low-income households and many first-time buyers. Many households do not avail themselves of available services until they find themselves in foreclosure or unable to make their payments.

The city also has a limited property tax base due to its unique role as the Pennsylvania State Capitol and the Dauphin County seat. An unusually high number of government-owned parcels do not pay property taxes, and local and federal funding for housing-related programs has declined.

DATE ANALYSIS OF IMPEDIMENTS WAS PUBLISHED:

The City's 2023 Analysis of Impediments to Fair Housing Choice identified was completed and published on July 5, 2023.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts to address underserved needs, expand and preserve affordable housing, reduce lead-based paint hazards, and develop institutional structures for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

As documented in the Needs Assessment of the Consolidated Plan, the City faces many significant challenges in meeting the needs of the underserved. In light of these severe challenges, the City is seeking to maximize its use of CDBG and HOME funds toward:

- Funding the renovation of the existing housing stock for low- to moderate-income households;
- Demolishing buildings that present risks to public safety, create blight, and deter economic renewal;
- Support social service agencies that provide critical programming and support for low- to moderate-income individuals; and,
- Work with the business community, state and local governments, higher education, and the non-profit community to advance economic development initiatives and workforce investment.

Actions planned to foster and maintain affordable housing

The City is utilizing most of our HOME funds and a significant amount of CDBG funding to assist existing low- to moderate-income homeowners with maintaining the existing housing stock. All HOME-assisted projects must remain affordable to and occupied by low and/or moderate-income households according to the minimum period of affordability for HOME-assisted units.

The City continues to monitor its past and current sub-recipients to ensure their compliance with the HOME program's long-term affordability requirements.

Additionally, the City will do the following to foster and maintain affordable housing:

- Participate in the Dauphin County First-Time Homebuyer's Program, which provides second or subordinated loans to eligible first-time homebuyers of Dauphin County homes;
- Outreach to City employers and new City hires to encourage the purchase of existing housing units;
- Continue to address predatory Lending by partnering with the Task Force of South Central

- Assembly for Effective Governance;
- Attend City and regional homebuyer expos.

Actions planned to reduce lead-based paint hazards

Historically, the City has been successful in securing grant funding to address lead-based paint hazards in housing units. Since 2003, the City has secured multiple grants from HUD through the Lead Paint Hazard Control Program and through the Pennsylvania Department of Health to implement lead-based paint abatement programs. In addition to remediation activities in hundreds of housing units, the City has implemented education programs for parents, caretakers, and children on the dangers of lead-based paint. The City has also worked closely with a number of community-based organizations that sponsor educational programs, including HHA, YWCA, Capital Area Head Start, and Pinnacle Health, for outreach, education, and testing support. The grant funds have also beneficially impacted the local construction industry.

The City continues to fund multiple homeowner rehab programs that assist existing low- to moderate-income households with home repair programs. Some of these programs also remediate or abate lead-based paint.

In case of identified lead-based paint hazards, the City has qualified professionals in place prepared to perform lead-based paint hazard evaluation, and control intervention work. In case of lead poisoning or elevated blood lead levels in young children, the City will refer families to Hamilton Health Center (HHC). The City has developed a strong partnership with HHC to test children under the age of 6 years for blood lead levels. The City purchased two lead analyzers for HHC's use. HHC is a key partner in addressing lead-based paint hazards with the City.

Actions planned to reduce the number of poverty-level families

The activities in this plan will work directly to reduce poverty and alleviate homelessness in the City. Public service programs are aimed at improving the quality of life for residents, affordable housing preservation programs will help with the rehab of housing and maintain living conditions that help LMI households avoid homelessness. ESG funds will go towards homeless prevention and rapid rehousing activities.

The City is limited in its efforts to reduce the number of households living in poverty due to limited resources and the capacity of the various agencies to address this vast problem. The City is making some progress by implementing various economic development initiatives that encourage local hiring, including training programs to elevate the skills of the workforce and placement services to connect low-income individuals with sustainable wage-paying jobs.

