



2023-2027 CONSOLIDATED PLAN

2023 Annual Action Plan

Lower Paxton Township, PA

Public Display Period February 1, 2024 through March 1, 2024

Table of Contents

Executive Summary.....	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	4
The Process.....	6
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	6
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	7
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	17
Needs Assessment.....	18
NA-05 Overview.....	18
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	20
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	29
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	32
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	35
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	37
NA-35 Public Housing – 91.205(b)	40
NA-40 Homeless Needs Assessment – 91.205(c)	44
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	48
NA-50 Non-Housing Community Development Needs – 91.215 (f)	51
Housing Market Analysis.....	54
MA-05 Overview	54
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	55
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	57
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	60
MA-25 Public and Assisted Housing – 91.210(b).....	64
MA-30 Homeless Facilities and Services – 91.210(c).....	66
MA-35 Special Needs Facilities and Services – 91.210(d).....	70

MA-40 Barriers to Affordable Housing – 91.210(e).....	73
MA-45 Non-Housing Community Development Assets – 91.215 (f)	76
MA-50 Needs and Market Analysis Discussion	87
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	91
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	95
Strategic Plan	97
SP-05 Overview.....	97
SP-10 Geographic Priorities – 91.215 (a)(1)	98
SP-25 Priority Needs - 91.215(a)(2).....	99
SP-30 Influence of Market Conditions – 91.215 (b)	101
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	102
SP-40 Institutional Delivery Structure – 91.215(k)	104
SP-45 Goals Summary – 91.215(a)(4).....	109
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	111
SP-55 Barriers to affordable housing – 91.215(h)	112
SP-60 Homelessness Strategy – 91.215(d)	114
SP-65 Lead based paint Hazards – 91.215(i)	117
SP-70 Anti-Poverty Strategy – 91.215(j).....	118
SP-80 Monitoring – 91.230	120
Expected Resources	121
AP-15 Expected Resources – 91.220(c)(1,2).....	121
Annual Goals and Objectives	123
AP-20 Annual Goals and Objectives	123
Projects	124
AP-35 Projects – 91.220(d).....	124
AP-38 Project Summary	125

AP-50 Geographic Distribution – 91.220(f)	127
Affordable Housing	128
AP-55 Affordable Housing – 91.220(g).....	128
AP-60 Public Housing – 91.220(h).....	129
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	130
AP-75 Barriers to affordable housing – 91.220(j).....	133
AP-85 Other Actions – 91.220(k).....	136
Program Specific Requirements.....	139
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	140

Executive Summary

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

1. Introduction

The Township of Lower Paxton is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. As a HUD entitlement community, the Township is required to prepare a Five-Year Consolidated Plan (CP) in order to implement any federal programs that fund housing, community, and economic development within the community. This CP covers the period from FY 2023 through FY 2027 (July 1, 2023 through June 30, 2028). This CP will be submitted to HUD for approval subsequently to this more informal submission.

The lead entity responsible for the preparation of the CP is the Lower Paxton Township Department of Economic Development with the assistance of external consulting partners. The purpose of the CP is to guide federal funding decisions in the next five years. The CP will be guided by four overarching goals to be applied according to Township needs. Such goals include:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets, and increasing the availability of affordable housing by reducing barriers.
- To improve the quality of life and living conditions for low- and moderate-income persons through improvements in public facilities and infrastructure, and the removal of slum/blighting influences.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.
- To improve the quality of life and living environments for people with low- to moderate incomes through community reinvestment and improvements to public facilities and infrastructure.

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

The Strategic Plan will provide a framework to address the needs of the Township for the next five years using CDBG funds. The four overarching objectives guiding the proposed activities will be:

- Improve Public Facilities and Infrastructure
- Provide Public Services
- Economic Development
- Planning and Administration

All future activities funded in the next five years will support at least one objective. The Township's framework for realizing the objectives include the following goals:

- Provide public infrastructure that nurtures a thriving community
- Increase business capital investment, retention, and recruitment

3. Evaluation of past performance

Fiscal Year 2023 will be the first year of Lower Paxton Township's CDBG program and therefore past performance evaluation data is not applicable.

4. Summary of citizen participation process and consultation process

The Department of Economic Development developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, social media outreach, and focused stakeholder workshops. A complete summary of Citizen Participation, including comments, is included in the Citizen Participation Appendix attached to this Plan. This plan was also created using several existing planning documents that included extensive and relevant stakeholder comments.

5. Summary of public comments

[To be completed after display period and public hearing]

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

[To be completed after display period and public hearing]

7. Summary

This summary outlines the goals of Lower Paxton Township for its CDBG funds. The Consolidated Plan will include further summarization of outreach and public input, as well as comprehensive analysis of the Township's intended use of CDBG funding. It is the full intent of the Township to maximize the investment of federal resources.

The Process

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

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 –CDBG Administration	LOWER PAXTON TOWNSHIP	Department of Economic Development

Table 1 – Responsible Agencies

Narrative

The Lower Paxton Township Department of Economic Development is responsible for the administration of the CDBG program. The Township participates with Dauphin County and other groups when appropriate, such as planning for the homeless, to facilitate cooperative problem solving in the Township.

Each public service agency that may receive funds from the CDBG program will execute a sub-recipient agreement. All sub-recipient agreements will be monitored on an ongoing basis with site visits to public service entities conducted annually.

The Township works in coordination with the Dauphin County Department of Community and Economic Development and the Housing Authority of the County of Dauphin to promote safe and available housing while attempting to address a variety of housing needs within the Township and County. The Township also expects to participate in the Harrisburg/Dauphin Continuum of Care.

Consolidated Plan Public Contact Information

Jeff Klare, Director of Economic Development
425 Prince Street
Harrisburg, PA 17109
Phone: (717) 657-5600
Email: jklare@lowerpaxton-pa.gov

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

Introduction

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

In accordance with 24 CFR 91.115(e) Lower Paxton Township has adopted a Citizen Participation Plan describing the citizen participation requirements of its CDBG program. The Citizen Participation Plan is on file at the Township Department of Economic Development and on the web site. This document describes the process for preparation of the Consolidated Plan and each Annual Plan. It outlines the outreach efforts that will be taken to coordinate these planning documents with public and private sector interests in the Township.

The process for preparation of the Consolidated Plan and Annual Plan involved outreach to the Dauphin County Housing Authority and Department of Human Services, the Harrisburg/Dauphin Continuum of Care, and other Township Departments and their planning efforts, human and social service agencies that provide vital public services to low-income people and people with special needs in Lower Paxton Township, as well as affordable housing providers who serve all of Dauphin County.

Interviews with community development stakeholders and municipal officials were held during the week of January 8, 2024, to gather input on community needs and priorities. Extensive outreach and stakeholder engagement was conducted while preparing the Dauphin County 2022-2026 Consolidated Plan and the 2023 HOME-ARP Allocation Plan. Those plans and relevant stakeholder comments were utilized in the creation of this plan.

The Plan was available for inspection on at the Municipal Center, the East Shore Area Library, and the Township website. Notice of its availability was published in the Patriot News (and via PennLive.com), and on the Township website.

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

Extensive discussions were held with the Harrisburg/Dauphin Continuum of Care in 2022 during the preparation of the Dauphin County HOME-ARP Allocation Plan. Additional conversations were held for updated information and for more specific information regarding the residents of Lower Paxton Township.

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

Lower Paxton Township does not receive ESG funds.

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

1	Agency/Group/Organization	Pop's House, Inc.
	Agency/Group/Organization Type	Social Services
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held at the Lower Paxton Township Municipal Building. Lower Paxton Township will continue to coordinate efforts with this organization.
2	Agency/Group/Organization	Robert M. Jackson's Veteran's Center
	Agency/Group/Organization Type	Social Services
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held at the Lower Paxton Township Municipal Building. Lower Paxton Township will continue to coordinate efforts with this organization.
3	Agency/Group/Organization	Catholic Charities

	Agency/Group/Organization Type	Social Services
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held at the Lower Paxton Township Municipal Building. Lower Paxton Township will continue to coordinate efforts with this organization.
4	Agency/Group/Organization	Dauphin County Human Services
	Agency/Group/Organization Type	Social Services
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held at the Lower Paxton Township Municipal Building. Lower Paxton Township will continue to coordinate efforts with this organization.
5	Agency/Group/Organization	Dauphin County Crisis Intervention
	Agency/Group/Organization Type	Social Services
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held at the Lower Paxton Township Municipal Building. Lower Paxton Township will continue to coordinate efforts with this organization.
6	Agency/Group/Organization	Capital Area Coalition on Homelessness
	Agency/Group/Organization Type	Continuum of Care Lead (includes public and private agencies serving all four of the qualifying populations)
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
7	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Veterans' groups; homeless service provider (all qualifying populations); domestic violence/human trafficking service provider
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.

8	Agency/Group/Organization	Tri-County Community Action Commission
	Agency/Group/Organization Type	Homeless service provider (all qualifying populations); private agency addressing the needs of persons with disabilities.
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
9	Agency/Group/Organization	Fair Housing Council
	Agency/Group/Organization Type	Private organization that addresses fair housing and civil rights
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy Barriers to Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
10	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Homeless service provider

	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
11	Agency/Group/Organization	United Way
	Agency/Group/Organization Type	Homeless service provider-homeless and at-risk of homelessness; private agency addressing the needs of persons with disabilities
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
12	Agency/Group/Organization	Dauphin County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public and Assisted Housing Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
13	Agency/Group/Organization	Mid-Penn Legal Services
	Agency/Group/Organization Type	Private organization that addresses fair housing and civil rights
	What section of the Plan was addressed by Consultation?	Homeless service providers – homeless and at-risk of homelessness; private organization that addresses fair housing and civil rights
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
14	Agency/Group/Organization	Latino Hispanic Community Center
	Agency/Group/Organization Type	Homeless service providers – homeless and at-risk of homelessness; private organization that addresses fair housing and civil rights
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.

15	Agency/Group/Organization	Shalom House
	Agency/Group/Organization Type	Homeless service providers – homeless and at-risk of homelessness
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs Priority Needs Institutional Delivery Structure Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held for the Dauphin County HOME-ARP Allocation Plan. Lower Paxton Township will continue to coordinate efforts with this organization.
16	Agency/Group/Organization	Lower Paxton Township Public Works and Public Safety Departments
	Agency/Group/Organization Type	Township Department
	What section of the Plan was addressed by Consultation?	Broadband Needs Emergency Management Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during stakeholder sessions held at the Lower Paxton Township Municipal Building. Lower Paxton Township will continue to coordinate efforts with this organization.

Table 2 – Agencies, groups, organizations who participated

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

The Township is not aware of any agencies that were not invited to participate in the consultations.

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?
Lower Paxton Township Comprehensive Plan	Lower Paxton Township Department of Community Development	Non-Housing Community Development Needs
Dauphin County Comprehensive Plan	Dauphin County Department of Community and Economic Development	Non-Housing Community Development Assets
Dauphin County Consolidated Plan 2022-2026	Dauphin County Department of Community and Economic Development	Public and Assisted Housing Homeless Needs Homeless Facilities and Services Non-Homeless Special Needs Non-Housing Community Development Assets
Dauphin County HOME-ARP Allocation Plan	Dauphin County Department of Community and Economic Development	Public and Assisted Housing Homeless Needs Homeless Facilities and Services Non-Homeless Special Needs
South-Central Pennsylvania Partnership for Regional Economic Performance Comprehensive Economic Development Strategy	South-Central Pennsylvania Partnership for Regional Economic Performance	Non-Housing Community Development Assets
Dauphin County Analysis of Impediments to Fair Housing Choice	Dauphin County Department of Community and Economic Development	Barriers to Affordable Housing
Dauphin County Emergency Operations Plan	Dauphin County Department of Public Safety	Hazard Mitigation
Dauphin County Hazard Mitigation Plan	Dauphin County Department of Public Safety	Hazard Mitigation
Lower Paxton Township Recreation and Park Plan	Lower Paxton Township Department of Community Development	Non-Housing Community Development Needs

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(l))

In accordance with 24 CFR 91.100(4), Lower Paxton Township will notify adjacent units of local government of the non-housing community development needs included in its Consolidated Plan. The Township will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximize the benefits of the Township's housing and community development activities for the residents being served.

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

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation process included outreach utilizing an extensive list of Lower Paxton Township and Dauphin County-wide agencies and the participating in the County. The first public needs meeting was held at 5:30 p.m. Monday, January 8, 2024, at the Township municipal building located at 425 Prince St., Harrisburg, PA 17109. The purpose of the meeting was to explain the program and solicit input on the goals to be addressed with the use of funds. There were no attendees from the public, and no comments were received via other means.

[To be completed after display period]

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1						

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing

There are four housing problems identified in the Comprehensive Housing Affordability Strategy (CHAS) data. Housing problems include cost burden (paying more than 30% of monthly income towards monthly housing costs), severe cost burden (paying more than 50% of monthly income towards monthly housing costs), overcrowding, and low-quality housing stock. The most common housing problem is severe cost burden. Hispanic/Latino and Asian households experienced these problems at disproportionately high levels.

Disproportionately Greater Need

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10% more than for the income level as a whole. Disproportionately greater need was identified among low- and middle-income Asian households, low-to moderate-income Hispanic households, and moderate-income Black/African Americans households experiencing one or more housing problems.

Public Housing

No public housing units are located in Lower Paxton Township. Countywide, the Dauphin County Housing Authority owns and manages more than 815 public housing units throughout the County (excluding the City of Harrisburg) as well as administers 1,050 Housing Choice Vouchers, including VASH, Mainstream and Family Unification vouchers. There is a great need for accessible units for elderly and individuals with disabilities.

Homeless

Dauphin County's homeless population increased by 18.1% between 2021 and 2022. The 2021 Point-in-Time (PIT) survey indicated that 423 individuals were homeless on the night of January 26th, 2022. A total of 62 (14.66%) people were identified as chronically homeless. About 39% of homeless persons reported a serious mental illness or a substance use disorder.

In 2022, 237 (56.03%) homeless persons stayed in emergency shelters or hotels, 113 (26.71%) stayed in transitional housing, 9 (2.13%) were in a safe haven, and 64 (15.13%) were living unsheltered on the night of the County's Point-in-Time survey.

While the needs described herein have been reported throughout the County, homelessness is less visible in Lower Paxton Township, though not non-existent. Data limitations prevent the Township from identifying specific instances of homelessness in the Township, though stakeholders reported that the needs of households experiencing homelessness throughout the County are generally the same regardless of which municipality in which they are located.

Non-Homeless Special Needs Populations

Generally speaking, individuals with special needs but are not homeless include the elderly and frail elderly needing assistance to modify their homes to age-in-place; persons with HIV and AIDS needing better collaboration between existing providers and services to assist those who are living longer; and victims of domestic violence needing safe and secure housing.

Non-Housing Community Development

Non-housing community development needs were identified by the stakeholders, including:

- Improvements to park and recreation facilities
- Demolition of dilapidated structures
- Street reconstruction and ADA curb ramps
- Sidewalk replacement
- Water and sewer improvements
- Improvements to public transportation
- Increased availability of and access to resources and services for the elderly, persons with disabilities, and individuals with substances abuse and mental health challenges
- Translation services and resources for the increasing number of immigrants and refugees
- Homeless prevention services

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

Summary of Housing Needs

The Housing Needs Assessment is based on data provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) data, with supplemental data used when available. Although the CHAS data is dated, it provides insight into the housing needs within the Township. This data, in combination with supplemental data and interviews with agencies and housing providers in the region provide a snapshot of the housing needs.

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Lower Paxton Township. Real incomes in the area have declined while housing costs have risen, resulting in an increase in the need for affordable housing options.

Between 2010 and 2021, the median income for residents *decreased* by 3.59% after adjusting for inflation. Furthermore, median rent *increased* by 7.21% and median home values increased by 1.87%. This means that housing costs require a relatively larger share of income for households in the Township compared to 2010. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households, particularly for renters. Given a lack of decent, affordable housing options, the Township's lower-income households often face a choice between deficient housing and cost burden.

The most significant housing issue identified is severe cost burden, defined as spending over 50% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 29.53% of households earning up to 80% AMI are severely cost burdened. Similarly, cost burden is defined as spending over 30% of household income on housing. There are 29% of households earning up to 80% AMI experiencing cost burden.

