

DRAFT



CITY OF LEBANON

2020-2024
CONSOLIDATED PLAN
&
FY 2020 ANNUAL
ACTION PLAN

**FOR SUBMISSION TO HUD FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT**

SHERRY L. CAPELLO, MAYOR

SUBMITTED BY:

**JANELLE MENDOFF
COMMUNITY & ECONOMIC DEVELOPMENT ADMINISTRATOR
CITY OF LEBANON
OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
717-228-4487
JMENDOFF@LEBANONPA.ORG**

**MUNICIPAL BUILDING
400 SOUTH 8TH STREET
LEBANON, PA 17042**

Executive Summary

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

1. Introduction

Each year the U.S. Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the City of Lebanon (City), specifically Community Development Block Grant (CDBG) funds. In order to receive these funds, the City must complete a report every three to five years called the Consolidated Plan. The purpose of the Consolidated Plan is to identify a city or state's housing and community development needs, priorities, goals, and strategies; and to stipulate how funds will be allocated to housing and community development activities over the period of the Consolidated Plan, which in the case of the City is five years.

The City's Community & Economic Development Office was the lead agency in developing the 2020-2024 Consolidated Plan (Plan). The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in May 2012), including the Consolidated Plan template in IDIS (Integrated Disbursement and Information System). Most of the data tables in the Plan are populated with default data from the U.S. Census Bureau, mainly 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the Plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); and consultation with public and private agencies, as well as citizen participation.

The Plan process also included the development of the first-year Action Plan which is the annual plan the City prepares pursuant to the goals outlined in the Plan. The Action Plan details the activities the City will undertake to address the housing and community development needs and local objectives using CDBG funds received during program year 2020.

The Plan is divided into six sections with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections:

- Executive Summary
- Process
- Needs Assessment
- Market Analysis

- Strategic Plan
- Annual Action Plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and non-housing community development. Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. Based on all of these components, housing needs are considered a high priority followed by homelessness and non-housing community development needs.

- Reducing housing blight and deterioration among owner households;
- Increase access to homeownership opportunities for City residents;
- Providing safe and accessible housing; and
- Providing funding for public facilities and improvements.

During the five-year Plan period, the City expects to receive approximately \$600,000 annually in CDBG funding, for a five-year total of \$3 million. CDBG Funds are used by the City for public services, housing activities, infrastructure improvements and administrative costs. The primary objective of the CDBG program is to develop viable urban community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate- income.

3. Evaluation of past performance

The City of Lebanon prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which outlines how the City met the needs and objectives outlined in the 2015-2019 Consolidated Plan and Annual Action Plan. The City made significant progress in meeting its housing and community development goals and priorities. A number of activities stand out as having a positive impact on improving the quality of life for the City's low- and moderate-income residents. The success of these activities was considered in developing the current Consolidated Plan. The City's key accomplishments over the 2015-2019 Consolidated Plan periods include the following:

Street Improvements - \$494,203.79 was invested in CDBG funding to improve streets in low/moderate income census tracts within the City of Lebanon.

Water Main Improvements - \$734,627.00 was invested in CDBG funding to improve/replace water mains on low/moderate income census tracts within the City of Lebanon.

Crime Preventing - \$478,000.00 was invested to cover the salary of Police Officers while patrolling the Northeast sector and central business district of the City of Lebanon. Both areas consist of low/moderate income census tracts.

Code Enforcement - \$380,000.00 was invested to enforce property maintenance and housing codes in Lebanon City's low/moderate income and blighted areas.

Park Improvements - \$80,000.00 was invested in CDBG funds to purchased playground equipment.

The City worked hard to achieve the goals identified in its FY2015-2019 Consolidated Plan which included Affordable Housing and Non-housing Community Development. The City did not meet its goal under the Affordable Housing goals with the number of homes assisted. The City is aware there is a housing need and will work even harder over the next five years to meet the new goals set for in this plan.

In FY2015-2019 the following Affordable housing goals were not met:

First-Time Homebuyers – The City of Lebanon's goal was to assist 20 FTHB's over a five year period. Only Six(6) low/moderate income homebuyers were able to purchase their first home. A total of \$88,098.26 was invested in CDBG funds to assist the homebuyers.

Owner Rehabilitation – The City of Lebanon's goal was to complete 20 owner occupied rehab projects over a five year period. The City was only able to assist ten (10) low/moderate income households to complete emergency rehabilitation to their home. A total of \$103,350.30 was invested in CDBG funds into rehabilitations.

In total, over \$2.3 million have been invested in CDBG funding in low/moderate income areas within the City of Lebanon between FY2015-2019.

4. Summary of citizen participation process and consultation process

Citizen participation plays an integral role throughout the planning and development of the City's Consolidated Plan and Annual Action Plan. The City of Lebanon held multiple public meetings, conducted surveys, met with stakeholders and are currently collecting information from residents to update the City's Analysis of Impediments to Fair Housing.

2020-2024 Consolidated Plan Questionnaires

The City also provided a questionnaire to the community to gain input on community needs and priorities for the 2020-2024 Consolidated Plan. Surveys were mailed on August 20, 2019 and had to be returned by September 30, 2019. The questionnaire reviewed economic development needs, public facility needs, infrastructure improvements, public service needs, community development needs,

assistance to renters, emergency shelter, and permanent housing. Space was also provided for direct feedback.

Public Meeting

The City of Lebanon conducted a public hearing to solicit input into the preparation of the Consolidated Plan and the Action Plan. The meeting was advertised in the Lebanon Daily News and on the City of Lebanon website and Facebook. The first public hearing was held at the City/County Municipal Building on August 22, 2019. The second public hearing will be held at the same location on (DATE). Minutes of the meetings, public hearing notices and citizen comments are included in the appendix of this document.

Update to the City of Lebanon Analysis of Impediments to Fair Housing

The City of Lebanon will be updating the Analysis of Impediments to Fair Housing by the end of the FY 2020. In an effort to gather residents input the City has prepared a survey for residents to complete. The resulting of the survey will serve as another guide for how the City should best address fair housing needs.

5. Summary of public comments

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

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LEBANON	
CDBG Administrator		Community Development
HOME Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Lebanon Community & Economic Development office is responsible for the planning, implementation and reporting of the community development programs in accordance with all federal requirements. The Community & Economic Development Administrator prepares the Consolidated Plan, Annual Action Plan and CAPER documents in consultation with both public and private entities including the Lebanon County offices, nonprofits, service organizations and other local municipalities. The Community and Economic Development Administrator oversee the implementation of federally funded community development programs and projects with the City of Lebanon annually. The City has delegated the responsibility of administering its housing programs to the Lebanon County Redevelopment Authority (Redevelopment Authority).

Consolidated Plan Public Contact Information

Janelle C. Mendoff, Community & Economic Development Administrator

City of Lebanon

400 South 8th Street

Lebanon, PA 17042

(717)228-4487

Fax: (717)228-4487

DRAFT

jmendoff@lebanonpa.org

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

1. Introduction

In addition to community meetings, the City of Lebanon has invited other governmental agencies and nonprofits to provide insight and input into the goals and actions that should be considered in the consolidated planning process. Agencies and nonprofit organizations that serve the City of Lebanon have been contacted to identify specific needs and subsequent actions to address needs.

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

In preparing the ConPlan and the Action Plan, the City consulted with and collected information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Consolidated Plan.

The City also conducted informal consultation and requested the completion of questionnaires from the social service agencies, housing developers, health service agencies, businesses and other City Departments. These conversations and results from the questionnaires were used to develop the Consolidated Plan and contributed to the selection of the overall strategies presented. The City maintains regular contact and receives constant input from the business community through its economic development activities.

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

Planning for assistance for the homeless in the City of Lebanon and Lebanon County is coordinated through the State. The PA Steering Committee on Homelessness (SC) is the lead entity for the COC. In keeping with the COC philosophy, the SC formed four separate regional Continuums of Care. The City of Lebanon is in the Altoona region. Each region formed a Regional Advisory Board (RHAB) comprised of representatives of local entities involved in housing and homeless services.

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

The ESG program is administered through the Pennsylvania Department of Community and Economic Development. The City of Lebanon is not a recipient of ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LEBANON COUNTY HOUSING AND REDEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We discussed the public housing inventory, Section 8 Housing Choice Voucher Program, Housing Authority's plans for public housing development activities, the physical condition of the public housing, the needs of public housing residents and the strategy for improving the management and operation of public housing and for improving the living environmental for the residents.
2	Agency/Group/Organization	LEBANON COUNTY REDEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy 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 consulted with the Redevelopment Authority on the programs that are administered by the RDA on behalf of the City. We also discussed need for additional programs.
3	Agency/Group/Organization	DOMESTIC VIOLENCE INTERVENTION OF LEBANON COUNTY, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Victims of Domestic Violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City discussed with Domestic Violence Intervention their statistics, needs and goals for the future.