As part of developing a set of economic development incentives, the City will also create strategies and particular economic development actions that relate to evaluating the strengths and weaknesses of the

area economy and the organizational capacity of Harrisburg, the region, and potential partners.

Actions planned to develop institutional structure

The institutional structure for providing affordable housing and meeting community development needs in the City involves many agencies, including the City government, quasi-government agencies, non-profit organizations, and the private sector.

DBHD makes efforts to work closely with all governmental departments. On a federal and state government level, the City leverages other funding sources through the use of HUD funds to promote affordable housing and meet community development needs. At the local level, DBHD coordinates with several City Departments which are linked in a single administrative structure that allows for a more uniform and coordinated approach to redevelopment activities. The City also collaborates with the County and the Tri-County Regional Planning Commission for planning as well as human and homeless services. DBHD staff are connected to numerous boards and committees of non-profit organizations, which provide a broader context for program activities. Finally, the City also coordinates with various neighborhood groups through the development of neighborhood plans and implementation strategies. The City's involvement on all levels of services and offerings allows for improved program coordination, the ability to offer varied activities, and technical expertise.

The Harrisburg Housing Authority (HHA) administers public housing in Harrisburg. It is responsible for all aspects of public housing and for administering the City's Section 8 program. The Mayor appoints HHA's five-member Board of Commissioners. While its day-to-day operations are independent of those of the City government, HHA works closely with DBHD and other agencies to meet the City's low-income housing needs.

A major gap remains in the form of scarce resources and limited staff to effectively operate programs. The City does its best to coordinate with all partners to minimize overlap of missions and facilitate more efficient use of resources. Additionally, the City is attempting to work with financial institutions and lenders to find solutions for providing credit on reasonable terms to Harrisburg's low-income residents.

Another gap is the lack of additional CHDOs in the City. Over the Consolidated Plan period, the City will continue to explore new opportunities to cultivate relationships with CHDOs.

Finally, DBHD is working to enhance its service delivery to residents. We are considering several strategies that will strengthen our service delivery, fiscal oversight, file management, monitoring, and reporting. The City has identified new experienced staff and will continue to recruit new staff with the requisite qualifications to implement these improvements. We have also retained the services of a consulting firm that specializes in community development and the rules and regulations of the various HUD programs

DBHD oversees.

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

The City launched an in-depth and collaborative effort to consult with various City departments, the HHA, community stakeholders, local non-profit service providers, and entitlement program beneficiaries to inform and develop the priorities and strategies contained within the 5-Year Consolidated Plan, which will be carried out in this PY 2024 AAP.

DBHD consulted with public and assisted housing service providers, including HHA and social service organizations, in order to assess community needs, establish priorities, identify goals, and build a foundation for future endeavors. HHA plays a large role in providing and managing housing programs covered by this plan. As a result, DBHD consulted with HHA to solicit input on the needs of residents in public housing complexes throughout the City. DBHD also solicited input from various social service organizations with an emphasis on those who serve homeless populations, children, youth, and seniors.

Throughout the coordination with diverse groups and organizations, several themes emerged that led to the development of the goals and objectives outlined in the plan. Affordable housing for renters and buyers, recreation and after-school programs for children and adolescents, improved parks and playgrounds, homelessness assistance, job training, and employment programs for area residents were identified as current and emerging needs in the City. In addition, the need for continued coordination and collaboration between agencies, local governments, other grantors, other City agencies and the schools was also discussed.

Program Specific Requirements

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

Introduction:

This section describes the program-specific requirements of the CDBG, HOME, and ESG programs. The City anticipates generating an estimated \$15,000 in CDBG and \$10,000 in HOME program income during the program year for its housing programs.

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	15,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	15,000

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.	100.00%

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

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

The City does not use HOME funds in any manner other than those described in Section 92.205. The City's HOME program recapture/resale provision has been uploaded to the AD-26 grantee's unique appendices.