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	46,803	52,925	13.08%
Households	20,864	22,933	9.92%
Median Income	\$80,472*	\$77,583	-3.59%*

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010, 2021 ACS 5-year estimates (DPO5, S1903)

*2010 Median Income & %Change 2010-2021 adjusted to 2021 dollars

Housing Costs Table (SUPPLEMENTAL)

	Base Year: 2010	Most Recent Year: 2021	% Change
Median Home Value	\$177,900 (\$221,070*)	\$225,200	1.87%*
Median Rent	\$859 (\$1,068*)	\$1,145	7.21%*

Data Source: 2010, 2021 ACS 5-year estimates (DPO4)

*Adjusted for inflation – 2021 dollars

The following are HUD-generated tables using 2016-2020 CHAS data that are part of the Consolidated Plan tool. Please note that HAMFI refers to “HUD Adjusted Median Family Income,” which is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes such as a simple Census number due to a series of adjustments that are made. Where the HUD tables below report AMI (Area Median Income), they refer to HAMFI.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,635	2,045	3,820	2,295	10,845
Small Family Households	320	374	1,250	555	5,845
Large Family Households	150	70	235	340	710
Household contains at least one person 62-74 years of age	229	490	1,020	895	2,630
Household contains at least one-person age 75 or older	360	750	575	280	795
Households with one or more children 6 years old or younger	305	119	535	490	1,550

Table 6 - Total Households Table

Data Source:

2016-2020 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	20	40	0	0	60	14	0	0	0	15
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	10	20	0	30	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	20	15	55	0	0	10	30	40
Housing cost burden greater than 50% of income (and none of the above problems)	875	250	60	0	1,185	340	360	260	35	995
Housing cost burden greater than 30% of income (and none of the above problems)	60	475	785	95	1,415	145	110	570	110	935
Zero/negative Income (and none of the above problems)	90	0	0	0	0	25	0	0	0	0

Table 7 – Housing Problems Table

Data 2016-2020 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	970	775	885	110	2,740	500	465	840	180	1,985
Having none of four housing problems	90	130	1,085	880	2,185	75	670	1,015	1,125	2,885
Household has negative income, but none of the other housing problems	90	0	0	0	0	90	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 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	0	140	330	470	0	40	200	240
Large Related	0	0	20	20	0	15	75	90
Elderly	0	135	240	375	145	55	200	400
Other	60	210	215	485	0	0	95	95
Total need by income	60	485	805	1,350	145	110	570	825

Table 9 – Cost Burden > 30%

Data 2016-2020 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	250	110	0	360	70	50	140	260
Large Related	130	0	0	130	20	40	10	70
Elderly	185	130	0	315	130	240	55	425
Other	345	50	60	455	120	30	50	200
Total need by income	910	290	60	1,260	340	360	255	955

Table 10 – Cost Burden > 50%

Data 2016-2020 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	20	10	24	15	69	0	0	10	0	10
Multiple, unrelated family households	0	0	0	0	0	0	0	0	30	30
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	20	10	34	15	79	0	0	10	30	40

Table 11 – Crowding Information – 1/2

Data 2016-2020 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								

Table 12 – Crowding Information – 2/2

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

According to the 2017-2021 American Community Survey (ACS) 5-year estimates, 6,523 households in Lower Paxton Township were comprised of people living alone. The median income of nonfamily households was \$59,500. An affordable rent at this level would be roughly \$1,488 per month. In section MA-15 Table 13 shows that in 2021 only 5,742 units were available under \$1,500. This means that there were at least 781 single person households paying more than 30% of their income towards housing costs. These households are likely in need of housing assistance.

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.

In 2022 Dauphin County prepared a HOME-ARP Allocation Plan. The plan focuses on four qualifying populations. Three of which include homeless individuals, those at risk of homelessness, and victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking. The fourth qualifying population is any other population requiring services or assistance to prevent homelessness and other populations at greatest risk of housing instability.

The Dauphin Co. HOME-ARP Plan notes that in 2021, 199 adults and 71 children who were victims of domestic violence were sheltered. During the 2022 point-in-time (PIT) count, 33 individuals in the system were identified as survivors of domestic violence. Victims of domestic violence are identified as one of the three subpopulations that spend the longest time homeless, indicating a need for dedicated housing resources, including shelter. The YWCA Greater Harrisburg reported 152 individuals were turned away in 2021 due to lack of shelter capacity, indicative of the need for additional dedicated shelter space for this qualifying population. During Federal Fiscal Year 2021, 55% of households fleeing domestic violence exited the homeless system to temporary or unknown destinations. This suggests a lack of permanent, affordable options for this qualifying population. In fact, according to the 2022 housing inventory chart (HIC), only 16 shelter beds and five transitional housing beds are dedicated for survivors of domestic violence. Only nine Rapid Rehousing units are available for victims of human trafficking. Transitional housing has been identified as a successful model for individuals fleeing domestic violence and human trafficking, particularly when finding permanent affordable housing is difficult; however, stakeholders confirmed the HIC data indicating there are few transitional housing options for this qualifying population in the County.

Households with a disabled member represent one of three subpopulations with longest length of time homeless. During the Federal Fiscal Year 2021, over 70% of households with a disabled member exited the homeless system to temporary or unknown destinations. For people with disabilities, accessible housing is a continuing and critical need, ranging from individuals in wheelchairs to medical beds and in-home healthcare services in order to maintain housing stability. Overall, there is a severe need for permanent housing that can accommodate persons with disabilities. This typically includes bathroom equipped with grab bars, installation of handrails, walk-in showers and tubs, along with handicapped accessible doors and cabinets. Medical respite care was identified as a need for individuals discharged from hospital settings. Other needs of this population to maintain housing stability are the same as everyone else: access to employment and accessible public transportation.

According to stakeholders, resources are limited to provide safe housing for domestic violence survivors. Transportation from Dauphin Co to other counties for safe shelter/housing is a need, but there are insufficient resources for this.

What are the most common housing problems?

The most common housing problem in Lower Paxton is housing cost burden, particularly for those with housing cost burdens greater than 50% of income. There were 4,390 households earning up to 80% AMI that experienced cost burden. Households earning up to 80% AMI that were cost burdened or severely cost burdened account for 58.53% of households earning up to 80% AMI. Households earning up to 80% AMI that were cost burdened or severely cost burdened account for 21.27% of all Township households. Households earning 0-30% of AMI experienced severe cost burden at the highest rates among all income tiers. Those earning between 50 and 80% AMI experienced cost burden at the highest rate. The majority of those who experienced cost burden and severe cost burden were renters (59.45%).

There were 4,725 (63%) households earning up to 80% AMI who had one of four housing problems. Housing problems include cost burden (paying more than 30% of monthly income towards monthly housing costs), severe cost burden (paying more than 50% of monthly income towards monthly housing costs), overcrowding, and low-quality housing stock.

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

Households with lower incomes experienced housing problems at higher rates, specifically cost-burden and severe cost-burden.

- 0-30% of AMI
 - Renter households in this income bracket accounted for 66.67% of all cost burdened or severely cost burdened households.
 - Considering all 1,470 households earning 0-30% of AMI experiencing a housing problem, 65.99% were renter households.
 - Of all cost burdened households in this income bracket, a majority were small households.
- Renter households were more likely to experience housing problems than owner households.
 - 60.21% of all cost burdened households were renter households.
 - 54.36% of all severely cost burdened households were renter households.
 - 58.03% of all households experiencing a housing problem were renter households.

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

Individuals at imminent risk of residing in shelters or becoming unsheltered typically have a combination of factors present in their lives: lack of a living wage job, housing costs consumes more than 30% of their income, poverty, high childcare costs, high medical expenses, high transportation costs, or a criminal record. Individuals and families living with any of these factors, and especially those with more than one, are more likely to experience homelessness than those individuals and families that do not have any of these factors present. An individual or family with any combination of the factors above may require only a reduction in work hours, a minor medical emergency, a family crisis, an illness, or a minor reduction in income to push them into an unstable housing situation.

According to HMIS data, 205 people County-wide were living in transitional housing during the period October 1, 2020 through September 30, 2021; of these 131 or nearly 64% were Black, African American, or African. During the same time period, 201 people were receiving rapid rehousing assistance; of these, 70% were Black, African American, or African, again highlighting that this segment of the population is over-represented among people experiencing homelessness. Nearly 15% were Hispanic. Of households that exited Rapid Rehousing programs during this period, 15% of adult leavers had no cash income, putting these households at greater risk of returning to homelessness if unable to support ongoing housing payments.

During the period October 1, 2020 and April 30, 2021, 77 households exited to temporary destinations and 169 households exited to unknown destinations. Of these, 25% and 20%, respectively, returned to homeless during the period May 1, 2021-September 30, 2021. One percent of households exiting to permanent destinations returned to homelessness. Households receiving temporary assistance and those exiting to temporary destinations are more likely to return to homeless or face greater risk of housing instability than those exiting to permanent destinations. While this data cannot be isolated to Lower Paxton Township, the characteristics of households exiting temporary housing programs are consistent across the County.

According to the Dauphin County HOME-ARP plan, stakeholders identified supportive services such as affordable childcare, transportation, employment training and housing counseling along with tenant-based rental assistance as a great need for all qualifying populations, but especially those at-risk of homelessness. TBRA is highly effective at providing ongoing housing stability, but only if there is adequate, quality inventory and supportive services for extended periods of time to help promote that stability. Furthermore, the plan discussed the needs of subpopulations, including LGBTQ+ populations, homeless youth and young adults (18-24). This includes young adults that are transitioning out of foster care and choose not to continue to participate in the CYS system and lose access to resources to assist with housing and services. Due to age and lack of rental history, permanent housing options are limited. Stakeholders consulted for the plan reported some providers are master leasing units for youth; however, due to general lack of affordable housing inventory, there is still an unmet need for housing options for youth.

The HOME-ARP plan notes that only 28% of households who exited the homeless system in Dauphin County exited to positive housing destinations. Households with children fared a little better with 31.6% exiting to positive destinations, but that number is not desirable. This suggests that there is an overall

lack of permanent housing resources for all household types that entered the homelessness system, especially for those who were only able to access emergency shelter or rapid re-housing resources.

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:

Generally, the Township defines households at risk of homelessness using the definition at 24 CFR 91.5. At risk of homelessness is one of the four qualifying populations analyzed for HUD's HOME-ARP Allocation plan. According to the Dauphin County HOME-ARP plan, there were 26,958 Dauphin County residents, or 24.1% of residents, with an annual income below 30% of median family income. Renters who are considered disproportionately at-risk of homelessness numbered 9,440 or 22.9% of renters with household income at or below 30% of the median family income. Additionally, 15,745, or 38.3% of renter households in Dauphin County are considered cost burdened, spending more than 30% of their income on housing costs. Finally, there are 195 renter households that are living in severely overcrowded housing conditions with more than 1.5 persons per room.

As discussed above, only 28% of households in Dauphin County who exited homelessness did so to positive locations. Failing to exit the homeless system to a positive destination signals a greater risk of returning to homelessness.

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

The housing characteristic linked with instability and an increased risk of homelessness is a lack of affordable housing available to low-income residents. This is outlined in the tables above. Households spending more than 30% of their household income towards housing costs are more vulnerable to acute economic and financial shifts such as the loss of a job, a medical emergency, etc. These cost burdened households are also more likely to earn less than 80% of AMI, further straining economic and financial means.

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

Introduction

This section assesses 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.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HAMFI levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, Hispanics/Latinos earning 0-50% AMI, Asians earning 0-30% and 50-100% AMI, and Black/African Americans earning 30-50% in Lower Paxton Township experience one or more housing problems at a disproportionate level.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	91.4%	51.1%	46.1%	8.6%
Black/ African American	87.3%	80.4%	43.2%	8.8%
Asian	100.0%	67.3%	60.6%	51.3%
Hispanic/Latino	100.0%	100.0%	14.9%	0.0%
Jurisdiction as a Whole	89.9%	60.8%	45.1%	12.6%
<i>Source: 2016-2020 CHAS</i>				

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	1470	165	180
White	795	75	
Black / African American	480	70	
Asian	65	0	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	35	0	

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	1240	800	
White	695	665	
Black / African American	430	105	
Asian	70	34	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	30	0	

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	1725	2100	
White	1195	1395	
Black / African American	410	540	
Asian	100	65	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	14	80	

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	290	2005	
White	150	1600	
Black / African American	15	155	
Asian	100	95	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	0	95	

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater needs in comparison to the needs of that category of need as a whole. HUD defines a disproportionate impact as any group that is 10 percentage points higher than the jurisdiction as a whole. An analysis of the tables below indicates Hispanics/Latinos earning 0-30% AMI and Asians earning 50-100% AMI experience severe housing problems disproportionately. It is important to note that the sample size for this data is relatively small and is likely the reason for the 100% data points.

	0-30% AMI	30-50% AMI	50-80% AMI	80- 100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	73.6%	34.2%	7.4%	0.0%
Black/ African American	80.9%	33.0%	13.2%	8.8%
Asian	76.9%	9.5%	30.8%	35.9%
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	100.0%	0.0%	0.0%	0.0%
Jurisdiction as a Whole	77.4%	32.3%	9.7%	3.7%
<i>Source: CHAS 2016-2020</i>				

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	1265	370	180
White	640	230	
Black / African American	445	105	
Asian	50	15	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	35	0	

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*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	660	1385	
White	465	895	
Black / African American	175	355	
Asian	10	95	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	0	30	

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*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	370	3455	
White	190	2390	
Black / African American	125	820	
Asian	49	110	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	0	95	

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*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	85	2210	
White	0	1755	
Black / African American	15	155	
Asian	70	125	
American Indian, Alaska Native	0	0	
Pacific Islander	0	0	
Hispanic	0	95	

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*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%

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

Introduction:

This section assesses 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.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burden is defined as paying more than 30% of household income on housing, and severe cost burden is defined as paying greater than 50% of income on housing.

The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels. Based on these definitions, Black/African Americans earning 30-50%, and Asians earning more than 50% AMI have disproportionate housing needs.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost burden			%
White	79.8%	11.7%	8.5%	0.0%
Black/ African American	57.2%	41.5%	1.3%	0.0%
Asian	27.1%	0.9%	72.1%	0.0%
Hispanic	59.1%	18.5%	22.4%	0.0%
Jurisdiction as a Whole	54.0%	25.2%	20.8%	0.5%
<i>Source: CHAS 2016-2020</i>				

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20870	9720	8045	180
White	11890	1745	1265	
Black / African American	1745	1265	40	
Asian	1265	40	3370	
American Indian, Alaska Native	40	3370	1950	
Pacific Islander	3370	1950	610	
Hispanic	1950	610	740	
Other	610	740	70	

Table 22 – Greater Need: Housing Cost Burdens AMI

Data 2016-2020 CHAS
Source:

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 in Lower Paxton Township varies primarily by income level. However, the following income tiers experience problems disproportionately, at a rate of at least ten percentage points higher than the Township as a whole:

Housing Problems

- Hispanics/Latinos earning 0-50% AMI
- Asians earning 0-30% and 50-100% AMI
- Black/African Americans earning 30-50%

Severe Housing Problems

- Hispanics/Latinos earning 0-30% AMI and Asians earning 50-100% AMI

Cost Burden

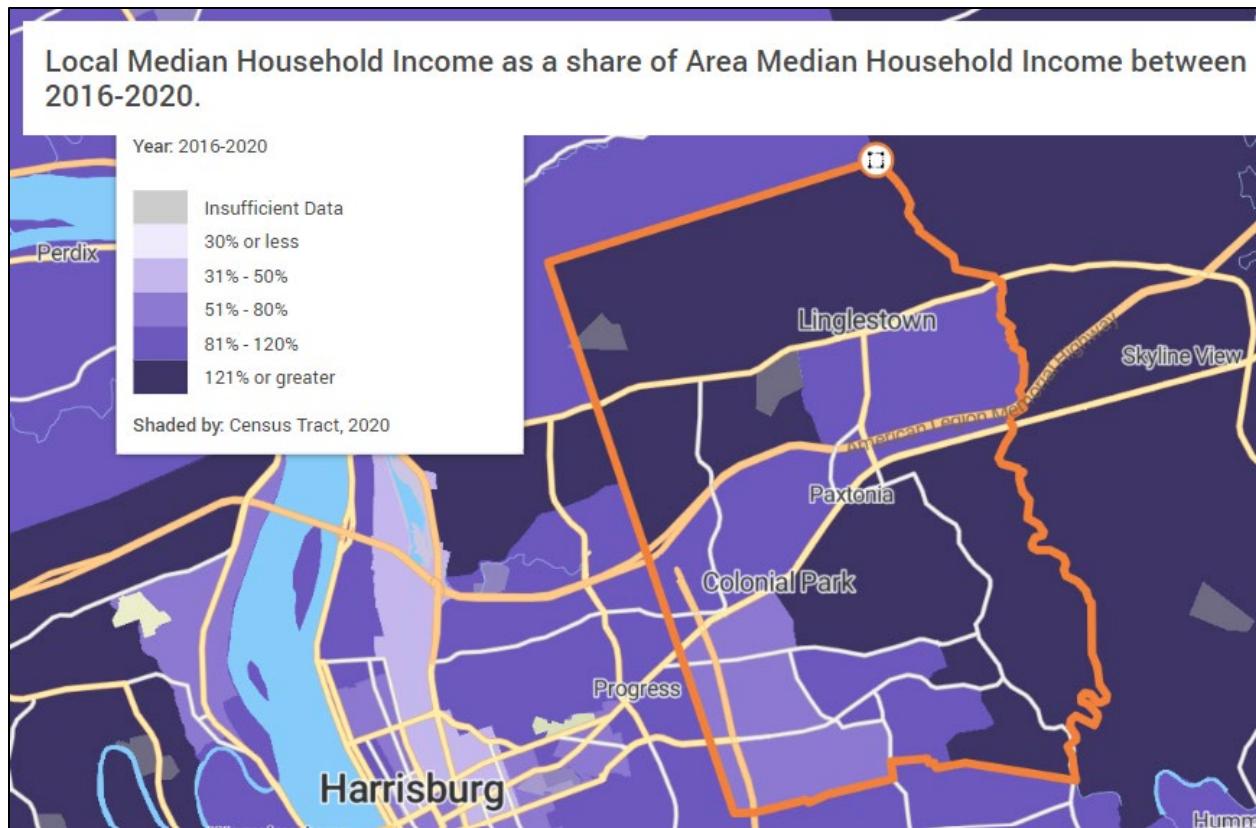
- Black/African Americans earning 30-50% AMI
- Asians earning more than 50% AMI