4	Agency/Group/Organization	Lebanon Family Health Services
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lebanon and Lebanon Family Health Services discussed the programs they offer residents, their needs and goals for the future.
5	Agency/Group/Organization	Lebanon County Christian Ministries
	Agency/Group/Organization Type	Services - Housing Services-homeless Services- food
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lebanon County Christian Ministries assists people in need of emergency services such as food, clothing and shelter. The City and LCCM discussed the different services that are provided by LCCM, programs that are in the works under the new director and goals for the future.
6	Agency/Group/Organization	HABITAT FOR HUMANITY OF LEBANON COUNTY, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity and the City of Lebanon have partnered on several projects, most recently in 2019. The City discussed future projects with Habitat for Humanity and what their goals were for the future.
7	Agency/Group/Organization	Senior Center of Lebanon Valley, Inc
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Services to Seniors

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Senior Center of Lebanon Valley offers a various programs and activities, access to agency services including Pharmaceutical Assistance (PACE) applications, rent and tax rebates, and fuel assistance and provide hot nutritious meals to senior residents of Lebanon County. We discussed their services, their needs and goals for the future.
8	Agency/Group/Organization	Lebanon Rescue Mission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Food
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lebanon and the Lebanon Rescue Mission discussed the services the Rescue Mission provides Lebanon City residents, their needs and goals for the future.

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

The City made every effort to consult all agency types and did not specifically exclude any particular agency or agency type.

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		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In addition to community meetings, the City of Lebanon invited other governmental agencies and nonprofits to provide insight and input into the goals and actions that should be considered as a result of the Consolidate Planning Process. The City made every effort to consult all agency types and did not specifically exclude any particular agency or agency type. Each agency was surveyed to identify specific needs and subsequent actions to address needs in individual communities.

Consultation with the Lebanon County Housing Authority was made to obtain data on the following:

- Public housing inventory
- Section 8 Housing Choice Voucher Program
- The Housing Authority's plans for public housing development activities.
- The physical condition of the public housing.
- The needs of public housing residents.
- The strategy for improving the management and operation of public housing and for improving the living environment for the residents.

The City of Lebanon also solicited input from social service and homeless agencies providing housing assistance and related services to low-income and moderate-income persons. Interviews were conducted to obtain input.

In agreement with 24 CFR 91.100(4), the City of Lebanon notified the adjacent units of government that it was completing this CP. Copies of the letters are available. The City of Lebanon also sent a letter to the Commonwealth of Pennsylvania, Department of Community and Economic Development.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Section of the Plan provides a summary of the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on 2011-2015 American Community Survey (ACS) Census. Other sources are noted throughout the Plan.

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

Summary of Housing Needs

The data in this section analyze households with housing problems, those experiencing 1) overcrowding; 2) substandard housing; 3) cost burden (paying more than 30 percent of housing income for housing costs); and 4) severe cost burden (spending over 50 percent of household income for housing costs).

The following income categories are used throughout the Plan:

- Extremely low – households with income less than 30 percent of area median income (AMI)
- Very low – households with income between 30 and 50 percent of AMI
- Low – households with income between 51 and 80 percent of AMI
- Moderate – households with income between 81 and 120 percent of AMI
- Above Moderate – households with income above 120 percent of AMI

Based on the data below, there are 25,555 people residing in Lebanon comprising approximately 9,845 households. 25.49% of the total number of households in the City of Lebanon are in the 0-30% HAMFI, 16.96% of the total households are greater than 30-50% HAMFI, 19.65% of the total households are greater than 50-80% HAMFI, 8.22% of the total households are greater than 80-100% of the HAMFI and 29.65% of the total households are greater than 100% of HAMFI. Percentages of households that contain at least one person age 62 or older are highest in the greater than 100% HAMFI category. Percentages of households that contain at least one person age 75 or older are highest in the greater than 50-80% HAMFI category. Small families account for most of the households overall.

Median income increased by 5% from 2009 to 2015.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	25,477	25,555	0%
Households	10,586	9,845	-7%
Median Income	\$32,592.00	\$34,072.00	5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,510	1,670	1,935	810	2,920
Small Family Households	910	455	740	345	1,480
Large Family Households	230	155	240	50	305

DRAFT

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	535	280	355	150	605
Household contains at least one person age 75 or older	350	350	400	55	245
Households with one or more children 6 years old or younger	614	290	365	109	230

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	130	65	10	20	225	0	25	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	20	45	0	65	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	25	55	0	110	0	0	10	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	1,295	230	10	0	1,535	175	35	60	0	270
Housing cost burden greater than 30% of income (and none of the above problems)	260	620	175	25	1,080	150	185	135	4	474

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	105	0	0	0	105	25	0	0	0	25

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,455	335	120	20	1,930	175	65	75	0	315
Having none of four housing problems	590	890	1,045	310	2,835	160	385	695	485	1,725
Household has negative income, but none of the other housing problems	105	0	0	0	105	25	0	0	0	25

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	730	260	75	1,065	50	45	70	165
Large Related	149	80	20	249	49	35	14	98
Elderly	365	240	55	660	180	89	84	353
Other	470	319	35	824	50	80	25	155

DRAFT

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,714	899	185	2,798	329	249	193	771

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	620	115	0	735	50	30	30	110
Large Related	145	0	0	145	45	0	4	49
Elderly	260	105	10	375	65	4	25	94
Other	430	4	0	434	20	25	0	45
Total need by income	1,455	224	10	1,689	180	59	59	298

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	70	45	45	0	160	0	0	10	0	10
Multiple, unrelated family households	0	0	55	0	55	0	0	4	0	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	70	45	100	0	215	0	0	14	0	14

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The City does not have data available to describe the number and type of single person household in need of housing assistance. There is data for small family households, but that does not necessarily mean single person households.

The data above reports the following:

- 3928 households (39.89%) have housing problems.
- 3,120 rental households have a housing problem. Renters make up 79.42% of the 3,928 households with a housing problem.
- 808 owner households have a housing problem. Owners make of 20.57% of the 3,928 households that have a housing problem.
- 315 of the households with any housing problems are low income with annual incomes at or below 80% of MFI. Low income households are most likely to have housing needs issues due to limited resources.
- 1,910 of renter households with any housing problem are low income with annual incomes at or below 80% of the median income.
- 2,798 of renter households are spending 30% of their incomes on housing costs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Domestic Violence Intervention of Lebanon County reported that 106 adults and 45 children received shelter services in 2014 as victims of domestic violence. There is no data available to estimate the number and types of families who are disabled and are in need of housing.

What are the most common housing problems?

The City of Lebanon has an older housing stock that is in need of repairs. Because of the old age of the housing in the City, the owners need assistance with maintenance and upkeep with their units so that they do not deteriorate. Extremely low income households and cost burdened renters need decent

affordable housing. The greatest need is for continued assistance in the form of a subsidy or an affordable unit.

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

The transient population in the City is affected the most by these problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. No data exists that would specifically enumerate or describe the at-risk or formerly homeless population or rapid-rehousing recipients nearing termination within the City.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimate of at-risk populations is available. Stakeholders report at risk populations would include incarcerated individuals released without housing, homeless populations that lack access to critical services, and those with alcohol or other drug addictions that need help dealing with addiction. Low income individuals and families with children who are at imminent risk of either residing in shelters or becoming unsheltered include the working poor who are employed, but living “paycheck to paycheck”. Individuals who are being discharged from institutions such as prisons or mental health facilities are at risk of residing in shelters or becoming unsheltered.