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:

Direct Homeowner Assistance: The City uses its HOME funds to assist low to moderate-income households with homeowner rehabilitation. Homeowners are selected on a first-come, first-served basis. Information on this program is available on the City website and at DBHD offices. Homebuyers provided HOME funds for rehab or down payment and closing cost assistance who transfer ownership of the property during the affordability period are subject to "recapture of net proceeds. The affordability period will be based on the total amount of HOME funds provided. The recapture option can be found at CFR 24 CFR 92.254 (a)(5)(ii)(A)(4), recapture of net proceeds; owner investment returned first.

If the homebuyer **transfers the title** of the property during the affordability period, they will be required to pay the City the total direct HOME assistance provided; the homebuyer will not be required to repay more than the net proceeds of the sale. The term "net proceeds" is defined as the sale price less the balance due on the first mortgage and special liens due; the expenses of sale; and the value of the homebuyer's initial investment in the home (down payment and any capital improvements made by the homeowner). If there are no net proceeds, repayment is not required and the HOME Program requirements are considered to be satisfied. In the event the net proceeds are greater than the remaining balance of the total direct HOME assistance provided, the homebuyer will retain the excess net proceeds.

If the homebuyer **ceases to occupy** the home, leases the home, or converts the home to non-residential use, the full HOME investment in the activity is subject to repayment.

Developer Assistance: The City also uses its HOME funds to assist non-profit, CHDO, and for-profit developers in developing affordable housing for low to moderate-income (below 80% AMI) households. The City selects developers through an RFP process with a committee to review and rank the proposals based on established criteria. Notices of the availability of funds are advertised on the City website, in newspapers, and at DBHD offices. When the City uses HOME funds to assist with the cost of construction of affordable housing units, the City will use the **Resale Restrictions** to ensure

that HOME funds are used to preserve affordability. The affordability period will be based on the total amount of HOME funds used. The homebuyer must sell to another Low-Income homebuyer, with the home being affordable to the new buyer. The new homebuyer may not pay more than 35 percent of gross income for Principal, Interest, Taxes, and Insurance. The City may permit the new homebuyer to assume the City loan and affordability restrictions and not require the repayment of the HOME subsidy. The HOME subsidy would be transferred to the new buyer in the form of a deferred repayment down-payment assistance loan.

If the homebuyer decides to sell the house, they will be allowed a fair return plus any cash down payment and the cost of any capital improvements made to the home by the seller. A fair return is defined as the lesser of a 4% annual appreciation on the original purchase price **OR** the original purchase price of the home as adjusted by the annual average CPI as determined by the U.S. Department of Labor, Bureau of Labor Statistics.

The last recorded purchase price will generally be the minimum restricted price at the time of resale. Neither the minimum nor the maximum restricted resale price is guaranteed to the owner.

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:

When the City decides to use HOME funds to assist a household in the purchase of a unit, the City will use the recapture provision as outlined above. The City will place deed restrictions and long-term affordability mortgage and loan agreements on all properties where the City has invested HOME funds.

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 City will not use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds.

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. The City does not plan to fund TBRA activities with HOME program funds.

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. The City does not plan to fund TBRA activities with HOME program funds.

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).**

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Harrisburg (PJ) pursuant to CFR 24 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However, at this time, there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME funds. HOME funds, however, must target low- to moderate-income households.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City provides its ESG funding to CACH, which is a CoC and has written standards on the use of ESG funds as required by the Hearth Act and the requirements of being a CoC. The City also developed its own ESG Written Standards, which are attached to this document. These standards are also summarized below:

Street Outreach: Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. Eligible costs include engagement, case management, emergency health and mental health services, transportation, and services for special populations. See 24 CFR 576.101.

Emergency Shelter: Renovation, including major rehabilitation or conversion, of a building to serve as an emergency shelter for at least 3 or 10 years. Essential Services, including case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. Shelter Operations, including maintenance, rent, repair, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. See 24 CFR 576.102.

Homelessness Prevention: Housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the individual or family from moving to an emergency shelter, a place not meant for human habitation, or another place described in the homeless definition. See 24 CFR 576.103.