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

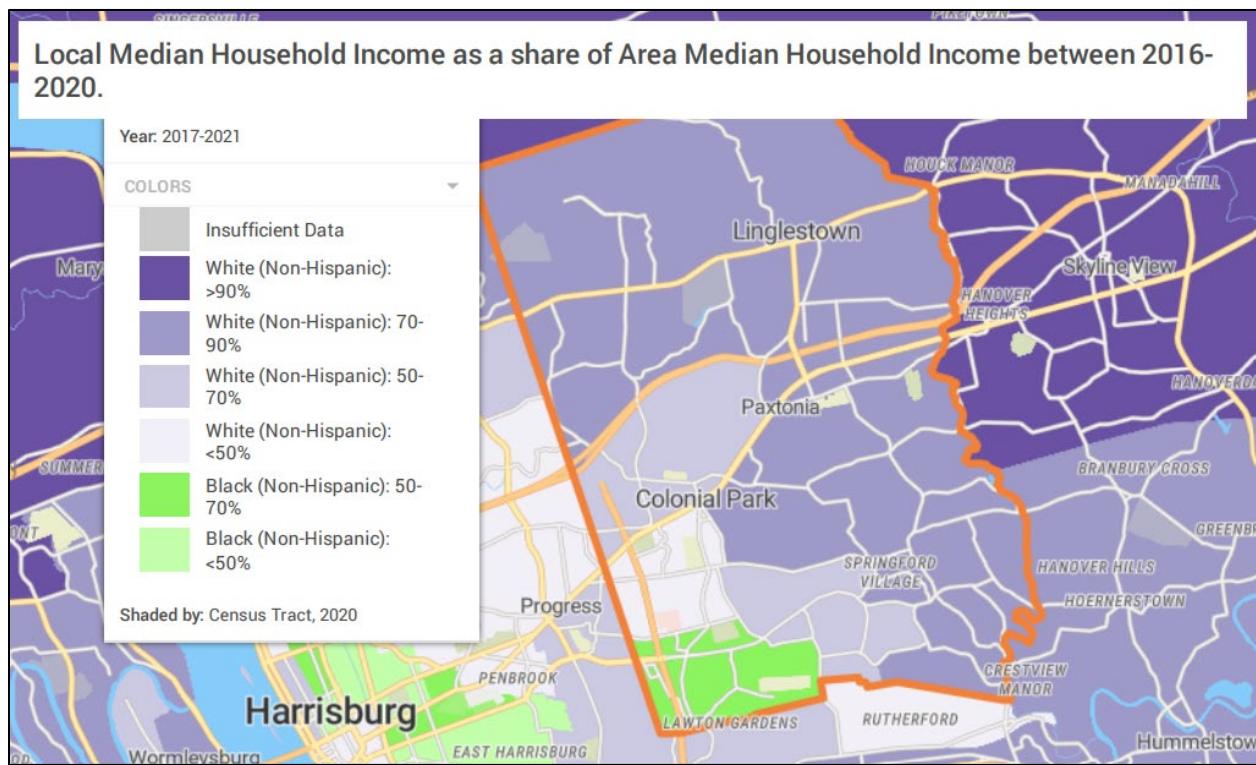
The needs among race/ethnicities are indicated above. Income categories have more general needs as described in NA-10 and the Housing Market Analysis.

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

The following two maps show the Township by Census Tracts. The first map shows the median household income. The second map shows the predominant racial or ethnic groups. An analysis of the maps together shows that areas of the Township with lower median housing income are also areas that are more racially/ethnically diverse. More specifically, the south-western corner of the Township has the lowest median household income and has the highest Black/African American population. This aligns with the above findings.



Source: Census and Policy Map



Source: Census and Policy Map

In 2021, Dauphin County updated its Analysis of Impediments to Fair Housing Choice, and included a section on Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). HUD defines R/ECAPs as census tracts with a non-White population of at least 50% (and 20% outside of metropolitan/micropolitan areas) and a poverty rate that either exceeds 40% or is three times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower. By combining these data, it is possible to determine geographic patterns where there are concentrated areas of poverty among racial/ethnic minorities. The table below shows that the south-western portion of the Township, Census Tract 223, became a R/ECAP in 2019, having a 45.4% racial minority concentration and a poverty rate of 25.5%.

Municipality	Census Tract	2014		2019	
		% Racial Concentration	% Poverty Concentration	% Racial Concentration	% Poverty Concentration
Penbrook	222	41.0	25.5	-	-
Lower Paxton	223	-	-	45.4	25.5
Steelton	233	-	-	65.0	25.4
Steelton	234	-	-	39.7	29.2
Middletown	237	34.8	38.5	37.9	29.4

Source: U.S. Census Bureau, 2014 and 2019 ACS 5-Year Estimates (DP05, B17001A-I)

NA-35 Public Housing – 91.205(b)

Introduction

According to the Dauphin County HOME-ARP Allocation Plan, the Dauphin County Housing Authority owns and manages more than 815 public housing units throughout the County (excluding the City of Harrisburg) as well as administers 1,050 Housing Choice Vouchers, including VASH, Mainstream and Family Unification vouchers. The data in the tables below, prepopulated by HUD, is dated and inaccurate.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers			Special Purpose Voucher			
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers in use	0	2	690	1,001	38	944	8	2	1	

Table 23 - 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

	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers			Special Purpose Voucher			
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program		
Average Annual Income	0	8,191	13,909	12,799	8,246	12,826	14,627	13,637		
Average length of stay	0	14	7	5	3	5	0	8		

	Certificate	Mod-Rehab	Public Housing	Program Type							
				Vouchers			Total	Project-based	Tenant-based	Special Purpose Voucher	
				Veterans Affairs Supportive Housing	Family Unification Program						
Average Household size	0	2	1	2	2	2	2	2	2	3	
# Homeless at admission	0	0	0	5	0	4		1		0	
# of Elderly Program Participants (>62)	0	1	276	134	3	129		1		0	
# of Disabled Families	0	0	259	306	6	294		3		0	
# of Families requesting accessibility features	0	2	690	1,001	38	944		8		2	
# 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 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program					Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	2	447	519	35	480	1	0	0	0	0	0
Black/African American	0	0	233	467	1	451	7	2	1	1	2	1

Race	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
Asian	0	0	7	8	1	7	0	0	0	0	0	
American Indian/Alaska Native	0	0	3	7	1	6	0	0	0	0	0	
Pacific Islander	0	0	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	0	0	

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
Hispanic	0	0	102	140	1	137	0	0	0	0	0	
Not Hispanic	0	2	588	861	37	807	8	2	1	1	1	

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

Table 26 – 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:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible. The Housing Authority of the County of Dauphin indicated it does receive reasonable accommodation/modification requests from public housing residents for accessibility improvements,

such as grab bars and ramps, but also for support/service animals and live-in aides. The Housing Authority is in compliance with UFAS and Section 504 standards.

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

Of the public housing units operated by the Dauphin County Housing Authority, none of them are within Lower Paxton Township.

Housing Choice Voucher holders have 60 days to locate housing within Dauphin County, outside of the City of Harrisburg. After being assisted for at least one year in Dauphin County, voucher holders can take their voucher to other areas in Pennsylvania or to other states where there is a Housing Authority. This applies to vouchers issued by the Dauphin County Housing Authority.

According to the Dauphin County Housing Authority, per its feedback for the HOME-ARP Plan, there are insufficient units on the market with landlords willing to accept FMR as they are not competitive with actual rent rates. Due to this, even after 180-day extensions, vouchers are being returned.

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

Of the 535 families using public housing per Table 27, 48.41% are disabled. As half the residents of the Township are not disabled, this means persons with disabilities are disproportionately represented in public housing. Furthermore, 51.59% of the families have an elderly member living with them. Again, as half of the population of Lower Paxton is not elderly, this group is disproportionately represented in public housing. These two groups in such need for public housing also point to the need for accessible units.

Of the 690 individuals using public housing per Table 28, 33.77% are Black/African American. According to 2017-2021 ACS, the total population for Lower Paxton was 52,925. There were 9,759 Black/African American residents. This means only 18.44% of the population was Black/African American. As this percentage is significantly lower than the percentage of those in public housing, this group is disproportionately represented in public housing. Furthermore, 14.79% of those in public housing were Hispanic/Latino. Only 4.23% of Township residents were Hispanic/Latino. This group is also disproportionately represented.

Discussion

Stakeholders and the Housing Authority reported there is a shortage of landlords willing to participate in the Housing Choice Voucher program. This has been a trend that started before the pandemic but has certainly exacerbated since the pandemic. There is a stigma associated with the Section 8 program, but even incentives aren't enough to encourage participation because of the housing/real estate market and property owners' ability to profit off the sale of a home that has been a long-term rental unit in the County. This is true of all voucher programs, including 811, ERAP, VASH.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section used data and information from the Dauphin County HOME ARP Plan to supplement stakeholder comments received during the preparation of this Consolidated Plan.

Not all data points in the table below were available. Between January 2021 and May 2022, a total of 2,083 homeless persons were served by the Dauphin County/Harrisburg Continuum of Care.

The number of Dauphin County residents that meet the definition of homeless under 24 CFR 91.5 was derived from the 2022 PIT Count, conducted by the Capital Area Coalition on Homelessness (CACH) on January 26, 2022. The PIT Count identified a total of 423 persons experiencing homelessness in 2022, up from 358 persons (+18.1%) identified in 2021.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	359	64			389	
Persons in Households with Only Children	0	0			4	
Persons in Households with Only Adults	194	61			389	
Chronically Homeless Individuals	44	18				
Chronically Homeless Families						
Veterans	38	1				
Unaccompanied Child						
Persons with HIV	1	0				
Severely Mentally Ill	55	38				
Chronic Substance Abuse	46	26				
Victims of Domestic Violence	28	5				

Source: 2022 Point in Time Count

According to stakeholders, the County has a Code Blue shelter, but capacity is limited. There is a lack of shelter capacity across the County, specifically family shelter, shelter for males, and general low-barrier shelter. Most shelter resources are limited to the City of Harrisburg, and many residents do not want to go to the City. There is also the challenge of the stigma of accepting shelter. Furthermore, resources are limited to provide safe housing for domestic violence survivors.

Stakeholders also reported there is a need for full-service shelters including case workers, mental health services, and other Supportive Services. The Street Outreach program is active in the County, but it is limited in scope and resources.

Finally, stakeholders expressed the need for transportation from the County to other counties for safe shelter/housing, but there are insufficient resources for this. There is a need for connections to other resources and the ability to look for and apply for jobs, and to do laundry, etc.

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):

Not all data points in the table above are available. According to the CoC's FY2021 Performance Measure Module, 883 individuals experienced homelessness for the first time during the period October 1, 2020-September 30, 2021. This is a 137.4% increase from 2020, a year in which 372 persons experiencing homelessness for the first time. These measures took into account persons entering emergency shelter, transitional housing, safe haven, and permanent housing programs. In addition, the County Department of Human Services reported over 100 households in hotel/motels in 2022 due to lack of shelter capacity and affordable housing inventory.

Over 40% of those in shelter or transitional housing remain as such for more than six months. Longer lengths of stay may increase the need for beds, as there is less movement for new clients to be able to use those resources. Subpopulations with the longest homeless tenure include those aged 55 and older, victims of domestic violence, and those with disabilities. Other populations at greater risk of housing instability, as identified in the 2022 PIT Count include 93 persons with serious mental illness, 72 persons with a substance use disorder, 38 veterans, 6 transgender/ gender non-conforming/ questioning individuals.

According to HMIS, during the period January 1, 2021-May 1, 2022, 629 individuals exited the homeless system. Of these, 30% exited to temporary destinations, including transitional housing and temporarily staying with friends or family. Households without permanent housing may be more likely to experience returns to homelessness.

The 2022 PIT count reported 62 chronically homeless individuals, which represented 14.66% of all those counted. Also identified were 39 Veterans, 38 of which were sheltered on the night of the count.

Nature and Extent of Homelessness: (Optional)

Race: Black/African American	Sheltered: 207	Unsheltered: 36
Ethnicity: Hispanic/Latino	Sheltered: 28	Unsheltered: 5

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

There are a total of 112 beds available for veterans according to the 2022 HIC. However, two veterans were determined to be unsheltered during the 2022 PIT, indicating a barrier in accessing these resources or difficulties by service providers in engaging veterans. These barriers may include co-occurring mental health and/or substance abuse disorders, lack of income or rental history, or criminal history. YWCA of Greater Harrisburg provides a number of supportive services for veterans in addition to housing, such as case management, life skills training, employment training, financial planning and assistance, housing counseling, transportation, legal services, and childcare services. Stakeholders reported that providing services once veteran households are placed in housing allows continuity of care that is critical to promoting stability.

According to the 2022 HIC, there were 61 emergency shelter family units with 110 beds. There were also 61 family units between transitional housing, permanent supportive housing, and other permanent housing. These units have 141 beds. The total number of beds between all four facilities for adults was only 335. This means only 42.83% of beds were for families. As there were 168 (39.72%) adults and children in family households, but 255 unaccompanied adults per the 2022 PIT count, the ratio of family to adult beds is appropriate.

According to stakeholders, Veteran's programs as supported more than other programs, but they are still under capacity. Stakeholders also reported that the cost of rent presents a difficult barrier to placing those exiting shelters into housing. If a household is placed, it is nearly impossible to maintain rental payments. Additionally, getting employment quickly enough to manage and sustain high rents presents another difficult challenge.

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

The PIT Count identified a total of 423 persons experiencing homelessness in 2022, up from 358 persons (+18.1%) identified in 2021. In terms of racial and ethnic demographics, 243 (57.4%) of homeless

individuals were African American, 145 (34.3%) were White, and 33 (7.8%) were Hispanic. Black/African American individuals comprise 19.2% of Dauphin County's population and is disproportionately over-represented among the homeless.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2022 PIT count, of the 423 counted homeless individuals, 359 (84.9%) were sheltered and 64 (15.1%) were unsheltered.

Discussion:

According to the County HOME-ARP Plan, stakeholders reported that while numerous service providers are available in the County, their capacity to provide adequate levels of supportive services are strained due to staff shortages, staff burnout, and insufficient staff wages. Furthermore, Street Outreach services have been critically important and successful in placing people in shelters. Stakeholders reported that street outreach services are available, but the program is limited in scope and capacity due to lack of resources.

According to stakeholders, in 2023 calls to PA 2-1-1, a service that assists in matching needs with resources, were at the highest level in recent years. The most common needs were rental payment assistance, utility payment assistance, and housing assistance. Stakeholders reported that many landlords are evicting tenants due to outstanding utility payments, although rent payments were made. Additionally, the Asset Limited Income Constrained Employed (ALICE) population calls frequently because they do not qualify for most public benefits because of their income. Individuals and families living in the home of another are not captured in PIT, but are frequent users of 2-1-1.

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

Introduction:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with physical disabilities, persons with alcohol/other drug addictions. In addition, many persons with special needs also have very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly individuals are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

According to ACS 2017-2021 estimates, 18.43% of households consist of at least one person aged 65 or over. In addition, the Census reported that 24.91% of persons 65 years and over had at least one disability in 2021; 16.2% of whom experienced an ambulatory difficulty, 11.2 % with an independent living difficulty, and 10.3% experienced a hearing difficulty.

Housing in the Township is also aging. The Market Analysis portion of this plan revealed that over half of the Township's units were built between 1950 and 1979. Older housing stock plus deferred maintenance usually leads to degraded housing for elderly households who do not have income to spend on keeping up with the house. Maintaining existing housing stock is an important way to preserve existing affordable housing.

According to stakeholders, there is an increase in older adults who need more assistance not only with daily living activities, but also in the types of housing they are able to occupy and afford. Safe housing for older adults with disabilities is a need.

Persons with Disabilities

In 2021, 9.66% of the population had a disability. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living disabilities may require assisted living facilities. Data from the 2021 ACS indicates that 4.7% indicated an ambulatory difficulty; 5.1% reported an independent living difficulty.

In the Township, 6.77% of all adults aged 20-64 live below the poverty line. However, there are differences in the incidence of poverty by disability status. For those with a disability, 14.49% live below the poverty line as compared to 6.17% of those without a disability.