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

As previously noted, the lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. High housing costs, physical deficiencies, unstable neighborhoods and overcrowding all contribute to local homelessness problems.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points more than that of corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Area Median Family Income (HAMFI) levels. Where the HUD table below reports AMI, they refer to HAMFI. Housing problems include the following: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, and cost burden greater than 30%. In general, the percentage of households with a housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,030	345	130
White	1,200	155	40
Black / African American	80	50	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	695	140	90

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,205	465	0
White	610	380	0
Black / African American	100	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	500	85	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	505	1,430	0
White	325	940	0
Black / African American	0	15	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	450	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	49	760	0
White	49	530	0
Black / African American	0	15	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	215	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

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

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The tables below indicate, by income level and race or ethnicity, the number of households experiencing one or more of the following four severe housing problems: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%. The subsequent table reflects, by percentage, the number of households within income and racial and ethnic groups which experience one or more housing problems as compared to the population as a whole, indicating where a disproportionately greater need exists.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,630	750	130
White	975	385	40
Black / African American	55	75	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	550	284	90

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	400	1,275	0
White	195	795	0
Black / African American	50	50	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	430	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	195	1,740	0
White	70	1,190	0
Black / African American	0	15	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	125	500	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20	795	0
White	20	560	0
Black / African American	0	15	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	215	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points more than that of corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Area Median Family Income (HAMFI) levels. Where the HUD table below report AMI, they refer to HAMFI. Housing problems include: lacks complete kitchen facilities, lacks complete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Under HUD's definition, a disproportionately greater housing need exists when a racial or ethnic group experiences housing problems at a rate over 10 percentage points higher than that of a corresponding income level as a whole. Cost burdened is defined as paying 30-50% of the household income for housing, and severely cost burdened is defined as paying greater than 50% of household income for housing. The table below summarizes the percentage of each racial/ethnic group experiencing cost burden by HUD Area Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI.

Based on the table below, housing cost burden is greatest among white households in all categories.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,035	1,695	1,985	130
White	4,205	1,050	1,185	40
Black / African American	185	75	80	0
Asian	25	0	0	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,600	570	670	90

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The total number of people in the City who are faced with a housing cost burden is 9,715, 38.01% of the City's total population.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems within the Consortium varies primarily by income level and also by tenure. As shown on the previous tables on disproportionately, the following groups within an income tier and race/ethnicity category experienced problems at a rate.

For both white and Hispanic individuals, 93.75% of the total of those facing cost burden in all categories are in the less than 30% of the median income.

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

The needs are to reduce the cost burden by providing affordable housing to the very low and low income persons.

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

The highest concentration of low/mod income residents (71.68%) is located in Census Tract 3. Census Tract 5 has the lowest concentration of low/mod income residents (44.18%). Racial and ethnic groups are not concentrated in a specific neighborhood in the City.

NA-35 Public Housing – 91.205(b)

Introduction

The following provides a review of the assisted rental housing in the City of Lebanon. Assisted rental housing includes public housing units owned and managed by a public housing agency. Assisted rental housing also describes the Section 8 Public Housing Choice Voucher Program as administered by the public housing agency.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	399	469	0	437	32	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	16,826	11,353	0	11,405	10,644	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	7	5	0	6	1	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	143	85	0	84	1	0
# of Disabled Families	0	0	82	170	0	162	8	0
# of Families requesting accessibility features	0	0	399	469	0	437	32	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	380	417	0	405	12	0	0
Black/African American	0	0	15	49	0	30	19	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	2	1	0	1	0	0	0
American Indian/Alaska Native	0	0	2	2	0	1	1	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	185	243	0	241	2	0	0
Not Hispanic	0	0	214	226	0	196	30	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Lebanon Housing Authority (LHA) owns and manages 425 assisted rental housing units in Lebanon County. LHA is the largest provider of assisted housing in the City of Lebanon. The Board of LHA is appointed by the County Commissioners. LHA plays an important role in maintaining and managing housing for low income households in the City of Lebanon. LHA's mission is directed primarily to extremely low income renter households consisting of those with incomes between 0 and 30 percent of median income. LHA's housing program serves as the major source of housing for extremely low income households in the City of Lebanon. LHA's housing in the city includes 155 units (36.5 percent) available to the elderly, 257 units (60.5 percent) for family households, and 13 units (3.1) that are accessible.

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

The public housing waiting lists are open, divided by unit size and are currently as follows.

1 bedroom – 1242

2 bedroom – 1856

3 bedroom – 1499

4 bedroom – 235

5 bedroom – 42

As far as wait times, when a 2 or 3 bedroom unit becomes available, the occupancy office is interviewing candidates who applied in 2011. The LHA estimates the average time on the waiting list to be between 1.5 and 3 years.

The Section 8 waiting list has been closed for more than 3 years, but may be reopened at some point this year. The Section 8 waiting list was recently reduced from over 2600 applicants to slightly under 500.

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

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Strategy, goals and actions steps for ending chronic homelessness in the Northeast COC are formulated on the State level.

The Altoona/Central PA Regional Homeless Advisory Board (RHAB) has representation from 21 participating counties. It identifies regional and local homeless issues, coordinates regional planning for projects, identifies regional housing gaps, needs, strategies and priorities. The RHAB provides input and feedback to the PA Steering Committee on Homelessness on policies, priorities and issues of statewide significance.

The PA Homeless Steering Committee has representatives from all of the COC's, key state agencies and homeless stakeholders. It identifies and addresses policy issues, sets state priorities, ensures coordination among public and private agencies and maximizes the use of mainstream and state resources.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

People without adequate and stable income will be continually at risk of a housing crisis. Children in single parent households are at risk of experiencing a housing crisis if they are poor. Cost burden, particularly among households whose income is less than 80% of MFI, is a concern. Others who are vulnerable to residing in a shelter or on the street, and are at risk of becoming homeless include the following: persons leaving institutions, households with income less than 30% of MFI, victims of domestic violence, special needs populations, people who are doubling up, which is often identified by overcrowding and large families who are low income.

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

There is no data available on homelessness by racial and ethnic group available for the City of Lebanon or Lebanon County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

The homeless population in the City of Lebanon and Lebanon County are often unseen on the streets. Barriers to permanent housing include records of eviction, criminal records or being in recovery from drug and/or alcohol addiction. Problems have been due to significant funding cuts to mental

health providers. Persons leaving the prison system often have a difficult time finding housing. Offenders do not have access to public housing and it is difficult to find private employment.

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

Introduction:

In the City of Lebanon, persons who are not homeless but require supportive housing include: elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or other drug addiction; persons with HIV/AIDS and their families; victims of domestic violence, dating violence, sexual assault, and stalking; residents within the refugee community; and youth and young adults. With potential overlap between each special population and the homeless populations, it is essential to address the special needs characteristics in the City.

Describe the characteristics of special needs populations in your community:

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

The Lebanon County Department of Mental Health employs a Local Housing Options Terms (LHOT) Coordinator. Finding suitable housing for persons with mental illness through working with local apartment owners and managers is a large part of the job. Developing new housing opportunities is a large part of the job. There is a need for additional federal rental assistance. SSI Payments fall short of providing any sort of housing accommodations.

Developmental and Disability Services of Lebanon County, Area Agency on Aging, and Quest are agencies that deal with the special needs population and offer information on housing and/or supportive services.

The special needs populations in Lebanon include adults with disabilities, people over the age of 62, victims of family violence, individuals with drug and alcohol addiction and individuals with AIDS. The needs of these populations are determined by the County agencies that provide services to those populations:

The Lebanon County MH/ID/EI Program provides services to Lebanon County residents who have certain mental health diagnoses, a diagnosis of intellectual disability, or to children from birth up to the age of three who have a developmental delay or are at risk for a developmental delay. Through case management, MH/ID/EI provides intake, assessment, and coordination of the following services: outpatient psychotherapy, psychiatric and psychological evaluation, medication monitoring, residential programs for individuals with intellectual disabilities, vocational and social rehabilitation, short-term

inpatient, partial hospitalization, early intervention services (birth to three years) and 24-hour emergency services.

Lebanon County Commission on Drug and Alcohol Abuse (LCCDAA) was established to provide drug and alcohol services to people in Lebanon County. LCCDAA is the overall agency for planning services to prevent, intervene, and treat substance abuse problems through contracts with private providers. LCCDAA finances education and information services to all Lebanon County residents. In addition, LCCDAA finances treatment for eligible uninsured, low-income residents of Lebanon County through licensed professional providers, including: Outpatient Counseling, Partial Hospitalization, Detoxification, Rehabilitation, Halfway House, Specialized services for Pregnant Women and Women with Children. LCCDAA also provides both Care and Case Management Services for consumers of drug and alcohol treatment.

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

In Pennsylvania, AIDS is a reportable condition. The Pennsylvania Department of Health maintains a registry of reported cases.

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

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

The City has identified the following community development needs:

Public Facilities

- Park and Recreation Facilities
- Parking Facilities
- ADA Accessibility
- Historic Preservation

Code Enforcement

- Perform inspections in blighted areas, which are often low/moderate income areas. This activity will help to arrest decline and complements other activities aimed at achieving the same objectives.