Rapid Re-Housing: Housing relocation and stabilization services and/or short /or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing. See 24 CFR 576.104

Data Collection (HMIS): ESG funds may be used to pay for the costs of participating in and contributing to the HMIS designated by the Continuum of Care for the area. More information about using an HMIS is available on the HMIS page. See 24 CFR 576.107

Administration: Up to 7.5 percent of a recipient's allocation can be used for Administrative activities. These include general management, oversight, and coordination; reporting on the program; the costs of providing training on ESG requirements and attending HUD-sponsored ESG training; and the costs

of preparing and amending the Consolidated Plan, Annual Action Plan, and CAPER.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

CACH serves as the CoC in the region and has developed a Coordination System and Assessment Plan for the benefit of families and individuals experiencing homelessness in the City and the County. The Coordinated Assessment is based on Written Standards for eligibility, prioritization, and outcomes.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City issues a request for local area non-profits, including community and faith-based organizations, to apply for ESG funding. The City conducts two application workshops that provide an overview of the grant programs available, the City's application process, the application materials, and allows for participants to ask any questions they may have. Applicants are required to attend one of the application workshops. After the application due date, DBHD staff review all submitted applications for completeness and then score them using an approved scoring rubric. Applicants must score a minimum of 75 points to be eligible for further consideration. The City then proposes the highest scoring applications to City Council for funding recommendations.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

576.405(a), through its participation and use of ESG funding of CACH programming. CACH is a nonprofit 501(c)3 organization that consists of over 70 organizations, agencies, churches, and other non-profits that mobilize its resources to help individuals and households who are homeless or are dangerously close to becoming homeless. CACH is a HUD Continuum of Care grant recipient.

5. Describe performance standards for evaluating ESG.

The following summarizes CACH's actions to reduce homelessness as detailed in the 10-year plan adopted by CACH and accepted by the City:

- To strengthen the Capital Area Coalition on Homelessness by providing leadership and an organizational structure for the community to implement a coordinated plan utilizing the Housing First Model to end homelessness.
- Continuum-wide coordinated outreach, entry, assessment, and referral system
- Increase and preserve existing affordable housing
- Increase access to and availability of supportive services

- To increase the community’s awareness of homelessness among individuals and families and to generate their support and participation in the unified efforts of the coalition to
- Prevent and end homelessness in our community
- To develop short and long-term strategies to significantly prevent the occurrence of homelessness in our community

The following summarizes CACH’s one-year goals to reduce homelessness adopted by CACH and accepted by the City:

- Facilitate a standing committee on Housing;
- Serve as the local lead agency for PHFA-funded developments;
- Develop a resource plan and instructional materials to engage local funding sources;
- Increase HMIS usage;
- Track unaccompanied children/youth:
- Administer client satisfaction survey;
- Conduct Project Homeless Connect;
- Update its website on services and for greater connectivity;
- Facilitate a standing Prevention Committee;
- Implement a Coordinated Assessment and Homeless resource priority standards; and,
- Review institutional discharge plans to permanent housing.

CACH's one-year goals include the following actions to reduce homelessness:

- Continue the work of the Housing committee;
- Serve as the local lead agency for PHFA-funded developments;
- Develop a resource plan and instructional materials to engage local funding sources;
- Increase HMIS usage;
- Track unaccompanied children/youth; and,
- Update its website on services and for greater connectivity.

The City of Harrisburg has adopted the following ESG performance standards for evaluation the ESG program as a whole and the subrecipients that receive ESG funding through the City:

Emergency Shelter:

- 1) An overall bed utilization rate of 80%.
- 2) The average length of stay of the households served should be no longer than 90 days for those exiting to permanent destinations.
- 3) An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
- 4) An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Rapid Re-Housing:

- 1) An increase in the percentage of discharged households that secured permanent housing at program exit by 10% each year.
- 2) An increase in the percentage of households that gain and/ or increase cash and non-cash income during program enrollment.
- 3) The average length of time from program entry to housing move-in will be 90 days or less.

Homeless Prevention:

- 1) An increase in the percentage of discharged households that maintained permanent housing at program exit by 10% each year.
- 2) An increase in the percentage of households that are gain and/ or increase cash and non-cash income during program enrollment.
- 3) An increase in the percentage of households that are connected to and/ or increase the amount received through mainstream benefits.