According to stakeholders, there is insufficient inventory of accessible units for people of all ages, but especially the elderly and a growing number of people under 60 with a unique physical disability.

Substance Abuse and Addiction

According to the CDC, Lower Paxton Township reported about 20 deaths from all opioid overdoses per 100,000 people in 2019.

Dauphin County Human Services indicated the need for implementation of opioid crisis services (including a crisis call center). The County offers drug court diversions to aid in reducing barriers for folks with substance abuse and addiction struggles. It also offers mental health court and veteran court. Furthermore, the County is creating a crisis drop-in center outside of Lower Paxton Township.

The County has an Opioid Remediation Grant and as a Township with over 10,000 people Lower Paxton can apply.

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

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

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

Supportive housing for these special needs populations is a critical need, especially for the elderly, and individuals living below the poverty line. There is also a need for supportive services for persons exiting substance misuse and mental health treatment, persons discharging from hospitals or other medical treatment, and persons exiting the prison system require stable environments in order to avoid relapse, recidivism and returns to homelessness. Catholic Charities has an SRO facility for women in recovery; however, operating costs exceed income from rent.

The prevalence of elderly and disabled persons points to a need for accessible housing with universal design features. Many elderly individuals and individuals with disabilities, regardless of type, require access to adequate transportation systems and human services, because their disability often makes it impossible or impractical to walk or drive as a means of transportation.

The Township determined these needs based on a variety of stakeholder and public meetings comprised of service and housing providers.

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

According to AIDSVu, a data source created in partnership by Emory University's Rollins School of Public Health and Gilead Sciences, Inc., and the Center for AIDS Research at Emory University (CFAR), 435 of every 100,000 people were living with HIV in Dauphin County in 2021. Additionally, 16 out of every 100,000 people were newly diagnosed with HIV.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

Stakeholders expressed concerns as local landlords will not rent to many immigrants because of lack of credit and employment. Pop's House houses these populations, but there are communication barriers with these populations. There are cultural barriers, and cultural orientation is a need.

Additionally, 2-1-1 resources have dwindled since the onset of the COVID-19 pandemic. The service formerly had 60 volunteers. Interns and paid staff make up the balance, but capacity is insufficient. Now, there are only five. Furthermore, there were many requests for vehicle repairs, but only two providers in the 2-1-1 database accept referrals.

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

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, Lower Paxton Township can fund 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 people with disabilities).

According to the Township's Comprehensive Plan, it will work to improve parks and recreation facilities by seeking funding to meet a wide variety of recreational needs and to add selected parkland. There will be an emphasis on a proposed new park as part of the development of the former Blue Ridge Golf Course and a new park at the intersection of Nyes and Conway Roads. The Township will also work with the School District to coordinate plans for growth and recreation.

How were these needs determined?

The Lower Paxton Township Comprehensive Plan has a section on community facilities that discusses the importance of municipal parks and trails. The plan stresses the need to continue to provide quality recreation programs for a wide variety of ages and abilities. It also discusses the Township Greenway Plan to improve bicycle and pedestrian access in the community. The Comprehensive Plan indicates the importance of continuing to coordinate such improvements to reduce total costs of projects, which in turn allows costs to be distributed among various entities.

The Township also has a Parks and Recreation Master Plan which outlines the importance of parks and access to greenways to public health. Among other objectives, the plan aims to assure that pedestrians, bicyclists, and transit riders can safely move throughout the Township by providing safe routes for pedestrians and cyclists. The plan also aims to interconnect the Township community with bicycle/pedestrian connections by developing a Township-wide greenway network.

Stakeholders indicated that accessibility improvements are a need in the Township's parks, including walking trails, access to water fountains, and other park amenities.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, Lower Paxton can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

According to stakeholders, in the LMI areas of the Township, one third of traffic signals with deferred maintenance need to be replaced. Streets in LMI areas need to be reconstructed with associated curb cuts and other accessibility improvements. Additionally, many neighborhoods have shade tree upheaval and require sidewalk replacements and/or improvements.

In addition, Township public works staff indicated that half of the Township does not have storm sewer systems. Many stormwater improvements could be made in LMI neighborhoods. Additionally, some homeowners have failing on-lot septic systems. A potential need includes programming to assist LMI homeowners to connect to public sewer infrastructure, if installed.

How were these needs determined?

A strategy in the Comprehensive Plan focuses on ensuring a high-quality water supply continues to be available. According to the Comprehensive Plan, the Township is adequately served by public water, and the system has sufficient supply to handle anticipated growth.

The Comprehensive Plan reports that nearly the entire Township is served by public sewage treatment. The Lower Paxton Township Authority intends to ensure that adequate wastewater treatment allocation and transmission capacities continue to be available.

The Township also lists strategies for stormwater management improvements. Projects include stabilizing creek banks and increasing vegetation in riparian buffer areas.

Public Infrastructure needs were identified using these sections from the Comprehensive Plan, as well as meetings with Township staff.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the Township can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services for low- moderate-income households.

The Township Director of Public Safety reported that there is a co-responder assigned to the Township's Police Department. Lower Paxton Township has the highest usage of mental health services in the area, according to the Director. There is a need to add another co-responder. There is also a need for youth mental health first aid training.

Stakeholders expressed an increase in the immigrant population, specifically Bhutanese and Egyptian, that may require supportive services, translation services, case management and employment referrals.

Stakeholders also reported that the Township is implementing a system that would identify to first responders the occupants and their special needs and/or disabilities. Participation in this system would be voluntary. There is also a consideration to connect with hospitals on discharge planning to allow them the option to alert the Township that individuals are being discharged with in home needs and/or resources (i.e. Oxygen). Such a resource would be invaluable resource during natural disasters, crisis intervention, etc.

Finally, stakeholders indicated public safety needs including coupling code enforcement with fire/public safety education to larger apartment complexes. These properties need to include up to date smoke and carbon monoxide detectors and sprinkler systems. There is also a need for security cameras in LMI areas as well as lighting improvements in apartment complexes.

How were these needs determined?

Strategies in the Comprehensive Plan is to continue to provide high quality police, fire, and emergency medical services.

The Township's Comprehensive Plan includes an action plan for implementing the designated strategies. The action plan includes:

- Updating the Zoning Ordinance
- Updating the Subdivision and Land Development Ordinance
- Continuing to emphasize and enforce the Property Maintenance Code
- Considering adopting an Official Map to reserve land expected to be needed to improve intersections or other improvements
- Seeking additional grants to meet community needs
- Increasing inter-governmental cooperation efforts with other municipalities and the Council of Governments

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional units. Ideally, Lower Paxton Township will have a mix of housing types to accommodate households of all types and income levels. The Township's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

General conclusions about the market, as described in the following pages, include:

- The housing stock in Lower Paxton is principally single-family (62.34%) and owner-occupied (68.33%). There is capacity for more multi-family housing units which tend to be more affordable, particularly for small families with children and single person households, demographic groups particularly prone to cost burden and severe cost burden.
- Lower income renters are in need of more affordable housing options.
- Over half of the Township's units were built between 1950 and 1979. Maintaining existing housing stock is an important way to preserve existing affordable housing.
- There is no public housing located in Lower Paxton Township.
- Accessible housing units are needed for the Township's elderly populations, as well as for individuals with disabilities.
- A review of Lower Paxton Township's Zoning Ordinance revealed that it is at moderate risk for considering housing specifically for members of the protected classes. The Lower Paxton Comprehensive Plan aligns with the County Comprehensive Plan which promotes a range of housing densities and types.
- The top three employment sectors in the Township are Health Care and Social Assistance, Retail Trade, and Administration & Support, Waste Management and Remediation. The Township has a healthy unemployment rate.
- The southwestern portion of the Township is the most economically disadvantaged and has the highest racial and ethnic diversity.
- The Township is well served by broadband service and providers.
- The Township has identified floods, deteriorating infrastructure, and wildfires as hazards most probable within its jurisdiction. The Township follows Dauphin County's Emergency Operations and Hazard Mitigation Plans to mitigate these issues.

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

Introduction

The housing stock in Lower Paxton is principally single-family (62.34%) and owner-occupied (68.33%). Data from the 2021 ACS indicates that 6.2% of all adults aged 18-64 live below the poverty line; however, 7.7% of 18-34-year-olds live below the poverty line. Among the entire population, 6.3% live below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 8.6% and 3.8%, respectively, live below the poverty line. Individuals with disabilities aged 20-64 have a higher incidence of poverty as 14.49% live below the poverty line.

Of the over 15,000 owner-occupied units in the Township, 87.54% consist of three or more bedrooms. Among renter-occupied units, there are approximately one quarter each, one- and three-or more bedrooms. Just over half of the rental units are 2-bedrooms. There is capacity for more multi-family housing units which tend to be more affordable, particularly for small families with children and single person households, demographic groups particularly prone to cost burden and severe cost burden.

The vacancy rate decreased from 5.65% in 2010 to 3.91% in 2021, according to ACS data.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,738	62.34%
1-unit, attached structure	2,229	10.12%
2-4 units	1,455	6.6%
5-19 units	3,785	17.18%
20 or more units	714	3.24%
Mobile Home, boat, RV, van, etc	115	0.52%
Total	22,036	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2017-2021 ACS B25032

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	28	.19%	88	1.26%
1 bedroom	131	.87%	1,829	26.21%
2 bedrooms	1,716	11.40%	3,588	51.41%
3 or more bedrooms	13,182	87.54%	1,474	21.12%

Table 30 – Unit Size by Tenure

Data Source: 2017-2021 ACS B25042

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

There are no assisted units in Lower Paxton Township according to the PA Housing Finance Agency (PHFA). According to the Dauphin County HOME-ARP Allocation Plan, the Dauphin County Housing Authority owns and manages more than 815 public housing units throughout the County (excluding the City of Harrisburg) as well as administers 1,050 Housing Choice Vouchers, including VASH, Mainstream and Family Unification vouchers. None of the public housing units are located in Lower Paxton Township.

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

Creekside Village is the only HUD subsidized housing in the Township. The contract on those 14 multi-family units expired in 2022. This further limited the already limited inventory of affordable housing units.

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

No, the availability of housing does not meet the needs of the population. Furthermore, the Township does not have any public housing or other assisted housing units.

Describe the need for specific types of housing:

According to 2017-2021 ACS data, nearly 20% of the Township is aged 65 and older. Stakeholders report that Lower Paxton Township is an increasingly popular retirement destination. This indicates a need for accessible units, units where households can age in place, as well as senior housing and facilities. Furthermore, there is a need for additional multifamily housing for small households.

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

Introduction

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The cost of housing in Lower Paxton Township has outpaced incomes. There is a demand for affordable units, particularly as fewer homeowners are selling their homes, and more renters are remaining renters.

Cost of Housing

	Base Year: 2017, adj. to 2021 dollars	Most Recent Year: 2021	% Change
Median Home Value	\$203,677.20	\$225,200.00	10.6%
Median Contract Rent	\$911.66	\$1,008.00	10.6%

Table 31 – Cost of Housing

Data Source: 2016-2020 CHAS

Rent Paid	Number	%
Less than \$500	54	.80%
\$500-999	1,981	29.20%
\$1,000-1,499	3,707	54.70%
\$1,500-1,999	972	14.30%
\$2,000 or more	68	1.00%

Table 32 - Rent Paid

Data Source: 2017-2021 ACS DP04

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	65	No Data
50% HAMFI	605	830
80% HAMFI	2,144	1,665
100% HAMFI	2,364	5,495

Table 33 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$847	\$975	\$1,228	\$1,570	\$1,650
High HOME Rent	\$847	\$975	\$1,228	\$1,570	\$1,650
Low HOME Rent	\$847	\$936	\$1,123	\$1,297	\$1,447

Table 34 – Monthly Rent

Data Source: 2023 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. According to CHAS and data analyzed in NA-10, there are 1,060 renter households earning 30% AMI or less. According to Table 35 above, there are only 65 units affordable to renters at that income level. This means that there are more than 16 households that need affordable housing at this income level for each affordable unit available. There is clear and demanding capacity for additional affordable housing units.

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

As depicted in Table 33, the median contract rent in Lower Paxton Township was \$1,008 in 2021. Adjusting for inflation, the cost of rent increased 10.6% from 2017 to 2021. It is likely that rents will remain high or continue to rise given the steadily increasing mortgage rates. With fewer homeowners selling and more renters remaining renters, demand will continue to outpace the supply meaning that housing affordability in the Township will remain a challenge and likely worsen.

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 Fair Market Rent (FMR) for a two-bedroom unit in the Township is \$1,228 per month. To avoid being cost burdened, a household needs to earn \$4,093 per month, or roughly \$23.60 per hour. A minimum wage worker in Lower Paxton earning \$7.25 per hour needs to work more than 140 hours per week to afford a two-bedroom unit. Furthermore, the monthly Supplemental Security Income (SSI) payment in 2023 is \$914. Households for which this is the sole source of income can spend \$274 monthly on housing, which is less than a third of the cost of renting a one-bedroom unit.

Stakeholders consulted during the preparation of the Dauphin County HOME-ARP Allocation Plan indicated that Fair Market Rents are not keeping up with actual market rents, and that as a result many private landlords were no longer accepting HCV or other rental assistance. Many private owners of naturally occurring affordable housing (or owners that had accepted HCV or other assistance) are selling the units to owners who no longer accept assistance or who increase the rent significantly, displacing

households who cannot find affordable units elsewhere. This was reiterated during outreach for this Consolidated Plan.

The Township does not anticipate using its CDBG funds to produce or preserve affordable housing in the next five years.

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

Introduction

The following data provides an overview of the condition of housing in Lower Paxton Township. The Township is generally characterized by an aging housing stock. Deferred maintenance leads to property maintenance code violations that prompt blighting influence in neighborhoods across the Township. 2017-2021 ACS 5-year estimates identified substandard housing conditions based on HUD's definition for each municipality in the Township.

Definitions

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,160	21.2%	3,795	48.5%
With two selected Conditions	160	1.1%	165	2.1%
With three selected Conditions	15	0.1%	55	0.7%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	11,605	77.7%	3,810	48.7%
Total	14,940	100.0%	7,825	100.0%

Table 35 - Condition of Units

Data Source: 2016-2020 CHAS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,255	16.2%	660	9.9%
1980-1999	4,675	33.5%	1,995	29.8%
1950-1979	3,445	24.7%	2,845	42.6%
Before 1950	3,570	25.6%	1,185	17.7%
Total	13,945	100.0%	6,685	100.0%

Table 36 – Year Unit Built

Data Source: 2016-2020 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.	7,015	50.3%	4,030	60.2%
Housing units built before 1980 with children present	840	6.0%	684	10.2%

Table 37 – Risk of Lead-Based Paint

Data Source: 2017-2021 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

This table populated null, but Lower Paxton Township does have 897 vacant units according to 2021 ACS data. No other information on units that are abandoned or suitable for rehabilitation is available.

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

Table 38 - Vacant Units

Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. The common age threshold used to signal a potential deficiency is approximately 50 years or more. In Lower Paxton, 23.05% of the housing units were built prior to 1950. Another 30.49% of all units were built between 1950 and 1979.

Owner- and renter-occupied housing units have different percentages of units built in the four time periods presented in the table above. Both owner and rental units likely require rehabilitation from normal wear and tear. Of the units built prior to 1950, 17.7% were renter occupied units compared to

25.6% for owner-occupied units. However, the market has significantly more owner units (67.17%) than rental units (32.83%).

Renter-occupied units have a much higher prevalence (48.5%) of having at least one selected condition than owner-occupied units (21.2%). This may indicate that more renter-occupied units than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit. It is uncommon for both owner- and renter-occupied units to have more than one selected condition.

It is difficult to get an accurate number of owner-occupied or rental units in need of rehabilitation; however, it is better to keep at risk populations, such as low- to moderate-income, elderly, and persons with disabilities, housed. Given the small inventory of units for such individuals, ensuring existing housing units are rehabilitated and properly maintained would benefit the community.

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. Table 39 above provides data on owner-occupied and renter- occupied units built before 1980 with children present. As the table indicates, 50.3% of owner-occupied and 60.2% of renter-occupied units were built before 1980. Children in renter-occupied units are much more likely to be impacted by lead-based paint hazards (10.2%) than children in owner-occupied units (6%). The Dauphin County Health Department routinely tests children for elevated blood lead levels.

According to the US Environmental Protection Agency (EPA), lead-based paint abatement involves paint inspections and risk assessments. Lead abatement projects are designed to permanently eliminate existing lead-based paint hazards. Such projects require the individual or firm completing the abatement to be trained and certified. These projects are regulated differently than renovation, repair, and painting jobs. Furthermore, removing lead-based paint creates potential challenges of lead dust, fumes, and toxic waste disposal. This all raises costs for LBP abatement.

Discussion

According to stakeholders, the Township has small pockets of blight, including a short list of properties that require demolition. Code enforcement efforts, including officer salaries, are a need Township-wide. These efforts could be focused on the LMI areas. The Township estimates approximately 500 citations for high grass and unsafe and/or unsanitary conditions annually.