Blight Elimination

- Blight elimination on a spot basis to remove conditions detrimental to public health and safety when a property owner will not take responsibility for removing the hazards. Municipal liens are placed against the property.

Urban Revitalization and Economic Development

- Rehabilitation of publicly and privately owner commercial and industrial facilities.
- Economic development assistance to businesses to expand and locate in the City of Lebanon.

City staff, elected officials and residents helped to identify and prioritize the City’s public facility’s needs.

How were these needs determined?

The City of Lebanon facilitated a series of stakeholder interviews and suveys which requested feedback on needs across the community.

Describe the jurisdiction’s need for Public Improvements:

Infrastructure

- Water and sewer infrastructure improvements
- Street and sidewalk improvements

How were these needs determined?

Lebanon’s infrastructure is dated. Maintaining and improving infrastructure is vital for long term viability of the City. The need for public improvements in the City is determined by City staff and other interested parties.

Describe the jurisdiction’s need for Public Services:

Public Services

- Crime Prevention and awareness
- Supportive services to social services and non-profit organizations, including, but not limited to youth, child care, and health service providers

How were these needs determined?

The needs were determined by surveys and interviews with social service agencies.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,205	29%
1-unit, attached structure	3,435	32%
2-4 units	2,285	21%
5-19 units	1,220	11%
20 or more units	705	6%
Mobile Home, boat, RV, van, etc	25	0%
Total	10,875	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	445	8%
1 bedroom	90	2%	1,870	33%
2 bedrooms	920	22%	1,740	31%
3 or more bedrooms	3,165	76%	1,615	29%
Total	4,175	100%	5,670	101%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

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

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

Describe the need for specific types of housing:

Discussion

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

Introduction

The American Community Survey (ACS) reported that the median value of an owner occupied unit in the City of Lebanon was \$84,600 in 2009. The median value of housing in the City increase 4% to \$88,100 in 2015.

The ACS provides information regarding gross rent, which is the contract rent plus the estimated average monthly cost of utilities and fuels. City-wide, in 2015, the median gross rent was \$553. The median gross rent increased by 25% from 2000, when the median gross was \$443 per month.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	84,600	88,100	4%
Median Contract Rent	443	553	25%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,040	36.0%
\$500-999	3,460	61.1%
\$1,000-1,499	140	2.5%
\$1,500-1,999	30	0.5%
\$2,000 or more	0	0.0%
Total	5,670	100.1%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	555	No Data
50% HAMFI	2,175	725
80% HAMFI	4,365	1,545
100% HAMFI	No Data	2,070
Total	7,095	4,340

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Due to the age of the housing stock in the City it is important to renovate the existing housing stock to have a sufficient level.

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

It is anticipated that homes values and rents will continue to increase slightly.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contact rent is \$553, significantly lower than the HOME rents/Fair Market rents.

Discussion

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

Introduction

Definitions

The definitions of living units that are of “Standard Condition” or “Substandard Condition but suitable for Rehabilitation” are:

- Standard Condition - A unit that meets Section 8 Housing Quality Standards as established and published at 24CFR 887.21.
- Substandard Condition but Suitable for Rehabilitation - A unit that would not currently meet Section 8 Quality Standards, but could be brought into compliance with local codes for less than the replacement cost.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	820	20%	2,825	50%
With two selected Conditions	25	1%	140	2%
With three selected Conditions	0	0%	105	2%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,330	80%	2,600	46%
Total	4,175	101%	5,670	100%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	75	2%	190	3%
1980-1999	210	5%	900	16%
1950-1979	1,140	27%	1,880	33%
Before 1950	2,750	66%	2,700	48%
Total	4,175	100%	5,670	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,890	93%	4,580	81%
Housing Units build before 1980 with children present	300	7%	60	1%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

While there are units that are not feasible for rehabilitation, much of the house stock can be maintained and made habitable through rehabilitation. It is imperative that the City continue with preserving and upgrading its housing stock to provide safe, decent and affordable housing for its residents. Housing rehabilitation stabilizes neighborhoods, eliminates blighting influences and preserves the City of Lebanon's tax base. Because a large majority of housing in Lebanon City was built prior to 1980, there is a strong likelihood that the condition of housing is in need of rehabilitation.

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

There are 9,618 housing units in the City that were built before 1980. It is estimated that approximately half of the units are occupied by low and moderate income persons or families.

Discussion

The City of Lebanon is currently under the process of completing a blight inventory. In addition, the City of Lebanon and the Lebanon County Redevelopment Authority also plan on addressing vacant and blighted properties through the City of Lebanon Land Bank.

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

Introduction

Public housing in the City of Lebanon is managed by the Lebanon County Housing Authority. Lebanon County Commissioners appoint all board members. The housing authority received federal funds to modernize and repair those units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			405	740			645	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

The 405 units of LHA’s public housing developments are in good condition and in need of minor rehabilitation.

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

The Lebanon County Housing Authority will continue to address renovation projects at the public housing sites to improve the quality of life of the tenants.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Within Lebanon County there is a comprehensive range of services available to assist the homeless. Because the City of Lebanon is the only urbanized community in the County, the services are concentrated in the City. The following provides a review of the facilities and services, the planning process for the facilities and services and coordination of delivery of facilities and services.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	46	0	29	0	0
Households with Only Adults	50	0	0	0	0
Chronically Homeless Households	50	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The larger population of homeless people in the City of Lebanon does not meet HUD's definition of chronically homeless. The City is combating chronic homelessness by supporting the emergency shelters, transitional housing facilities, and permanent housing facilities. Wrap around social services provided by these and other organizations help to break the cycle of chronic homelessness.

Homeless prevention services are administered by a combination of public and private agencies. Rental Assistance funds are available through the County's Housing Resource Assistance Program (HARP) administered by the Lebanon County CAP Agency. The Pennsylvania Housing Finance Agency provides funds for foreclosure abatement through its Homeowner's Emergency Mortgage Assistance Program (HEMAP). The Lebanon County Christian Ministries administers the state funded Low Income Energy Assistance Program (LIHEAP) which provides assistance with energy bills.

The Lebanon County Coalition to End Homelessness is made up of various organization representatives throughout Lebanon County to help provide needed services as well.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of facilities who serve homelessness:

Agape Family Shelter – five families with five adults and 9 children. Two families are on the waiting list.

Domestic Violence Intervention of Lebanon County – four families with four adults and six children.

Housing Assistance Resource Program – four families with six adults and ten children.

HOPES Homeless Resource Center – 143 individuals with emergency shelter.

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

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs of special populations are often handled by agencies that serve the specific populations. Some of the agencies are Lebanon County CAP agency, Lebanon County Christian Ministries, Jubilee Ministries, Hope Resource Center, Lebanon County MH/ID/EI Program, VA Medical Center, Lebanon Rescue Mission, Domestic Violence Intervention of Lebanon County and the Agape Family Shelter are some of the agencies that serve a specific population.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Lebanon County Redevelopment Authority will continue its handicapped accessible program that assists physically disabled persons. The program is called the Access Program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers to affordable housing are varied. There are developmental barriers that include land acquisition costs, construction costs and permits fees. Land use barriers such as minimum lot sizes and other dimensional requirements effect density and can create a situation that makes affordable housing development uneconomical. The City of Lebanon requires Zoning Hearing Board approval for variances, conditional uses and special exceptions, which can result in timing delays and additional engineering and design costs.