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

Introduction

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers available	0	2	729	1,068	18	1,050	0	301
# of accessible units								

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

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

According to the Dauphin County HOME-ARP Allocation Plan, the Dauphin County Housing Authority owns and manages more than 815 public housing units throughout the County (excluding the City of Harrisburg) as well as administers 1,050 Housing Choice Vouchers, including VASH, Mainstream and Family Unification vouchers. None of the assisted units are located in the Township.

There is capacity for subsidized housing in Lower Paxton Township.

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:

HUD assesses the physical condition of all HUD-related Public Housing pursuant to its regulations using its Real Estate Assessment Center (REAC). Developments must have a score of at least 70. The Dauphin County Housing Authority has ten developments that were inspected by REAC. Table 42 shows each development's score as of June 30, 2023. None of the assisted units are located in the Township.

Public Housing Condition

Public Housing Development	Average Inspection Score
Steelton	73c
Steelton	89c
Steelton	73c*
Steelton	93b
Harrisburg	89b
Steelton	78c
Steelton	78b
Middletown	82c
Williamstown	77b
Lykens	81c

Table 40 - Public Housing Condition

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

There are no public housing units located in Lower Paxton Township, therefore; the Township does not anticipate using any of its CDBG allocation to restore or revitalize public housing in the next five years. Furthermore, the public housing units in Dauphin County all have inspections scores higher than 70. There is no need for restoration or revitalization at this time.

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

The Dauphin County Housing Authority (DCHA) continues to provide as comfortable and safe a living environment as possible within its funding limitations and the ability to conduct renovations in occupied units. The DCHA currently provides improvements on a case-by-case basis with long term renovation plans on a unit level often being suspended or delayed due to unexpected physical needs issues which arise in older, high-capacity housing facilities. Limited funding combined with limited unit accessibility has made conducting large scale, substantial renovations difficult.

According to the consultation with the DCHA for the HOME-ARP plan, there is a developer entity creating transitional housing units coupled with the Family Self Sufficiency program; services are provided ongoing after a household is placed in housing. This is in partnership with Children & Youth focused on families with children living in hotels.

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

Introduction

The data and information in this section comes from the Dauphin County HOME ARP Plan and are representative of the County as a whole, not exclusively Lower Paxton Township.

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)	110	59	76	55	
Households with Only Adults	130		33	145	
Chronically Homeless Households					
Veterans	1		16	78	
Unaccompanied Youth					

Table 41 - Facilities and Housing Targeted to Homeless Households

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 Dauphin County/greater Harrisburg region (including Lower Paxton Township) is served by two large medical providers in UPMC Central PA & Penn State Health. Both health care providers have large hospital facilities as well as satellite facilities available in Dauphin County. The County is also served by Hamilton Health Service which is a non-profit community health care provider. The services made available through these healthcare providers include physical and mental health services across all fields of medicine.

Mental health services in the County are provided by a variety of providers and include mental health and substance misuse treatment to social and crisis services. A significant number of non-profit, faith based and related public service providers are available to the residents of Dauphin County. Services are coordinated with the County, City of Harrisburg, and the Capital Area Coalition on Homelessness. Most services are centered in the Harrisburg region, and transportation often acts as a barrier to accessing services, particularly in the northern part of the County.

These services include but are not limited to:

- Crisis intervention
- Inpatient care
- Partial hospitalization
- Outpatient psychiatric clinics
- Social/psychiatric rehabilitation
- Personal care
- Behavior management
- Family education
- Peer support

Many of the organizations providing homeless services include services that assist in job training and/or identifying employment opportunities. The Dauphin County Human Services departments as well as over half a dozen groups such as the YMCA/YWCA, Catholic Charities, Central Pennsylvania Supportive Services, and SCPaWorks all provide employment assistance for residents of Dauphin County.

While the services described in this section are generally mainstream resources, caseworkers for persons experiencing homelessness often connect homeless individuals and families to employment and other services as a factor in maintaining housing stability.

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.

Dauphin County has a variety of shelter and service providers serving homeless persons and participating in the Continuum of Care; the County Department of Human Services; victim service providers; rental assistance providers; the Dauphin County Housing Authority; and the Capital Area Coalition on Homelessness. These services and facilities provide support for veterans, persons with disabilities, persons experiencing domestic violence/human trafficking, homeless individuals, and at individuals at risk of homelessness. Nevertheless, there is a lack of shelter capacity across the County, specifically family shelter, shelter for males, and general low-barrier shelter. Most shelter resources are limited to City, and many residents don't want to go to City, coupled with stigma of accepting shelter. The County has a Code Blue shelter, but capacity is limited.

Stakeholders also reported that resources are limited to provide safe housing for domestic violence survivors. Transportation from Dauphin Co to other counties for safe shelter/housing is a need, but there are insufficient resources for this.

Additionally, the Fair Housing Council, the Latino Hispanic Community Center, and Mid-Penn Legal Services address fair housing and civil rights issues.

According to stakeholders, many Catholic Charities' facilities and resources, such as Interfaith Shelter for Homeless Families, Lourdeshouse maternity services, counseling services, Evergreen House, immigration and refugee services, and youth services, are located within Lower Paxton.

The Dauphin County 2022 Housing Inventory Chart (HIC) indicated 237 emergency shelter beds were available, including 59 seasonal beds unavailable after March 2022. In addition, the HIC identified 141 transitional housing beds; 25 Safe Haven beds; 242 Permanent Supportive Housing beds; 105 Rapid Rehousing beds and 65 other permanent housing beds (in the form of tenant-based or project based/SRO voucher assistance).

Stakeholders reported that street outreach services that had been funded with CARES Act funding had been critical to identifying unsheltered individuals and placing them in shelter or other temporary housing solutions; however, as those resources expired, there is a gap in the ability to continue to provide this service.

The YWCA dedicates 16 emergency shelter beds and 5 transitional housing beds for survivors of domestic violence and their families. Additionally, 9 rapid re-housing beds are designated for victims of human trafficking. In 2014, YWCA Greater Harrisburg established PAATH 15 to provide direct services to victims including crisis intervention and response, emergency shelter, case management, advocacy, legal and medical accompaniments, information and referrals, and other services. Dauphin County often serves as a passthrough and destination for trafficking due to its location along major highway intersections, the Pennsylvania Turnpike, and an airport. Furthermore, during Federal Fiscal Year 2021, 55% of households fleeing domestic violence exited the homeless system to temporary or unknown

destinations. This suggests a lack of permanent, affordable options for this qualifying population. Transitional housing has been identified as a successful model for individuals fleeing domestic violence and human trafficking, particularly when finding permanent affordable housing is difficult; however, stakeholders confirmed the HIC data indicating there are few transitional housing options for this qualifying population in the County.

Dauphin County has shelters and other resources available to Veterans. The YWCA, Pop's House, and the Robert M. Jackson House are a few centers that provide housing assistance, re-entry programs, counseling, case management, education, job training, and other services to Veterans.

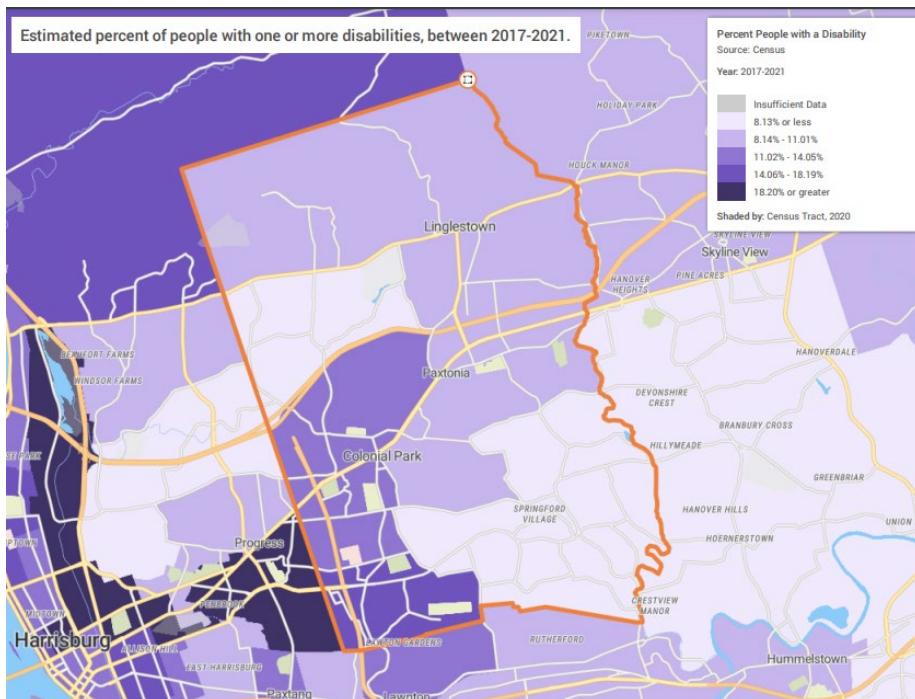
MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

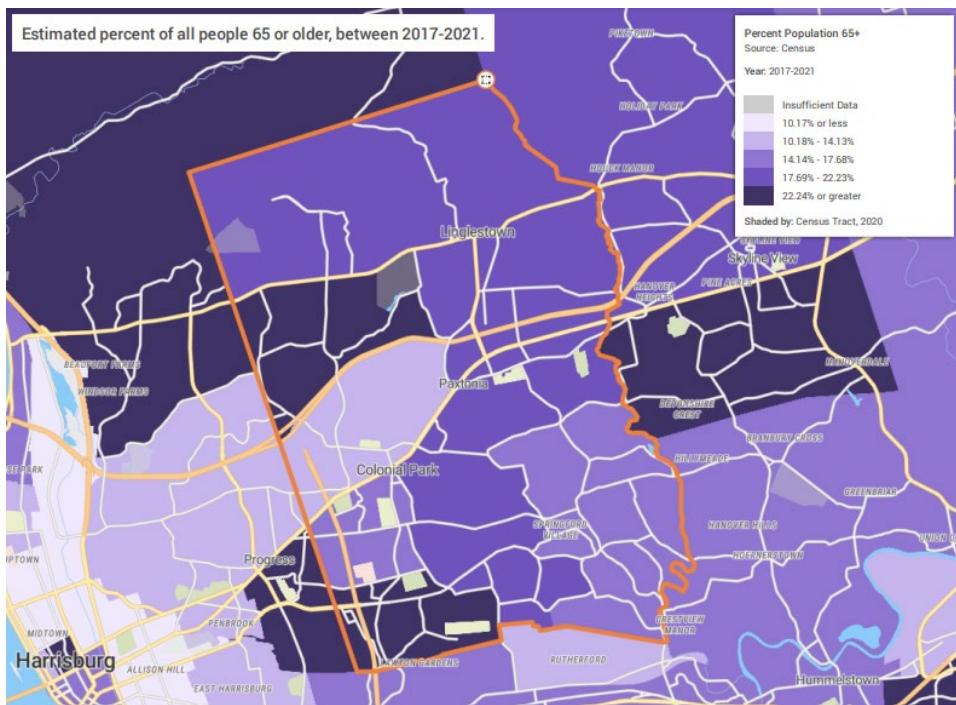
The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has severe or persistent mental illness, developmental and/or physical disabilities. Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Cited needs include home repair and maintenance for the elderly, in-home assistance for the elderly and disabled, housing and services for people with mental illness and disabilities, recovery housing, and affordable housing for all sub-populations.

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

As discussed in other sections of this plan, the southwestern corner of the Township is more economically disadvantaged than the rest of the Township. The first map below also indicates that area of the Township has the highest density of individuals with disabilities. Additionally, the southwestern portion of the Township has a high density of individuals aged 65 and older, as shown in the second map.



Source: Census and Policy Map



Source: Census and Policy Map

According to the County's HOME ARP plan, for people with disabilities, accessible housing is a continuing and critical need, ranging from individuals in wheelchairs to medical beds and in-home healthcare services in order to maintain housing stability. Overall, there is a severe need for permanent housing that can accommodate persons with disabilities. This typically includes bathroom equipped with grab bars, installation of handrails, walk-in showers and tubs, along with handicapped accessible doors and cabinets. Medical respite care was identified as a need for individuals discharged from hospital settings. Other needs of this population to maintain housing stability are the same as everyone else: access to employment and accessible public transportation.

Furthermore, nearly 20% of the Township is aged 65 and older. Stakeholders report the rise in popularity of Lower Paxton Township as a retirement destination. This indicates a need for senior housing and facilities. Stakeholders reported an interest in rehabilitating a nursing home, Villa Teresa, located in the Township.

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

The biggest challenge for persons discharging from physical and mental health institutions is identifying affordable housing units. Further, as challenging is the need to identify and secure ongoing supportive services. Dauphin County Medical Respite Care provides eligible caregivers with up to 30 days of respite

care per year; support is also provided for unexpected hospitalization or a family emergency. The County also utilizes CDBG funds to support the ARC of Dauphin County to provide respite care.

Cost of rents present barriers for individuals discharging from hospitals, mental health facilities, and even emergency shelters. If households are placed, the cost is nearly impossible to maintain. Another challenge with rents being so high is getting employment quickly enough that will sustain rent. Housing cost is just one more barrier for individuals who have experienced so many barriers already.

According to the County HOME-ARP Plan, services such as case management, financial literacy, budgeting, basic life skills, workforce development and training, childcare and transportation, when provided beyond the time limitations of housing and/or rental assistance are needed to promote stability and prevent returns to homelessness. Stakeholders reported these long-term services are not widely available due to lack of financial and staff capacity.

Stakeholders also reported that hospitals are still discharging individuals to shelters and unsheltered locations. There is no housing in between emergency care and in-patient stay.

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)

While the Township identified needs for housing and services, it does not intend to utilize CDBG for this purpose in the first year of this plan.

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))

While the Township identified needs for housing and services, it does not intend to utilize CDBG for this purpose in the first year of this plan.

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

In 2021, Dauphin County updated its Analysis of Impediments to Fair Housing Choice (AI). A summary of its Public Sector Policy Review is discussed in this section.

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Local zoning ordinances are an important tool that communities can use to regulate land use and guide development. Given that zoning ordinances govern the location and characteristics of various land uses, they have the potential to limit or expand fair housing choice. Many common fair housing zoning issues are interrelated with affordable housing issues. Because members of the protected classes are disproportionately affected by a lack of affordable housing, zoning that effectively restricts affordable housing development can be an impediment to fair housing choice as well. Based on an analysis of zoning ordinances in eight jurisdictions in Dauphin County, the majority are at a higher risk for such issues due to:

1. Restrictive definition of 'family' that places a cap on the number of unrelated persons. Present in 6/8 reviewed ordinances, restrictive definitions of family may impede unrelated individuals from sharing a dwelling unit, limiting the housing choice of non-traditional families who may be living together for economic purposes. This cap can also impede the development of group homes, effectively restricting housing choice for the disabled.
2. Additional conditions imposed on group homes that are not executed against all residential uses in the zoning district. Present in 6/8 reviewed ordinances, such conditions or restrictions are an impediment to the siting of group homes, restrict housing choice for persons with disabilities, and are inconsistent with the Fair Housing Act.
3. Limiting the location of mobile/manufactured homes to areas other than those where single-family housing is permitted. Present in 3/8 reviewed ordinances, restrictions on mobile homes may disproportionately impact members of the protected classes by limited a low-cost housing option.

A review of Lower Paxton Township's Zoning Ordinance revealed the ordinance has a restrictive definition of family and has additional restrictions on group homes. Additionally, Emergency housing, homeless shelters, and transitional or supportive housing are not permitted uses in any categories. This means that these types of housing are only allowed through a special exception use permit.

The County AI also reviewed the County's Comprehensive Plan. The analysis found that generally, the plan promotes a range of housing densities and types. The plan also supports mixed use developments, providing for greater housing choice and access to opportunity. The Lower Paxton Comprehensive Plan aligns with the County Comprehensive Plan by stating "Dauphin County's Comprehensive Plan seeks to direct most growth to locations in designated growth areas, such as Lower Paxton Township, that have

public water and sewage services and highway access. By making the best use of these areas that are suitable for development, it will be possible to minimize sprawl in outlying areas that consumes excessive amounts of farmland or forest land per house.”

Further analysis within Dauphin County’s Assessment also revealed that home mortgage data indicates that Black and Hispanic applicants faced higher denial rates and lower origination rates (approvals) than White applicants.

The County AI also identified the following impediments to Housing Choice:

- Consistent with the 2016 AFH, assisted housing generally follows population density patterns and is reasonably dispersed throughout the Urban County; however, a lack of affordable, accessible housing within high opportunity areas remains a barrier that disproportionately affects members of the protected classes.
- Members of the protected classes are more likely to have lower incomes, higher unemployment rates and higher poverty rates. Limited housing choice restricts access to community assets for members of the protected classes.
- Fair housing education and outreach efforts are not adequately meeting need.
- Raw data suggest that members of the protected classes are disproportionately denied mortgages in the private sector.

Furthermore, one of the greatest barriers to creating affordable housing is the escalating costs of development. Affordable land is difficult to find, especially where infrastructure is readily available; increases in the costs of infrastructure and construction items required to meet code compliance (energy efficiency) have hindered development, a successful building industry makes it difficult to identify subcontractors to work on smaller, lower-paying affordable housing developments.

Unprecedented increases in time to receive materials, as well as price of materials have increased the cost to develop affordable housing in the County exponentially. These increases in costs are often passed to the buyer, effectively pricing low- moderate-income buyers out of the market for what was meant to be an affordable home.

Mental health, substance misuse, criminal history and poor rental histories are also significant barrier to affordable housing for certain populations in the County.

Stakeholders recently reaffirmed that credit scores and past criminal history are significant barriers. Application fees to apply for an apartment are exorbitant. Predatory landlords are accepting exorbitant fees knowing they will probably not lease to that household. Risk mitigation efforts could be useful in generating support and participation in subsidized housing programs, accepting rental assistance, and leasing to special needs populations, etc. These efforts could include offering life skills, supportive living, and/or permanent supportive housing case managers that can offer housekeeping. Other considerations include making funds available to help pay rental application fees and damages caused by tenants. There

was also discussion regarding how master leasing could alleviate housing costs, but it is not currently happening in the County or Lower Paxton Township.

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

Introduction

This section provides an analysis of the Township's workforce, economic development, and levels of educational attainment of its residents. The top three employment sectors in the Township are Health Care and Social Assistance, Retail Trade, and Administration & Support, Waste Management and Remediation. According to the Bureau of Labor, a healthy unemployment rate falls between 3 and 5%. The unemployment rate for the Township in 2021 was at 3.6%.

Note: the tables for this section of the Consolidated Plan populated null. Where possible, data was supplemented. The prompts at the end of the section include supplemental tables and a complete analysis to provide sufficient details regarding Lower Paxton's non-housing community development assets.

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					
Arts, Entertainment, Accommodations					
Construction					
Education and Health Care Services					
Finance, Insurance, and Real Estate					
Information					
Manufacturing					
Other Services					

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services					
Public Administration					
Retail Trade					
Transportation & Warehousing					
Wholesale Trade					
Grand Total					

Table 42 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	28,591
Civilian Employed Population 16 years and over	28,670
Unemployment Rate	3.6%
Unemployment Rate for Ages 16-24	N/A
Unemployment Rate for Ages 25-65	N/A

Table 43 - Labor Force

Data Source: 2017-2021 ACS DP03

Occupations by Sector	Number of People
Management, business and financial	11,916
Farming, fisheries and forestry occupations	N/A
Service	4,038
Sales and office	6,361
Construction, extraction, maintenance and repair	1,352
Production, transportation and material moving	3,896

Table 44 – Occupations by Sector

Data Source: 2017-2021 ACS DP03

Travel Time

Travel Time	Number	Percentage
< 30 Minutes		
30-59 Minutes		
60 or More Minutes		
Total		

Table 45 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate			
High school graduate (includes equivalency)			
Some college or Associate's degree			
Bachelor's degree or higher			

Table 46 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma					
High school graduate, GED, or alternative					
Some college, no degree					
Associate's degree					
Bachelor's degree					
Graduate or professional degree					

Table 47 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$27,764
High school graduate (includes equivalency)	\$34,256
Some college or Associate's degree	\$44,813
Bachelor's degree	\$64,249
Graduate or professional degree	\$77,862

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2017-2021 ACS S1501

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

Table 45 above populated null, therefore; the US Census Work Area Profile Analysis was consulted for Lower Paxton Township. The table below shows the share of the workforce in each sector:

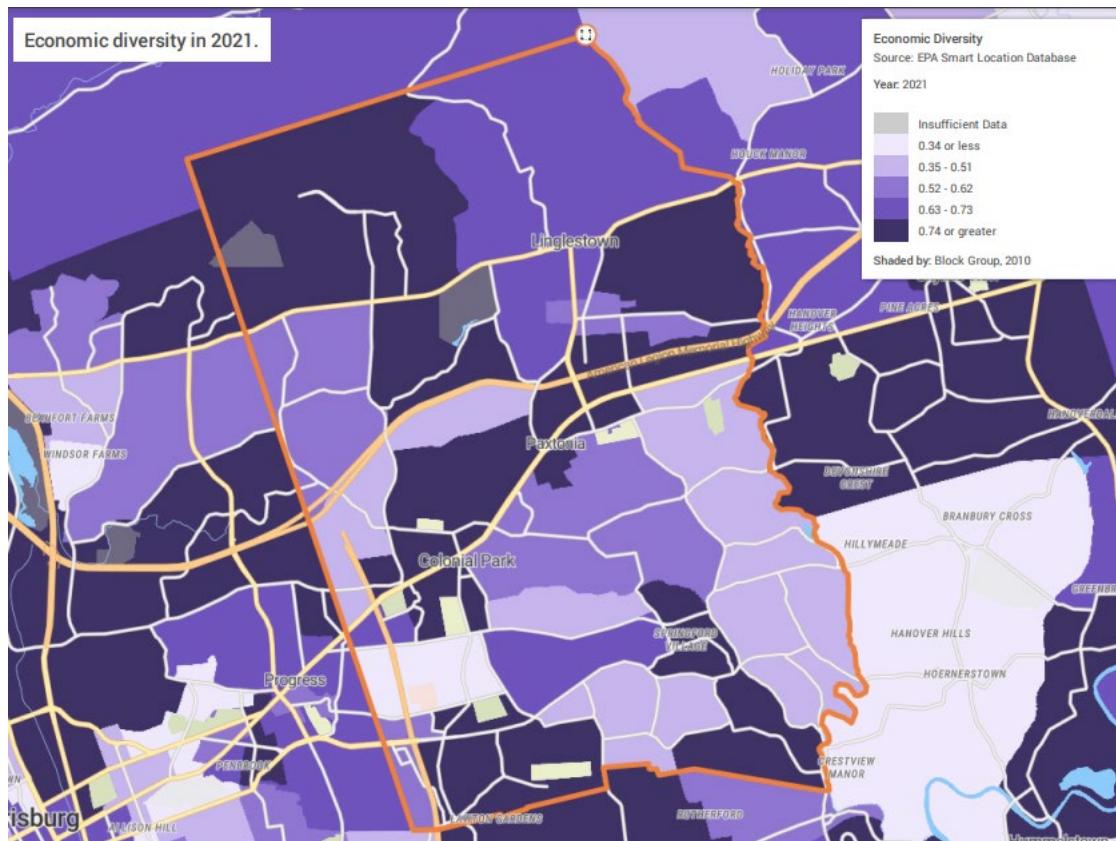
2021 NAICS Industry Sector	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.00%
Mining, Quarrying, and Oil and Gas Extraction	0	0.00%
Utilities	98	0.40%
Construction	664	2.50%
Manufacturing	2,042	7.70%
Wholesale Trade	813	3.10%
Retail Trade	4,275	16.20%
Transportation and Warehousing	500	1.90%
Information	492	1.90%
Finance and Insurance	770	2.90%
Real Estate and Rental and Leasing	279	1.10%
Professional, Scientific, and Technical Services	1,640	6.20%
Management of Companies and Enterprises	274	1.00%
Administration & Support, Waste Management and Remediation	2,730	10.30%
Educational Services	1,369	5.20%
Health Care and Social Assistance	6,938	26.20%
Arts, Entertainment, and Recreation	165	0.60%
Accommodation and Food Services	1,862	7.00%
Other Services (excluding Public Administration)	780	2.90%
Public Administration	766	2.90%

Total All Jobs	26457	100.00%
----------------	-------	---------

Source: 2021 Census On The Map

The Health Care and Social Assistance sector has the largest share with over a quarter of the jobs. Retail Trade jobs are the second highest share with just over 16%, followed by Administration & Support, Waste Management and Remediation with about 10%. The top three sectors account for over half of the job market with 52.7%.

The following map shows economic diversity in 2021. Economic diversity is calculated as diversity of employment using 8 major sectors: retail, office, service, industrial, entertainment, education, healthcare, and public administration. The diversity of these employment sectors is calculated as "entropy," or the mixture or evenness of distributions across employment types. As shown in the map below, the Township has quite a mixture of economic diversity.



Source: EPA Smart Location Database and Policy Map

Describe the workforce and infrastructure needs of the business community:

The supplemental table below shows that nearly 80% of the workforce in the Township used a motor vehicle to travel to work. Another 9% used a motor vehicle but carpooled with others. Nearly 10% worked from home and the remaining under 2% used public transport, walked, or got to work by some other means. The low usage of public transportation points to the capacity for more transit in the

Township. The Township has a strategy to promote greater use of public transit in its Comprehensive Plan. There is also a strategy to seek additional park and ride areas, which will bolster carpooling. Workers not walking indicates a need for housing to be located more centrally to areas of employment, particularly near healthcare and retail areas as those are the top two employment sectors.

COMMUTING TO WORK Workers 16 years and over	Total	Percentage
Car, truck, or van -- drove alone	21,613	79.0%
Car, truck, or van -- carpooled	2,454	9.0%
Public transportation (excluding taxicab)	284	1.0%
Walked	237	0.9%
Other means	228	0.8%
Worked from home	2,525	9.2%
Mean travel time to work (minutes)	22.7	N/A
Total	27,341	100%

Source: 2017-2021 ACS

When factoring in commute times with the method of commuting, it is possible that many in the Township's workforce do not live within the Township. As commute times are over 20 minutes and most are travelling by motor vehicles, many could be coming from or going to Harrisburg or other surrounding areas.

According to stakeholders, jobs that pay enough to maintain housing are not generally available. Additionally, public transport in the County is unreliable, does not run when it is most needed, or it takes too long to get from place to place.

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 Township is kicking off a rebranding effort to inform outsiders of the assets in the community. This will also help as the Township is a retirement destination. The Township may create welcome packages to be available in various ways, including through multi-family apartments.

The Township and stakeholders consulted believe partnerships are key to this rebranding effort to market Lower Paxton Township as a destination. The Township plans to work with the East Shore Business Association and the Greater Harrisburg Association of Realtors to identify future marketing and

development opportunities in the Township. It also plans to form an Economic Development Advisory Committee which will include real estate developers, financial institutions, and members of the business community. Through these partnerships, the Township will engage the community. It will track what works to get residents to participate so it can be replicated for any and all outreach efforts in the future. Additionally, the Township will form partnerships that advocate for the business community. These will not only help existing businesses but will also draw in outside business to come to the Township to be part of that environment.

The Township and stakeholders also discussed how important it is to promote accessibility within the business community. It is important that ADA compliance be in place for all differently abled individuals.

Finally, the Township and stakeholders discussed the redevelopment potential for the Colonial Park Mall, which has low occupancy and has been on and off the market for sale in recent years.

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

The following supplemental table from 2021 ACS data depict worker's educational attainment:

EDUCATIONAL ATTAINMENT for Population 25 to 64 Years	Total	% of Total	Labor Force Participation Rate	Unemployment Rate
Less than high school graduate	1,424	5.07%	83.6%	0%
High school graduate (includes equivalency)	7,751	27.63%	80.9%	6.5%
Some college or associate degree	7,574	27%	83%	2.3%
Bachelor's degree or higher	11,304	40.30%	89%	1.1%
Total for all 25 to 64	28,053	100%	84.9%	2.8%

Source: 2017-2021 ACS

For the population ages 25 to 64, all educational attainment levels participate in the labor force at rates over 80%. Those with a bachelor's degree or higher, who make up 40.30% of the labor force, have a high participation rate at nearly 90%. There is also a low unemployment rate with that group at just over 1%. High school graduates, or those with high school graduate equivalency, make up the second largest bracket with 27.63% of individuals in the work force; however, they only participate in the labor force at nearly 81%. They also have the highest unemployment rate of any education attainment level at 6.5%. This points to a need for more jobs within the Township that do not require higher education.

Most of the Township's residents are educated. As the Health Care and Social Assistance sector has the largest share with over a quarter of the jobs in the Township, and higher education is typically required for such jobs, it is a good match for the Township's residents. There is potential for growth in other

sectors that require higher education in the Township so that residents will seek employment opportunities where they live.

Overall, according to 2017-2021 ACS data, the total population in the civilian labor force was 28,591. The civilian employed population for 16 years and over was 28,670. This put the unemployment rate for the Township in 2021 at 3.6%. According to an analysis of the educational attainment of the population 25 to 64 years of age, the unemployment rate was lower at 2.8%. According to the Bureau of Labor Statistics, in 2021 Pennsylvania had an unemployment rate of 6.9%. A healthy unemployment rate is between 3-5%. Lower Paxton Township had a healthy unemployment rate.

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.

Lower Paxton's Department of economic development promotes partnerships with the following entities foster workforce training initiatives:

- PA One Stop Shop: A resource for those looking to start a new business and need a place to start.
- Harrisburg Region Chamber & Capital Region Economic Development Corporation: A dynamic organization and catalyst for job creation, policy change, and business growth in the Harrisburg Metropolitan area which provides services such as financing, government relations, grant services, and business planning to ensure the success of new and existing firms.
- Dauphin County Department of Community and Economic Development (DCDCED): The DCDCED provides resources and programs for community and economic development such as its Tourism Grant Program, Community Development Block Grant, Small Business Loan Program, the Dauphin County Redevelopment Authority and so much more.
- Susquehanna Service Corps of Retired Executive (SCORE) Program: They have provided business education for the greater Susquehanna Valley region. They are committed to helping clients with consultation services, workshops, and mentoring on how to run a business.
- East Shore Business Association (ESBA): The ESBA serves as a platform for local businesses to network with each other as well as local municipalities to promote greater community development.
- Kutztown University Small Business Development Center: Affiliated with the U.S. Small Business Administration the Kutztown SBDC provide resources to entrepreneurs with every step of the process of starting a business. They can provide consultation, financing, and training/education to help start a business.

Stakeholders reported the availability of the following workforce development programs:

- Catholic Charities offers small workforce development program for immigrants and a CNA training program
- UPMC is developing a workforce development program for healthcare fields

- New Hope Ministries offers workforce development
- United Way Capital Region offers the Pathways to Work Program

Through these partnerships, Lower Paxton Township will be well assisted to maintain its low unemployment rate and foster economic growth.

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

Yes, Dauphin County participates in the South-Central Pennsylvania Partnership for Regional Economic Performance. The region's CEDS is a strategy driven plan developed by a diverse workgroup of local representatives from the private, public, workforce, education, and nonprofit sectors. The plan was last updated in 2023.

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.

The CEDS provides a strengths, weaknesses, opportunities, and threats (SWOT) analysis, shown in the figure below. It specifically cites a regional labor shortage, but also an opportunity for an increase in collaboration between higher educational institutions. Furthermore, the CEDS lists build, develop, and maintain the region's talent as one of its four priority goals. As Lower Paxton's residents value higher education, the Township is a good place to help address these points.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Geographic Location • Economic Well-Being • Sense of Place • Tourism & Recreation 	<ul style="list-style-type: none"> • Inequity Concerns • Workforce Challenges • Lack of Transportation/Infrastructure Improvements • Regional Divisions
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Building Regional Economic Resiliency • Building Regional Collaboration • Increase Collaboration Between Higher Educational Institutions • Unify Regional Tourism & Recreation Efforts 	<ul style="list-style-type: none"> • Regional Labor Force Shortage • Leadership Dissonance • Lack of Regional Cooperation • Declining Quality of Life Features

Source: South-Central Pennsylvania Partnership for Regional Economic Performance CEDS

Lower Paxton's Comprehensive Plan does not explicitly address economic development, but it does recognize that the Dauphin County Comprehensive Plan categorizes much of the Township with the "Suburban Core" category, and other areas as "Urban Core". This is intended to provide for higher housing densities. Furthermore, the Township Comprehensive Plan recognizes the County's Growth Management Plan that recommends growth areas to promote development near exiting water, sewage,

and transit infrastructure. The Growth Management Plan also provides various areas for business development and residential development averaging three or more housing units per acre.

MA-50 Needs and Market Analysis Discussion

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

As discussed in section NA-30, there is one Census Tract in Lower Paxton that qualifies as a Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). HUD defines R/ECAPs as census tracts with a non-White population of at least 50% (and 20% outside of metropolitan/micropolitan areas) and a poverty rate that either exceeds 40% *or* is three times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower. By combining these data, it is possible to determine geographic patterns where there are concentrated areas of poverty among racial/ethnic minorities. The south-western portion of the Township, Census Tract 223, has a 45.4% racial minority concentration and a poverty rate of 25.5%.

Furthermore, according to 2017-2021 ACS data, 0.31% of occupied housing units in the Township are lacking complete kitchen facilities. Of those households, 21.74% of them are located in Census Tract 223. Also, only 11.47% of the Township's occupied housing units are located within that Census Tract.