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

Introduction

The Grow Lebanon 2020 Plan is a product of considerable research and stakeholder engagement. The process began in the fall of 2014 with a “kick off” meeting and site visit. The Fourth Economy Team joined with City officials and staff to tour the City’s neighborhoods, parks, development areas and central business district. Previous planning documents and other background literature were assembled and reviewed by the consulting team. Several focus group meetings took place with industry representatives, developers, education officials and economic development organizations. A community survey was also administered, allowing for broader feedback from the residency-at-large while numerous phone interviews rounded out the data collection process. Fourth Economy and Civitas Consultants prepared summary finding memos at regular intervals throughout the process along with formal statistical reports that included an economic structure analysis and business improvement district strategy report. Portions of the economic structure analysis are summarized in the City of Lebanon Economic Development Strategic Plan. Development of this plan resulted in a solid understanding of the challenges, market conditions, opportunities and priorities that shaped the formation of the economic growth for the City of Lebanon.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	66	0	1	0	-1
Arts, Entertainment, Accommodations	1,265	617	14	10	-4
Construction	328	116	4	2	-2
Education and Health Care Services	1,907	1,700	21	27	6
Finance, Insurance, and Real Estate	398	408	4	6	2
Information	151	288	2	5	3
Manufacturing	1,915	849	21	13	-8
Other Services	284	428	3	7	4
Professional, Scientific, Management Services	489	460	5	7	2
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	1,180	1,107	13	18	5
Transportation and Warehousing	820	92	9	1	-8
Wholesale Trade	424	224	5	4	-1
Total	9,227	6,289	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	12,400
Civilian Employed Population 16 years and over	10,595
Unemployment Rate	14.56
Unemployment Rate for Ages 16-24	34.27
Unemployment Rate for Ages 25-65	9.87

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	945
Farming, fisheries and forestry occupations	505
Service	1,655
Sales and office	2,195
Construction, extraction, maintenance and repair	765
Production, transportation and material moving	1,160

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	7,725	76%
30-59 Minutes	2,165	21%
60 or More Minutes	340	3%
Total	10,230	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,740	325	1,115
High school graduate (includes equivalency)	3,745	410	1,265
Some college or Associate's degree	1,890	430	505

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	1,040	90	160

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	24	280	270	555	415
9th to 12th grade, no diploma	470	410	665	995	575
High school graduate, GED, or alternative	1,185	1,305	1,110	3,000	1,665
Some college, no degree	700	870	435	785	190
Associate's degree	95	145	195	400	80
Bachelor's degree	165	190	295	290	265
Graduate or professional degree	0	140	88	290	160

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,488
High school graduate (includes equivalency)	26,042
Some college or Associate's degree	31,610
Bachelor's degree	44,063
Graduate or professional degree	52,321

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Manufacturing, education and health care services, retail trade, arts, entertainment accommodations are the major sections within the City.

Describe the workforce and infrastructure needs of the business community:

The City of Lebanon has partnered with Lebanon School District, Lebanon County Career and Technology Center, Harrisburg Area Community College, Lebanon Valley College, Lebanon Valley Economic Development Corporation and the Lebanon Valley Chamber of Commerce on workforce development and the needs in Lebanon County. They have determined skilled jobs where training is needed and which school is best to offer the training needed.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Lebanon completed the City's Economic Development Strategic Plan in May 2015. With the completion of the plan the Mayor made economic development a major focus for the City of Lebanon.

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

The workforce alliance has determined that there is a need for more skilled labor in the current workforce. They are working with the education institutions to provide opportunities for training and education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Lebanon has partnered with Lebanon School District, Lebanon County Career and Technology Center, Harrisburg Area Community College, Lebanon Valley College, Lebanon Valley Economic Development Corporation and the Lebanon Valley Chamber of Commerce on workforce development and the needs in Lebanon County. They have determined skilled jobs where training is needed and which school is best to offer the training needed.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City defines a concentration as any area having greater than 30% of households with multiple housing problems as indicated by the CHAS data provided by HUD.

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

There are not real areas in the jurisdiction where racial or ethnic minorities are concentrated. There is a higher concentration of low/moderate income persons in the City's Northwest quadrant of the City, which would be in Census Tract 3.

A concentration is defined as areas of racial or ethnic concentration as geographical areas where the percentage of racial or ethnic minorities is 10 percentage points higher than the City's percentage.

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

In this area there is older housing stock, which consists of row homes.

Are there any community assets in these areas/neighborhoods?

Yes, there are community assets just as parks, playgrounds and schools.

Are there other strategic opportunities in any of these areas?

There are sites for economic development and possible job creation. There are also two sites that are designated as KOZ sites by the Commonwealth of Pennsylvania.

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

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

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

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

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

The City of Lebanon will continue its testing and reduction activities and strategies as part of its housing rehabilitation program. The City follows HUD regulations and testing has been contracted to a certified lead based paint inspection firm.

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

The guidelines for the City's Housing Rehabilitation Program comply with the lead based paint hazards at 24CFR Part 35. Lead-based paint hazard control is an eligible rehabilitation activity funded by the Housing Rehabilitation Program. While there are local contractors who are certified to undertake work involving lead hazard control, the availability of contractors is limited.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

During 2020-2024, the City of Lebanon will direct approximately 3 million in CDBG funding to address the needs of affordable housing, public improvements and infrastructure, housing services, and economic development through City revitalization. The City of Lebanon Community & Economic Development office is responsible to coordinate, support, and implement planning programs and development projects that improve the quality of life for City residents, businesses, and visitors. The City of Lebanon completes a Consolidated Plan and Strategic Plan every five years to identify housing and community development priorities. The City's goal is to align and focus funding from the U.S. Department of Housing and Urban Development Community Planning and Development (CPD) formula block grant programs.

In accomplishing this task, the City assessed its affordable housing and community development needs and market conditions through careful analysis of data derived from the US Census and American Community Survey in order to ensure that data-driven, placed-based investment decisions form the foundation of the City's CDBG investment strategies.

The Strategic Plan provides an analysis of geographic priorities and priority needs. It examines the influence of market conditions and anticipates resources needed to ensure decent, safe and sanitary housing. The plan sets out broad goals for improvements, examines the barriers to affordable housing, offers plans to reduce those barriers where possible, plans to improve the City's blight, and ensure that public funds are used efficiently and effectively in Lebanon City.

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

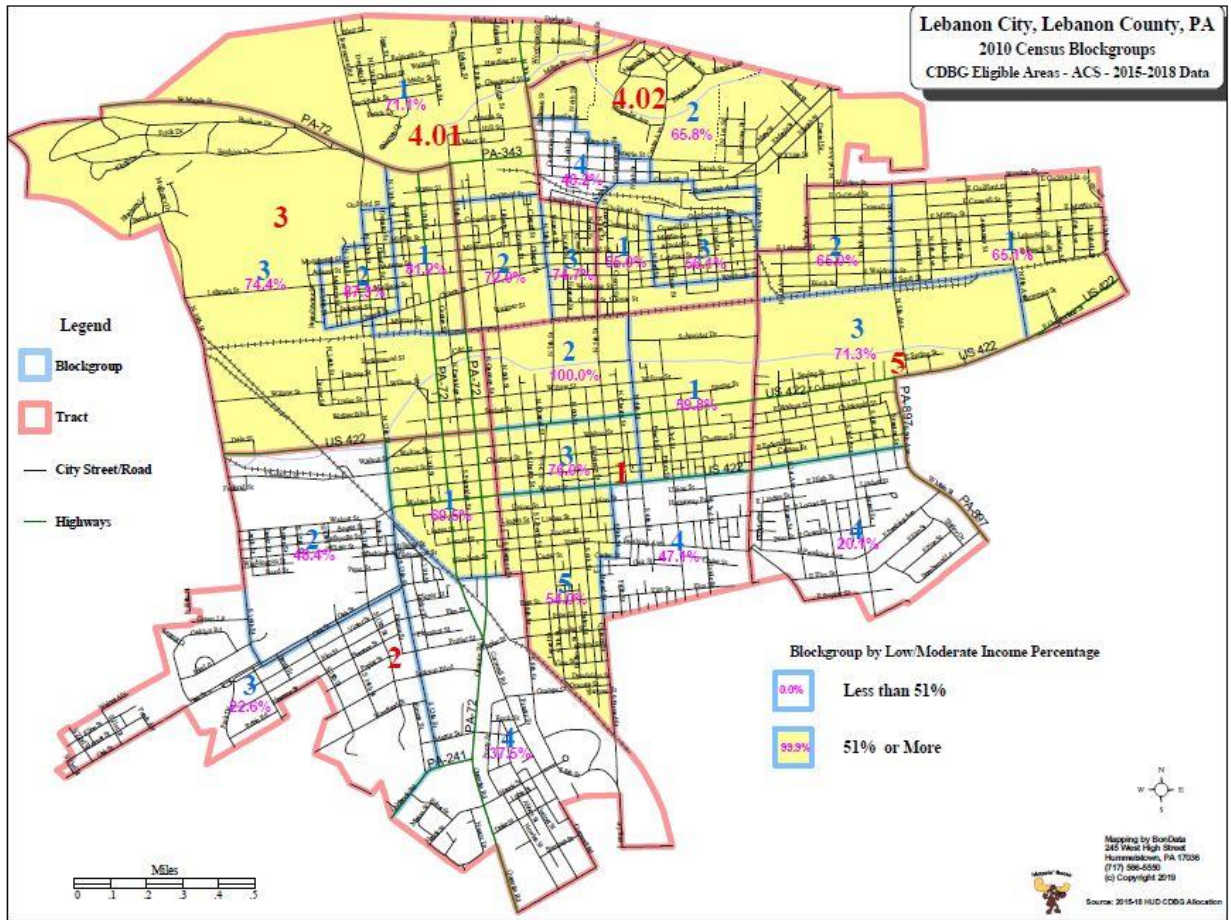
Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

Most activities will serve a low income area as defined by the Census. The attached map depicts low income areas of the City. Projects serving low income areas include: street improvements, water/sewer improvements, crime prevention and code enforcement. Some projects serve the entire City or may be located city-wide such as housing rehabilitation and first-time homebuyer program.