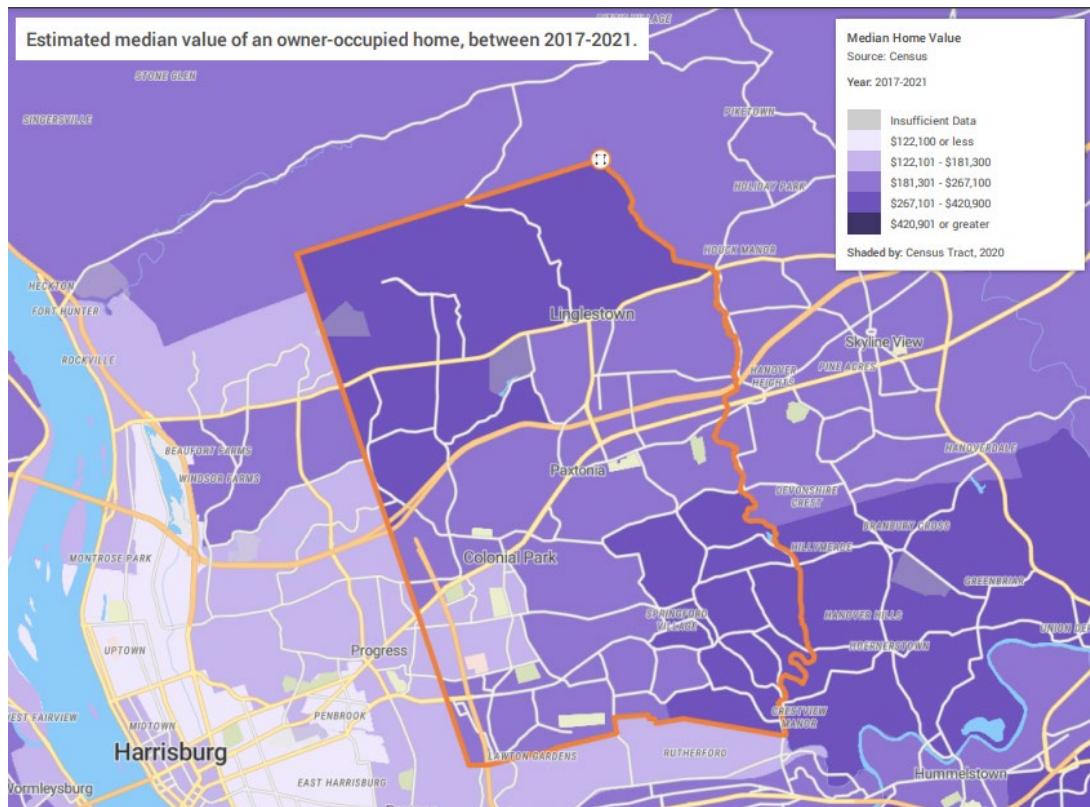
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

To further analyze the information in the above prompt, the south-western corner of the Township had the lowest median household income and had the highest Black/African American population.

According to stakeholders, there is an increase in refugees and Egyptian population in need of employment and housing services in the Township.

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

The map below shows the estimated median value of owner-occupied homes. Again, the southwestern corner of the Township has the lowest value homes. Census Tract 223 has the lowest with a median value of \$160,500.

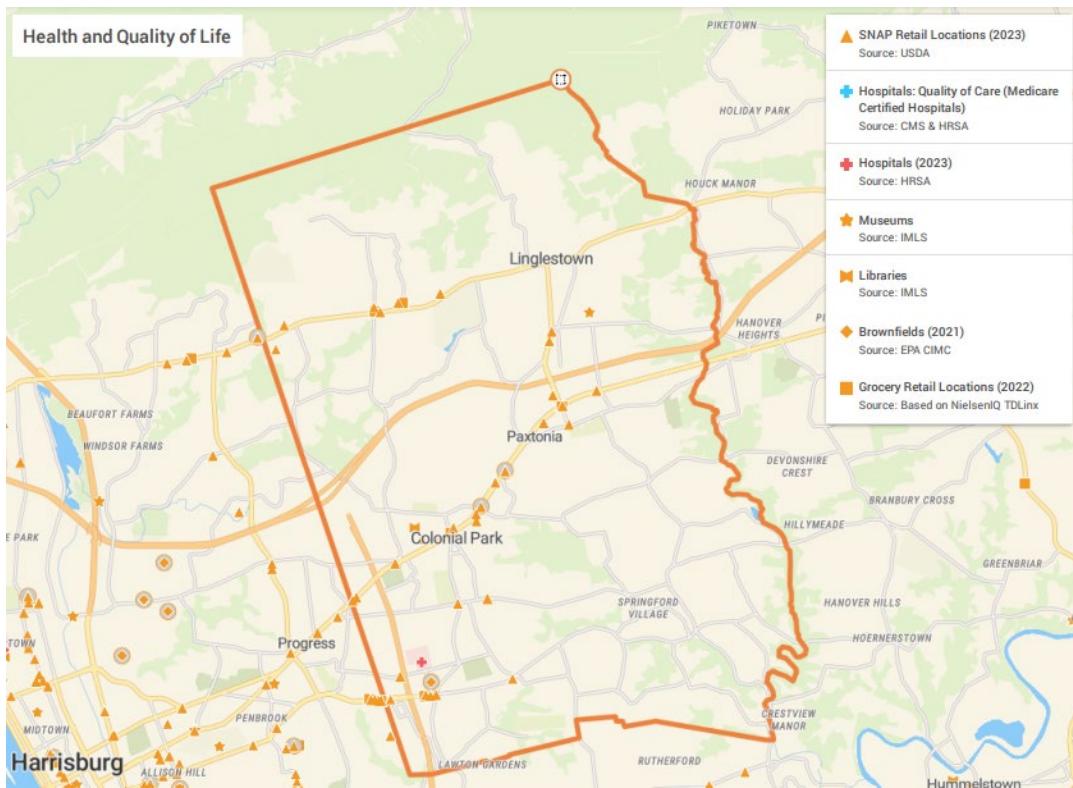


Source: Census and Policy Map

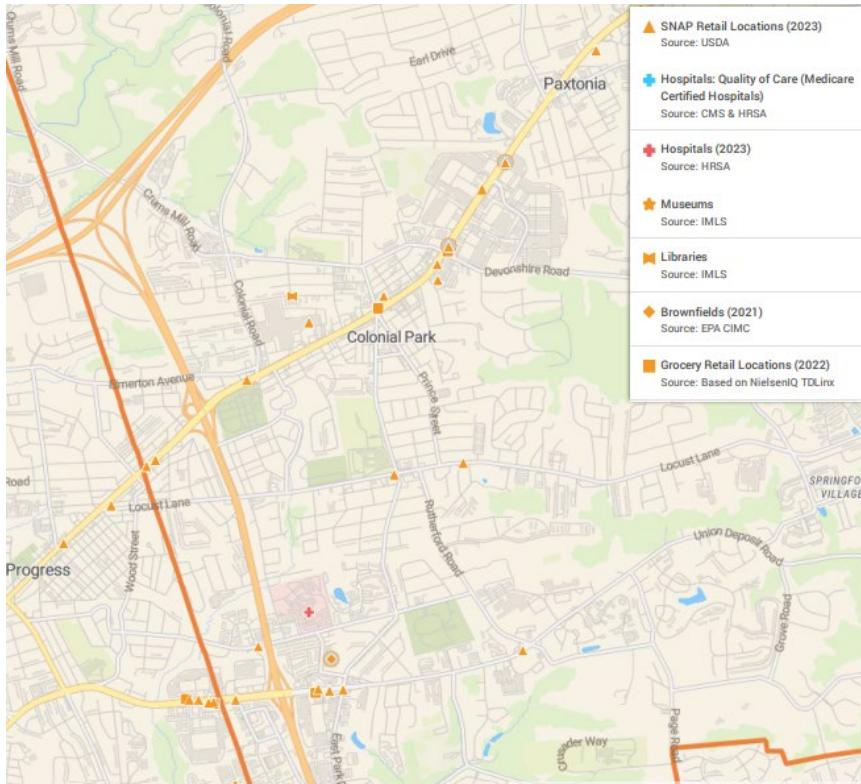
As discussed in MA-45, the Township is a mixture of economic diversity. The southwestern corner of the Township has some of the highest and lowest diversity percentages.

Are there any community assets in these areas/neighborhoods?

In the two maps below show the locations of hospitals, food retail, museums, libraries, and brownfields. The purpose of these two maps is to indicate certain community assets, as well as point out any less than desirable locations. As discussed in other portions of this plan, the southwestern corner has a higher density of those disadvantaged. The second map looks more closely at this area of the Township. The map indicates that a hospital is centrally located to that portion. There are also several SNAP retail locations as well as a grocery store. Finally, it shows that the library is not far.



Source: Census and Policy Map



Source: Census and Policy Map

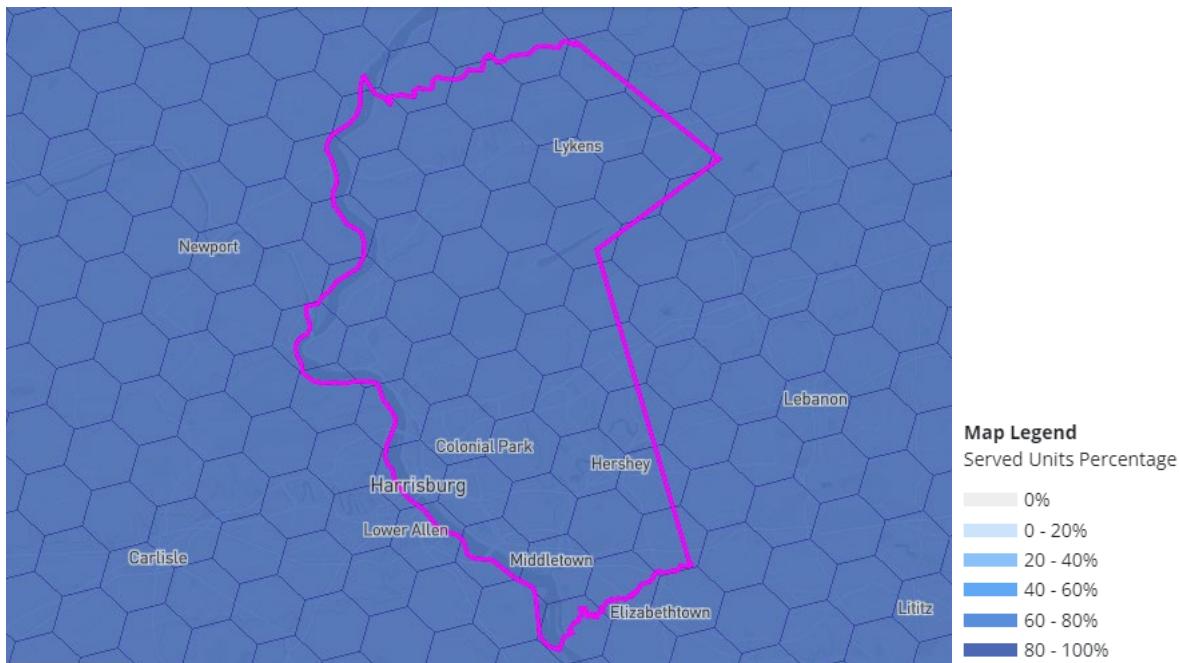
Are there other strategic opportunities in any of these areas?

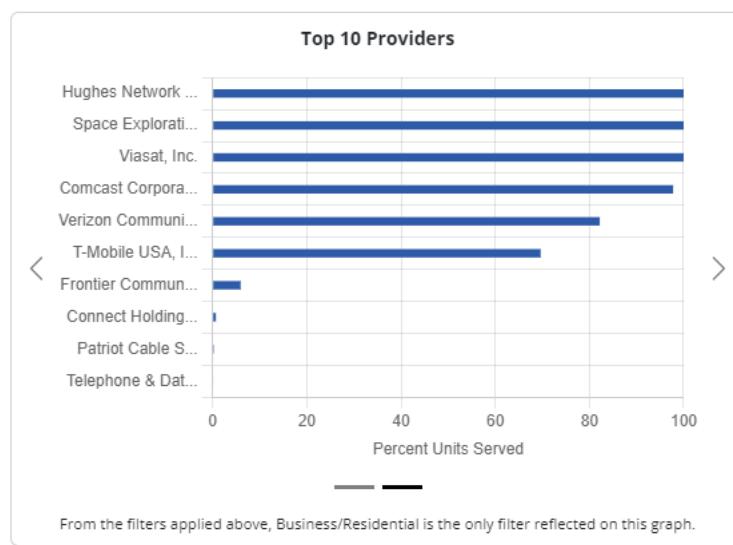
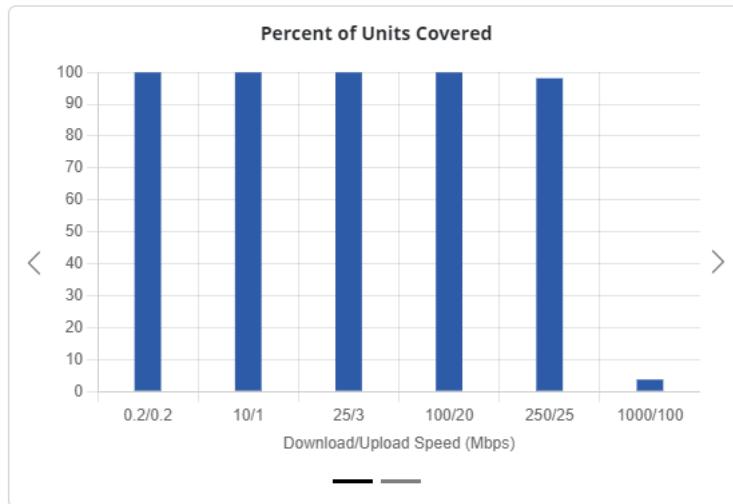
The maps in the above prompt also show a brownfield site in the southwestern corner, but that area would be a good place for remediation to provide housing and/or other facilities to bolster this area of the Township.

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

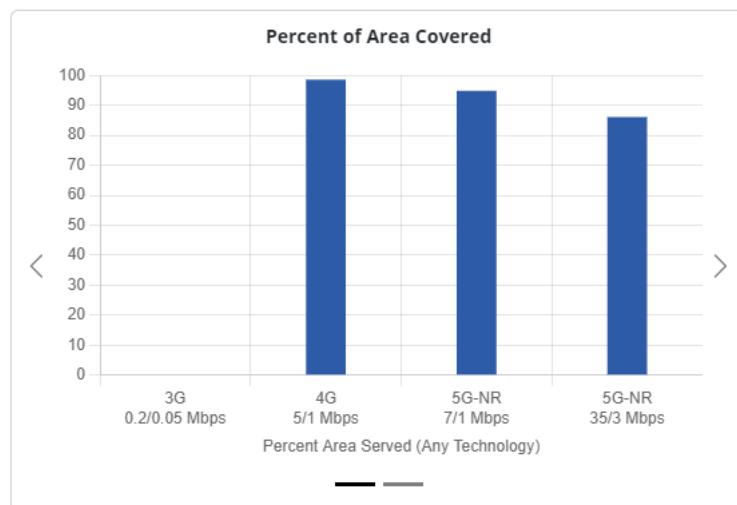
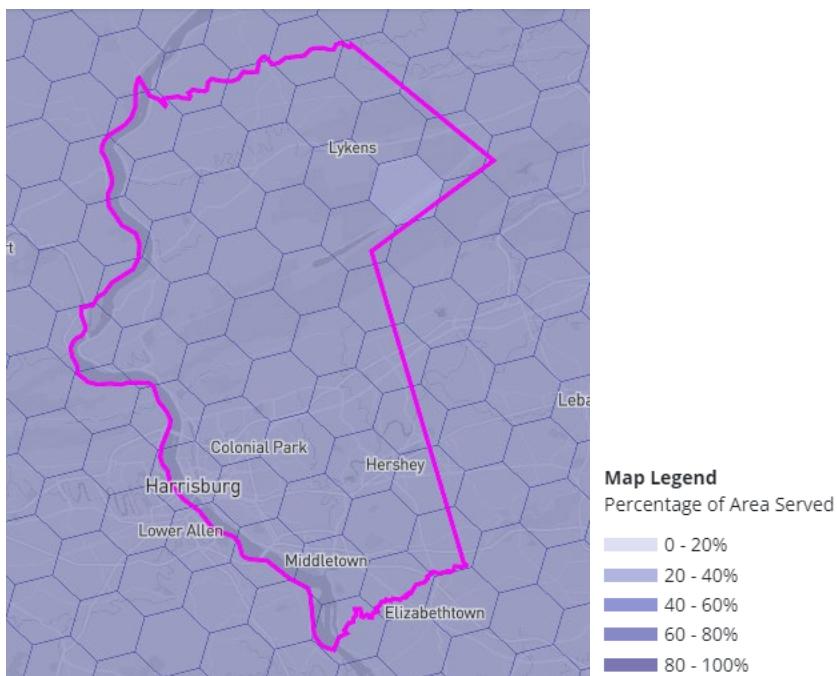
The following maps and charts were created using the Federal Communications Commission (FCC) National Broadband Mapping tool. The data was last updated at the end of November 2023.