City of Lebanon - Low/Mod Block-group Map

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Housing Rehabilitation Home Ownership
	Description	Provide healthy, safe and affordable residential opportunities for low- and moderate-income households. Provide financial resources to help low-income persons purchase their first house through the First-Time Homebuyer Program. The City will also continue its homeowner rehabilitation program to correct codes violations, offer emergency repairs and accessibility modifications to homeowner households.
	Basis for Relative Priority	The City will continue to provide affordable homeownership opportunities for residents who earn less or equal to 80% of the AMI. The existing housing stock of older homes for both owner occupied and rental units is in need of rehabilitation. The City will continue its homeowner rehabilitation program to correct codes violations, offer emergency repairs and accessibility modifications to homeowner households.
2	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure
	Description	Public facilities priorities include creating a safe and suitable living environment by the reconstruction of streets and water/sewer main improvements.
	Basis for Relative Priority	Lebanon's infrastructure and many of its public facilities are dated. Maintaining and improving the City's infrastructure and public facilities is vital for long term viability of the City.
3	Priority Need Name	Blight Elimination
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Code Enforcement Remove Slum/Blight

	Description	Blight Elimination on a spot and are basis as well as codes enforcement to remove conditions detrimental to public health and safety. Improve appearance, safety, and quality of life aspects of the City of Lebanon from slum and blight conditions. Undertake targeted rehabilitation, demolition and clearance of buildings and land features which contribute to spot blight conditions and health and safety threats.
	Basis for Relative Priority	The large number of blighted properties detracts from the quality of life for neighboring properties and precludes achieving a suitable living environment.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	There are varied public services available in the community to address human service needs. There continues to be service needs that are important to the long-term ability of persons in Lebanon to sustain themselves and in support of their ability to live independently. The City of Lebanon will continue to support innovative services that address outstanding needs that provide a benefit to wide sectors of the community.
	Basis for Relative Priority	There continues to be a need for services to increase the effectiveness of physical investments that improve conditions for the elderly and low-income persons.
5	Priority Need Name	Urban Revitalization and Economic Development

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Business and investment and renewal of numerous properties in the around the downtown is focus of economic development with attracting new businesses and retaining and expanding existing ones. Economic development will continue to be important to the overall revitalization of the community. The City developed an Economic Development Strategic Plan for the City called Grow Lebanon 2020. While the plan was a five year plan from 2015-2020 the plan can still be implemented outside the 2020 date and the City plans to continue to expend and amend the plan to help stay current with the economic needs of the City.
	Basis for Relative Priority	Business and investment and renewal of numerous properties in the around the downtown is focus of economic development with attracting new businesses and retaining and expanding existing ones. Economic development will continue to be important to the overall revitalization of the community. The City is currently working with a consultant to development an Economic Development Strategic Plan for the City.
6	Priority Need Name	Homelessness
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	
	Description	The City will continue to work with service providers to address the homeless and those at-risk of becoming homeless. The City is also a partner in the Lebanon County Homeless Coalition that helps to address the needs of the community.
	Basis for Relative Priority	The City will consider funding requests from service provider agencies for development of permanent supportive housing or services that will impact the homeless population.
7	Priority Need Name	Administration
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	
Associated Goals	Administration
Description	Provide technical assistance and funding for the preparation of plans that direct the area's growth in housing, community development and economic development. Also, costs associated with the management of federal grants.
Basis for Relative Priority	Urgent need to plan for the orderly growth and revitalization of the City of Lebanon.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	The Lebanon County Housing Authority offers units for elderly and disabled persons. Community Homes of Lebanon Valley, Inc. also offers units for the elderly and disabled persons.
New Unit Production	Kreider Commons is a 50 new units development for seniors by a private developer.
Rehabilitation	Older housing, which carries greater maintenance cost and includes the majority of Lebanon’s housing stock, is more likely to fall into substandard conditions. The City will continue to use its federal/state funds to assist low income homeowners with housing rehabilitation.
Acquisition, including preservation	The City has recently formed a Lebanon City Land Bank that acquires severely blighted properties, rehabilitates those properties and resells the properties to single family households. The City has budgeting CDBG funds to help the Land Bank acquire properties for these projects.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Community Development Block Grant (CDBG) program continues to be principal revenue source for the City to address the needs of its low and moderate-income residents. The City of Lebanon anticipates that it will receive \$665,482 CDBG program funds for its 2020 community development program.

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	665,482	20,000	0	685,482	0	

Table 49 - Anticipated Resources

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

The City of Lebanon just recently received HOME funds through the Commonwealth of Pennsylvania since the City is not a HOME entitlement community. The City is not an entitlement Community for Emergency Shelter Grant funds nor HOPWA funding. The City also recieved CDBG-CV funds to help prevent and prepare for the spread of COVID-19. The funds are being leveraged to help economic development following the major impacts COVID-19 has had on our busiessses.

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

CDBG funding will be used to improve existing City public facilities to benefit low and moderate income persons. These public facilities include street and watermain improvements. The City has also used CDBG funds to rehabilitate City owned playgrounds that were unsafe for our residents use.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LEBANON COUNTY REDEVELOPMENT AUTHORITY	Redevelopment authority	Ownership Public Housing Rental	Jurisdiction
LEBANON COUNTY HOUSING AND REDEVELOPMENT AUTHORITY	Non-profit organizations	Public Housing Rental	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City Community & Economic Development Administrator is a member of various task forces that address housing, homelessness, infrastructure needs and economic development needs. The City intends to continue to cooperate with various agencies in the region to meet the housing and supportive needs of the residents. The major gap for public institutions and non-profits alike is scarce resources and limited staff to effectively operate programs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		

Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Lebanon County Human Services administers Housing Assistance Program (HAP) funds available from the Pennsylvania Housing Finance Agency. HAP funds are used to prevent eviction or obtain permanent housing. Lebanon County Human Services also administers Emergency Shelter Allowance (ESA) funds from the State. ESA funds are used to prevent eviction and to assist homeless households obtain permanent housing or temporary shelter.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The current service delivery system is sufficient to meet most of the community’s needs; however, there is a special need to provide housing for person’s suffering from mental illness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$1,200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25477 Persons Assisted
2	Housing Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$200,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Home Ownership	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$200,000	Homeowner Housing Added: 20 Household Housing Unit
4	Code Enforcement	2020	2024			Blight Elimination	CDBG: \$500,000	Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit
5	Public Services	2020	2024	Non-Housing Community Development		Public Services	CDBG: \$475,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25447 Persons Assisted
6	Administration	2020	2024			Administration	CDBG: \$600,000	
7	Economic Development	2020	2024			Urban Revitalization and Economic Development	CDBG: \$300,000	Businesses assisted: 150 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Remove Slum/Blight	2020	2024	Affordable Housing Acquisition and Demolition		Blight Elimination	CDBG: \$100,000	Buildings Demolished: 4 Buildings

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public Facilities and Infrastructure projects include street and water/sewer main improvements and park and recreational facility improvements.
2	Goal Name	Housing Rehabilitation
	Goal Description	This project helps qualified households made code, safety and other needed repairs to their homes.
3	Goal Name	Home Ownership
	Goal Description	The City offers a down payment assistance program to help eligible households purchase their first home in the City.
4	Goal Name	Code Enforcement
	Goal Description	Code Enforcement activities and blight elimination.

5	Goal Name	Public Services
	Goal Description	Public service activities include crime prevention and supporting basic social services for low and moderate income persons and households.
6	Goal Name	Administration
	Goal Description	Administration
7	Goal Name	Economic Development
	Goal Description	Develop and implement a small business assistance program to help stimulate economic development in low/mod areas of the City of Lebanon.
8	Goal Name	Remove Slum/Blight
	Goal Description	Acquisition and if needed demolition to blighted properties that are a safety hazard.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

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

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers to affordable housing are varied. There are developmental barriers that include land acquisition costs, construction costs and permits fees. Land use barriers such as minimum lot sizes and other dimensional requirements effect density and can create a situation that makes affordable housing development uneconomical. The City of Lebanon requires Zoning Hearing Board approval for variances, conditional uses and special exceptions, which can result in timing delays and additional engineering and design costs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Barriers to Affordable Housing

The most significant barrier to affordable housing in the City of Lebanon is economics. Despite the availability of affordable housing for sale, households in the Lebanon are still cost burdened. Within the resource constraints, the City of Lebanon is working to alleviate the cost burden and provide housing opportunities for low income households. Historically, the City of Lebanon has allocated CDBG entitlement grant for direct housing assistance, most significantly for its Housing Rehabilitation Program. Working with the Redevelopment Authority of Lebanon County, new housing opportunities, homeownership and rehabilitation programs have been successful.

The Zoning Ordinance provides for a variety of housing types at various densities and on varying lot sizes. The variety reduces the potential for barriers to affordable housing in the City of Lebanon as a result of regulatory policies. In addition to permanent housing, the City of Lebanon's Zoning Ordinance allows for the siting of emergency shelters, transitional housing, permanent supportive housing and group homes for the disabled.

The City of Lebanon does not impose impact fees for development. New construction requires a permit from the Zoning Office and the Building Inspection Office. Permit fees are based on administrative costs and are not excessive.

The Redevelopment Authority provides homebuyer education classes to all individuals who are assisted in the First-Time Homebuyer program.

In furtherance of its planning program and in support of this CP, over the next five years the City of Lebanon will continue programs that increase and upgrade existing housing stock quality and value. The City will continue to provide incentives to current property owners to maintain their homes by providing access to grants and low interest loans. The City of Lebanon will also continue funding infrastructure improvements and neighborhood enhancements such as street paving, upgrading water/sewer mains and demonstrating the governing official's commitment to attractive and healthy neighborhoods for all residents.

SP-60 Homelessness Strategy – 91.215(d)

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

Through partnership with Jubilee Ministries, Lebanon County Christian Ministries, Community Action Partnership and local churches HOPES (Helping Others by Providing Emergency Shelter) Homeless Resource Center was created as a place to go when there is nowhere else to go. HOPES serves as a home-base for those who need a place to stay and assistance to get back into housing. It is not a place to just hang out, but truly a resource center to assist those who want to become self-sufficient. Every guest is assigned a case manager who works with them to establish goals, weekly action steps, and connect them with the appropriate services to help. Additionally, HOPES provides things like food, computer access, phone, laundry, shower facilities, and overnight shelter in the winter months.

Jubilee is working hand-in-hand with Lebanon County Christian Ministries who is coordinating the overnight emergency shelter program through local host churches. Community Action Partnership (CAP) coordinates transitional housing and continues to work with the families on job readiness and financial literacy.

Addressing the emergency and transitional housing needs of homeless persons

Community Action Partnership (CAP) a County agency coordinates transitional housing and works with the families on job readiness and financial literacy.

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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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

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

The City of Lebanon will continue its testing and reduction activities and strategies as part of its housing rehabilitation program. The City follows HUD regulations and testing has been contracted to a certified lead based paint inspection firm.

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

The guidelines for the City's Housing Rehabilitation Program comply with the lead based paint hazards at 24CFR Part 35. Lead-based paint hazard control is an eligible rehabilitation activity funded by the Housing Rehabilitation Program. While there are local contractors who are certified to undertake work involving lead hazard control, the availability of contractors is limited.

How are the actions listed above integrated into housing policies and procedures?

The guidelines for the City's Housing Rehabilitation Program comply with the lead based paint hazards at 24 CDR 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The resources and opportunities that the City has for reducing the number of families with incomes below the poverty line are limited. Since poverty is a function of income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing, alleviating poverty is more difficult. Still the means of addressing both issues is fragmented. Several structure barriers to poverty are addressed through different local policies. For example, the City has a policy that requires the employment of Section 3 households in construction contracts when possible. Poverty is a function of income, which is related to education, job training and employment. The City is also partnering with the local schools on workforce development and educating youth on workforce development.

The City will continue to support agencies that attempt to integrate the provision of social services and affordable housing activities for households below the level of poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Lebanon completed an Economic Development Strategic Plan for the City in 2015. This plan provides the tools and initiatives to create new job opportunities. The City has 4 Keystone Opportunity Zones where businesses can locate and receive significant tax benefits. The City supports literacy and child care programs to enable families to gain job skills and maintain job stability. Non-English speaking residents can receive English as a second language training as well.

SP-80 Monitoring – 91.230

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

CDBG Administrator meets with the Mayor bi-weekly to provide program updates. The CDBG Administrator conducts monthly reviews of the progress of activist and ensures that projects are moving along earnestly and swiftly. An annual report is provided to the Mayor of the yearly accomplishments at the end of the fiscal year. The annual report provided to the Mayor is similar to the CAPER provided to HUD.

Examples of program design items that ensure long-term compliance with program requirements include the following:

- Preparation of annual MBE/WBE Contracting/Sub-contracting report to the federal Department of Housing and Urban Development (HUD). This document is reviewed by the County's Office of Equal Employment Opportunity to insure consistency with County Policy;
- Preparation of the semi-annual Labor Standards Report for submittal to HUD;
- A County monitor is assigned to each community in order to provide "hands on" assistance when preparing applications for CDBG funds. This ensures that eligibility, Davis-Bacon, MBE/WBE, and other federal requirements are understood by sub-recipient local governments;
- On-going Community Project monitoring table is maintained by program staff and reviewed at monthly update meetings. This serves as a good tracking tool to monitor each project's progress through the various CDBG procedural steps

Sub-Recipient Monitoring

The City of Lebanon will monitor its Sub-recipients at least once each year. The City will ensure the following:

- All expenditures of Federal funds are eligible under the CDBG Program Regulations.
- All purchase orders and contracts are in the files and in accordance with Federal guidelines.
- An internal control system is in place and working properly.
- Accounting records are available and accurate.
- Periodic financial reports are maintained and available.
- All financial procedures are designed to avoid or eliminate waste, fraud, or abuse of grant funds.
- There is a written agency policies and procedures manual in place.
- There is a written accounting procedures in place that includes approving and recording transactions and regular reconsolidation of records to check for completeness and accuracy.
- The personnel are capable of performing their responsibilities.

- Procurement of goods and services are in keeping with the Federal requirements.

Expected Resources

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

Introduction

The Community Development Block Grant (CDBG) program continues to be principal revenue source for the City to address the needs of its low and moderate-income residents. The City of Lebanon anticipates that it will receive \$665,482 CDBG program funds for its 2020 community development program.

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	665,482	20,000	0	685,482	0	

Table 53 - Expected Resources – Priority Table

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

The City of Lebanon just recently received HOME funds through the Commonwealth of Pennsylvania since the City is not a HOME entitlement community. The City is not an entitlement Community for Emergency Shelter Grant funds nor HOPWA funding. The City also recieved CDBG-CV funds to help prevent and prepare for the spread of COVID-19. The funds are being leveraged to help economic development following the major impacts COVID-19 has had on our busiessses.

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

CDBG funding will be used to improve existing City public facilities to benefit low and moderate income persons. These public facilities include street and watermain improvements. The City has also used CDBG funds to rehabilitate City owned playgrounds that were unsafe for our residents use.

Discussion

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	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	Housing Rehabilitation	2020	2024	Affordable Housing				Homeowner Housing Rehabilitated: 2 Household Housing Unit
3	Home Ownership	2020	2024	Affordable Housing				Homeowner Housing Added: 2 Household Housing Unit
4	Code Enforcement	2020	2024					Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
5	Public Services	2020	2024	Non-Housing Community Development		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
6	Administration	2020	2024			Administration		

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	
2	Goal Name	Housing Rehabilitation
	Goal Description	
3	Goal Name	Home Ownership
	Goal Description	
4	Goal Name	Code Enforcement
	Goal Description	
5	Goal Name	Public Services
	Goal Description	
6	Goal Name	Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Activities are direct responses to the needs assessment and market analysis in the 5-Year CP and ongoing consultations and citizen participation. Priority areas include affordable housing, improving facilities and infrastructure, blight elimination and public service. The following chart provides descriptions and the budget for 2020 CDBG activities.

Projects

#	Project Name
1	Crime Prevention
2	Street Improvements
3	First-Time Homebuyer Assistance
4	Code Enforcement
5	Water Main Improvements
6	Homeowner Rehabilitation
7	Administration

Table 55 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Crime Prevention
	Target Area	
	Goals Supported	
	Needs Addressed	Public Services
	Funding	:
	Description	Additional police patrols in areas of the City where necessary and are low/moderate income areas.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Street Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	Public Facilities
	Funding	:
	Description	Street improvements made in low/moderate income areas of the City where street improvements are desperately needed.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	First-Time Homebuyer Assistance
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	:

	Description	First-time homebuyer assistance program which provides down payment assistance to low/mod income individuals/families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Code Enforcement
	Target Area	
	Goals Supported	
	Needs Addressed	Blight Elimination
	Funding	:
	Description	This project is for code enforcement activities in established areas that are low/mod income neighborhoods.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Water Main Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	Public Facilities
	Funding	:
	Description	Water main improvements made in low/mod income areas of the City where improved water mains are needed.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
6	Project Name	Homeowner Rehabilitation
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	:
	Description	Homeowner rehabilitation program which provides necessary funding o low/mod income households for necessary code violation repairs to their home.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	7	Project Name
Target Area		
Goals Supported		
Needs Addressed		
Funding		:
Description		This project is for administration costs for the CDBG program.
Target Date		
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		
Planned Activities		

AP-50 Geographic Distribution – 91.220(f)

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

The City is divided into Census Tracts. Statistics, including income, homeownership status, family size, and race are determined for each tract based on responses to census questionnaires. The information determines Lebanon’s eligibility for CDBG funds.

Low –income census tracts are those where 51 percent or more of the population have income below 80 percent of the median income.

The City is 81.25% low-income. Therefore, the entire City qualifies as a low-income area. Most of the activities to be funded, other than crime prevention and street and water main improvements, are city-wide activities.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The entire City qualifies as a low-income area. Projects are taking place within certain areas of the City based on need.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City’s annual goals for affordable housing include the following:

1. Increasing home ownership opportunities for City residents

The City of Lebanon will increase the percentage of first-time homebuyers in the community by providing down-payment assistance. By continuing to pursue increased home ownership among low income households as a goal, the City of Lebanon is supporting increased home ownership by minority households in agreement with national goals.

2. Reduce Housing Blight and Deterioration among Owner Households

Older housing units that require significant maintenance occupied by households with limited incomes results in deferred maintenance leading to disinvestment, declining property values, and possibly abandonment. Supporting programs and activities to assist homeowners in the City of Lebanon to make improvements to housing will protect the existing housing stock in the community. Assisting households with maintaining their housing is also important to sub-populations, such as the elderly and disabled who have fixed and limited incomes, to continue to own their home and avoid being institutionalized or possibly becoming homeless.

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

Table 57 - 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	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Lebanon County Housing Authority administers public housing in the City of Lebanon. The Housing Authority has not made any significant changes in the Capital Fund Grant Plan. The agency is listed by HUD as a High performer. The Housing Authority's Five Year Plan for 2020 -2024 is attached as Appendix 5.

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

Please see the Lebanon County Housing Authority's Five Year Plan for Fiscal Years 2020-2024, Draft Annual Plan Update 2020.

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

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

Discussion

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

Introduction

Strategy, goals and action steps for ending chronic homelessness in the PA Northeast Continuum of Care are formulated on the State level. Each region has formed a Regional Homeless Advisory Board comprised on representatives of local entities involved in housing and homeless services. The City of Lebanon is in the Central-Harrisburg region.

The City's priority homeless objectives are to:

1. Support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies; and
2. Support services to assist homeless persons and families make the transition to permanent housing and independent living.

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 population of homeless people in the City of Lebanon does not meet HUD's definition of chronically homeless. The City is combating chronic homelessness by supporting the emergency shelters, transitional housing facilities, and permanent housing facilities. Wrap-around social services provided by these and other organizations help to break the cycle of chronic homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

The HOPES Resource Center went through some pretty big changes and is now part of Lebanon County Christian Ministries (LCCM). The Emergency Shelter/ Day Resource Center component is the newest addition to their list of programs. They now provide food, clothing, and the Fresh Start program under one roof. The overnight emergency shelter will continue to be housed at their partner churches from 8:30pm until 7:30am. The FRESH Start Resource Center is operating within LCCM during the remaining daytime hours.

Discussion

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

Introduction:

Barriers to affordable housing are varied. There are developmental barriers that include land acquisition costs, construction costs and permit fees. Often time developers face timing obstacles that can delay projects due to public funding and financing requirements. Land use barriers such as minimum lot sizes and other dimensional requirements effect density and can create a situation that makes affordable housing development uneconomical. The City of Lebanon requires Zoning Hearing Board approval for variances, conditional uses and special exceptions, which can result in timing delays and additional engineering and design costs.

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 has allocated an amount of its annual CDBG entitlement grant to support homeowner rehabilitation program and a first-time homebuyer program. The City also received funds from PA Department of Community and Economic Development HOME Program.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City will continue to seek additional funding sources to address underserved needs.

The City continues to pursue and support various activities in an effort to provide an environment that will attract businesses to remain, expand or relocate to the City of Lebanon. An objective of the strategies is to continue to pursue economic development through revitalization and to explore the possibilities stated in the Economic Development Strategic Plan for the City.

Actions planned to address obstacles to meeting underserved needs

The City will continue to cooperate with various social service agencies, low-income housing advocates and affordable housing providers to address the underserved needs of area residents. In order to affirmatively further fair housing, the City has prepared a Fair Housing Analysis of Impediments which will be updated in fall 2020. Fair Housing information is on display in public areas of City Hall.

Actions planned to foster and maintain affordable housing

CDBG Funds are used to support the City's housing programs, including the Homeowner Rehabilitation Program and the First-Time Homebuyer Program.

Actions planned to reduce lead-based paint hazards

The guidelines for the City's Housing Rehabilitation program comply with the lead based paint hazards at 24 CFR 35.

Actions planned to reduce the number of poverty-level families

The resources the City of Lebanon has to reduce the number of persons with incomes below the poverty level are limited. The City assists low to moderate income residents through its housing programs.

Since poverty is based upon income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing and employment opportunities, alleviating poverty becomes difficult.

The lower income and higher rate of poverty among the minority households is attributable to lower skills level due to lower levels of education. The low education level indicates lack of skills required to find steady, well-paying employment that offers opportunities for advancement.

Actions planned to develop institutional structure

The Community Development Office oversees Lebanon’s housing and community development programs and is responsible for all performance measurement activities. The monitoring requirements and procedures under the 2018 Action Plan will utilize existing monitoring systems and experience in administering federal and state programs and funds.

The Community Development Office monitors all proposed activities to ensure long-term compliance with program requirements. The objectives of this monitoring are to make sure that activities:

- 1) comply with all regulations governing their administrative, financial, and programmatic operations including compliance with the Consolidated Plan; and
- 2) achieve their performance objectives within schedule and budget.

The Community Development Office utilizes project checklists to ensure and document program compliance. The Director of the Community Development Office is also responsible for the timely implementation of activities. Quarterly, the Director review the expenditures against the ratio used by HUD (1.5 times the allocation on hand at the end of the program year) to ensure that the goal will be met.

All subrecipients of CDBG funds are subject to monitoring. The Community Development Office maintains a written policy for the monitoring of subrecipients. Fiscal monitoring will include review and approval of budgets, compliance and executed grant agreements, beneficiary reports, review of fiscal reports, and a review of audits on an annual basis.

Annually, in the preparation of the Consolidated Annual Performance Evaluation Report (CAPER), the Community Development Office with review whether the specific objectives outlined in this strategic plan are being met. Further, this review will be an opportunity to assess if the strategic plan goals continue to address community priorities and if adequate resources are available to meet the objectives. Community input will be sought in this analysis.

Internal controls have been designed to ensure adequate segregation of duties. The Community Development Office prepares agreements for non-housing activities supported by CDBG. Invoices are monitored for compliance with the approved spending plan and federal regulations.

The Community Development Office administers Lebanon’s Integrated Disbursement and Information System (IDIS). The Community Development Office is also primarily responsible for setting up and administering activities.

Actions planned to develop institutional structure

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

service agencies

Lebanon's Community Development Office is responsible for enhancing the coordination among housing providers, service agencies, and public entities. During the 2020 program year, the City intends to continue to cooperate with various agencies in the region to meet the housing and supportive needs of residents.

Discussion:

The City of Lebanon continues to interact with the various public and non-profit institutions that provide housing and supportive services to low income residents.

Program Specific Requirements

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

Introduction:

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	20,000
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:	20,000

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.	0.00%

In Fiscal Year 2020, the City anticipates receiving approximately \$20,000.00 in program income, all of which will be receipted in IDIS and committed to activities. The City does not have any section 108 guarantees, urban renewal settlements, funds returned to the line of credit and float-funded activities.

Appendix - Alternate/Local Data Sources