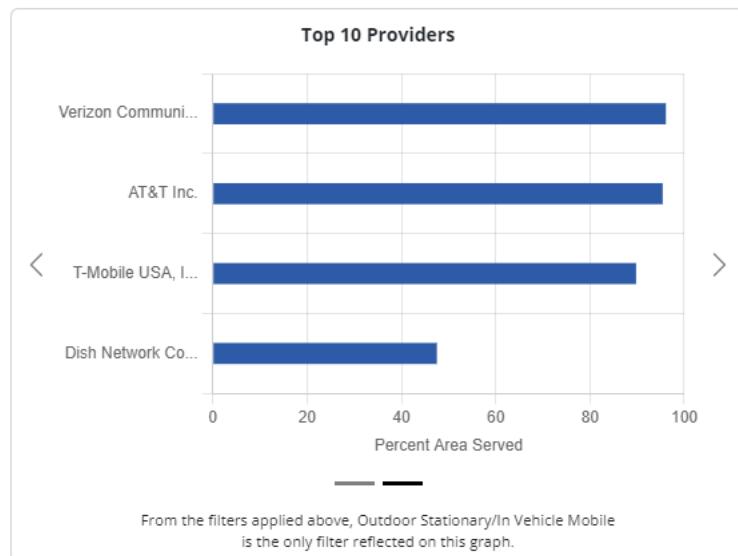
Fixed Broadband Map for Dauphin County, PA





Mobile Broadband Map for Dauphin County, PA





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

The need for mobile broadband is higher for Dauphin County than the need for fixed. Nearly 100% of units are covered by fixed broadband speeds of 250/025 Mbps or lower. As for mobile broadband, nearly 100% of units in the County are covered by 4G, but that percentage drops to 95% and just over 85% for the two 5G speeds. It was not possible to use the mapping tool to isolate just Lower Paxton Township; however, there is no urgent need for broadband coverage for any households at any income level.

According to stakeholders, within the last two years there has been widespread installation of fiberoptic cable throughout the Township.

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

According to the FCC mapping tool, there are six providers available to serve fixed broadband to nearly 70% or more units in Dauphin County. Three providers are able to serve 100% of the County. As for mobile broad band, there are four providers who can serve over 45% of the units in the County. Three providers can serve nearly 90% or more of the County. It was not possible to use the mapping tool to isolate just Lower Paxton Township, however; there is no urgent need for broadband coverage for any households at any income level.

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

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

Lower Paxton Township follows the Dauphin County's Emergency Operations Plan. The Plan lists flooding as one of the five hazards identified according to the County Hazard Vulnerability Analysis. According to the Center for Disease Control (CDC), milder winters, warmer summers, and fewer days of frost make it easier for infectious diseases to expand to new geographic areas and infect more people.

Lower Paxton Township also follows Dauphin County's Hazard Mitigation Plan, last updated in September of 2021. According to the Plan, Lower Paxton Township has the greatest number of individuals located in the wildfire hazard area (about 11,467 persons, or 23.5%).

Flooding in the Township is also listed as a concern, particularly as storms increase in frequency and intensity. The plan outlines infrastructure, such as bridges, that are in poor condition. Infrastructure, particularly roadways, bridges, dams, and stormwater facilities, will also be a concern.

The Township's Parks and Recreation Plan contains objectives to protect natural resources from adverse development impacts by protecting streams with riparian buffers, by preserving woodland vegetation, and by promoting private efforts toward resource protection and conservation. It also aims for the Township to work cooperatively with local and regional partners to improve environmental health.

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

Of the populations exposed in the wildfire hazard area, the most vulnerable include the economically disadvantaged and the population over age 65. Economically disadvantaged populations are more vulnerable because they may be unable to evacuate their homes due to a lack of transportation, lack of a safe place to which to evacuate, or lack of financial resources (e.g., cannot afford temporary lodging). The population over age 65 is also more vulnerable because they are more likely to seek or need medical attention that may not be available during a wildfire event, and they may have more difficulty evacuating.

The increase in storms and flooding potential could also cause displacement due to imminent danger or due to damage to the dwelling. In either case, elderly, individuals with disabilities, and low- and moderate-income households will have fewer financial resources to relocate and recover from natural hazards. Furthermore, if renters are not required to have insurance, they could have to replace personal property as well as find new accommodation, even if only temporarily.

According to the Hazard Mitigation Plan, the Township has taken several steps to mitigate hazards. It has developed language in its Comprehensive Plan, to include an assessment and associated mapping of the municipality's vulnerability to location-specific hazards and appropriate recommendations for the use of these hazard areas. It also updated its Zoning Ordinance to include separate zones or districts

with appropriate development criteria for known hazard areas. It updated language in its Subdivision and Land Development Ordinance to include municipal-specific, hazard mitigation-related development criteria and/or provisions for the mandatory use of conservation subdivision design principles in order to regulate the location and construction of buildings and other infrastructure in known hazard areas. It evaluated current land use controls using FEMA's guidance document "Hazard Mitigation Planning: Practices for Land Use Planning and Development near Pipelines" to enhance pipeline safety and protect surrounding communities. It identified structures, including historic structures, at risk from the impacts of natural and human-made hazards and identified funding sources to help mitigate impacts. It reviewed the County's evacuation routes to ensure alternate transportation routes are available in the event of major roadway closures.

The Township Comprehensive Plan recognized the County's Growth Management Plan that recommends specific areas of flood-prone land as "conservation areas" and should only allow very low-density development.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Lower Paxton Township anticipates receiving \$1,110,645 in CDBG funding over the next five years. The purpose of the Strategic Plan is to guide the use of these funds over the next five years. The plan is guided by four overarching goals that are applied according to the Township's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets and increasing the availability of affordable housing by reducing barriers.
- To improve the quality of life and living conditions for low- and moderate-income persons through improvements in public facilities and infrastructure and the removal of slum/blighting influences.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.
- To improve the quality of life and living environments for people with low- to moderate incomes through community reinvestment and improvements to public facilities and infrastructure.

The Township developed this plan using citizen participation and stakeholder input generated by several stakeholder consultations and public meetings.

Based on these items the Township established the following list of priorities:

- Improve Public Facilities and Infrastructure
- Provide Public Services
- Economic Development
- Planning and Administration

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

Assistance is not directed to any specific geographic area in the Township. All funding will benefit LMI clientele and areas throughout the municipality.

Geographic Area

Area Name:	Area Type:	Include specific housing and commercial characteristics of this target area.	How did your organization and citizen participation in the planning process help you to identify this neighborhood as a target area?	Identify the needs in this target area.	What are the opportunities for improvement in this target area?	Are there barriers to improvement in this target area?
------------	------------	--	--	---	---	--

Table 49 - Geographic Priority Areas

General Allocation Priorities

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

The Township will allocate its CDBG funds competitively where it is most needed as defined by the program and LMI requirements.

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

Priority Needs

1	Priority Need Name	Improve Public Facilities and Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Township-wide
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	There is a need to replace antiquated infrastructure, public streets, and sidewalks. In addition, many communities require upgrades to public facilities, including ADA improvements and the installation/rehabilitation of community amenities.
2	Basis for Relative Priority	Maintaining and improving the aging infrastructure, including water, sewers, streets, sidewalks, and storm water, and making handicap accessibility improvements at curb intersections and other locations as needed is a high priority. In addition, improvements to parks, recreation and other community facilities are also a high priority.
	Priority Need Name	Provide Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children 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
	Geographic Areas Affected	Township-wide
	Associated Goals	Provide Public Services

	Description	Providing public services is a high priority for the Township. Dollars will be used for activities including, but not limited to services that address the needs of some of the most vulnerable populations including low-income families, disabled, elderly, victims of abuse, persons suffering from addiction, persons with HIV/AIDS and the homeless. The services can assist with job training, youth and elderly programs, health services, food programs, sheltering services and after school programs.
	Basis for Relative Priority	Through data analysis and public participation for Consolidated Plan and HOME-ARP Plan development, it was determined that a variety of housing and non-housing public services is a need in the Township.
3	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Township-wide
	Associated Goals	Promote and Support Economic Development
	Description	Economic development activity is critical in drawing in and expanding business in the Township. A strong business sector and expanding opportunities provide more opportunities for upward financial movement. Strengthening the local economy can bring increased taxes and revenue to a community, increase wages, allow for resident to find local employment, and draw businesses into the region.
	Basis for Relative Priority	Priority was established in response to the County's Comprehensive Plan, CEDS, community input, and citizen participation undertaken as part of the preparation of this Consolidated Plan. Also, data analysis, specifically of education levels of Township residents, undertaken as part of the preparation of this Consolidated Plan.
4	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Township-wide
	Associated Goals	Planning and Administration
	Description	The Township will provide effective administration of the CDBG program to ensure compliance with all federal regulations.
	Basis for Relative Priority	Planning and administration of the CDBG program is a high priority for the Township.

Table 50 – Priority Needs Summary

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

Influence of Market Conditions

The influence of market conditions is outlined on the chart below.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Township does not receive HOME funding. As housing costs continue to rise, the rental market in the Township continues to become less affordable to low-moderate-income households. Rent increases have outpaced income growth and for those in need of TBRA, these costs are unsustainable. Without funds for TBRA fewer and fewer households will have the ability to afford housing costs.
TBRA for Non-Homeless Special Needs	The Township does not receive HOME funding. The Township does not have enough supply of rental units to meet current demand let alone a supply of affordable rental units. As rental costs continue to increase, persons on fixed incomes are placed at greater and greater risk of cost burdening and homelessness.
New Unit Production	Housing values have decreased over the last several years and developers in the region have faced increased construction costs and lag times for materials, making new unit production difficult. Still, the sales market has made it favorable for private property owners to sell their property, which has reduced the naturally occurring affordable housing inventory significantly since 2020. With its CDBG funding, the Township will not be able to develop new affordable units.
Rehabilitation	Currently, the housing stock in the Township is older, and the condition of a portion of the housing stock is poor. The housing market does not provide enough quality affordable housing in areas where lower income families work and rely on childcare. With its limited CDBG funding, the Township does not anticipate creating a rehabilitation program in the next five years.
Acquisition, including preservation	Preservation is important in the Township to keep people housed, especially with the age of the Township's housing stock; however, with its limited CDBG funding, the Township does not anticipate acquiring or preserving housing units in the next five years.

Table 51 – Influence of Market Conditions

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

Introduction

The anticipated resources table displays how funds will be allocated to throughout the Township broken down by program type. The 2023 HUD allocations are reflected in the “Annual Allocation” column. The “Expected Amount Available Remainder of Con Plan” column is a projection of funds to be available for program years 2024-2027. The “Expected Amount Available Remainder of Con Plan” column is generated by multiplying the annual allocation by four, representing years 2-5 of the Consolidated Plan cycle. The relevant years will be adjusted as allocations are made and more precise assumptions can be made on program income.

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	\$222,129	0	0	\$222,129	\$888,516	CDBG funds will be used for public improvements and infrastructure, and public service activities.

Table 52 - 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 Township may consider partnerships with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. Leveraged resources include, but are not limited to, Continuum of Care dollars, Department of Human Services dollars, Housing Authority resources, Mental Health, Drug and Alcohol services, and LIHTC. The Township does not receive HOME funds and does not currently require a match contribution for projects funded with CDBG dollars.

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

There is no publicly owned land or property located within the Township that may be used to address the needs identified in this plan.

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
Lower Paxton Township	Government	Economic Development Ownership Planning neighborhood improvements Public facilities Public services	Jurisdiction
Housing Authority of Dauphin County	PHA	Public housing	Region
Capital Area Coalition on Homelessness	Continuum of Care	Homelessness	Region
Non-profit public service providers	Non-profit organizations	Homelessness Non-homeless Special needs	Region

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Township's Department of Economic Development coordinates the allocation of CDBG funds. The Township prepares all applications to HUD for funding and provides management and oversight for the program. Projects funded will serve the low-to-moderate income populations within the Township.

The Housing Authority of the County of Dauphin, which serves as the local Public Housing Authority, and the Capital Area Coalition on Homelessness work on affordable housing priorities and activities as well as self-sufficiency programming. The Township participates in the Harrisburg/Dauphin County Continuum of Care and consults on homelessness issues including emergency shelter, permanent supportive housing, and rapid rehousing activities.

The use of coordinated entry provides case management teams across providers a baseline of where to start looking for housing options; what interventions are most appropriate/qualified for once they enter shelter.

The largest gap in the delivery of services to low- moderate-income households is the lack of adequate funding to address the housing and community development needs of the Township. This includes funding for adequate staff capacity among all providers.

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

The following table indicates services available in Dauphin County, which includes Lower Paxton Township.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		X
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Other			

Table 54 - 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)

The Continuum of Care members are the primary providers of services for homeless populations in Dauphin County. The relatively small population of homeless combined with extremely limited HUD funding does not provide the County with the flexibility or resources to be the entity with primary responsibility to address homeless issues. The Continuum of Care member have worked effectively at providing services for the homeless in the County. Dauphin County makes funding available to the Continuum of Care, when possible, in order to address homeless needs.

The Capital Area Coalition on Homeless, Home Run Ten Year Plan was first launched in 2006. Though outdated now, the objectives identified in the Blueprint to End Homelessness are still relevant. The six (6) Primary Objectives with several strategies and action steps to achieve HUD's definition of "ending homelessness," where homelessness is rare, brief, and non-recurring:

1. Strengthen Leadership to End Homelessness
2. Achieve a Continuum or County-Wide Coordinated Entry, Assessment and Referral System
3. Preserve Existing, and Increase Affordable Housing Supply
4. Ensure Access to and Availability of Supportive Services
5. Increase Public Awareness and Education about Homelessness, the Coalition, and its resources
6. Prevention of Homelessness

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

According to stakeholders, public transport in the County is unreliable, does not run when most needed, or takes too long to get from place to place. County Medical Assistance transportation is available, but it only allows a rider and one support person to go to medical appointments. It does not allow trips to the grocery store or any other needed places. Additionally, single parents cannot take their children to appointments.

Stakeholders reported that inefficient public transportation means that many riders have to go to the City transfer station when destination is within walking distance, but there is no safe walkability from home to their destination without taking the bus.

Furthermore, stakeholders expressed that if riders do not participate in certain programs, they do not necessarily qualify for a free bus pass. Many individuals must make decisions on transportation, housing, food, and medicine simultaneously. The clientele that uses these services often do not have great problem-solving skills. This can become overwhelming and ultimately lead to unemployment.

The coordinated entry system provides case management teams across providers a baseline of where to start looking for housing options; what interventions are most appropriate/qualified for once they enter shelter. There are limited housing and funding options available.

The County has access to a large number of faith-based and public service providers who can assist in addressing the needs of special needs populations in the County. This access to agencies and groups who are willing and capable of aiding and cooperating in the provisions of services is critical in being able to accomplish key goals and objectives regarding public services.

The Dauphin County HOME-ARP Plan indicates a gap in outreach to veterans. There are a total of 121 beds available for veterans according to the 2022 HIC. However, two veterans were determined to be unsheltered during the 2022 PIT, indicating a barrier in accessing these resources or difficulties by service providers in engaging veterans. These barriers may include cooccurring mental health and/or substance abuse disorders, lack of income or rental history, or criminal history. YWCA of Greater Harrisburg provides several supportive services for veterans in addition to housing, such as case management, life skills training, employment training, financial planning and assistance, housing counseling, transportation, legal services, and childcare services. Stakeholders reported that providing services once veteran households are placed in housing allows continuity of care that is critical to promoting stability.

Again, providers are lacking adequate funds for staff capacity to keep all programs and services running at maximum capacity. These services include intensive case management and wrap-around support services, affordable childcare, transportation, employment training, housing counseling, and tenant-based rental assistance.

Stakeholders consulted for the HOME-ARP plan reported that LGBTQ+ populations, homeless youth and young adults (18-24) are in need of services. These populations include young adults that are transitioning out of foster care and choose not to continue to participate in the CYS system and lose access to resources to assist with housing and services. Due to age and lack of rental history, permanent housing options are limited.

Additionally, stakeholders reported that these households, without ongoing supportive services, are more likely to experience crises, unexpected financial obligations, or other obstacles that may lead to returns to homelessness. Services such as case management, financial literacy, budgeting, basic life skills, workforce development and training, childcare and transportation, when provided beyond the time limitations of housing and/or rental assistance are needed to promote stability and prevent returns to homelessness. Stakeholders reported these long-term services are not widely available due to lack of financial and staff capacity.

Finally, stakeholders also mentioned that affordability of daycare is a gap in the system of services. During the COVID-19 pandemic, childcare providers closed doors and created major barriers for families. Even when open, families often cannot afford childcare, which prevents many parents from being able to hold steady jobs and stable housing.

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

The largest gap in the delivery of services to low- moderate-income households is the lack of adequate funding to address the housing and community development needs of the Township as well as an insufficient supply of providers with adequate staffing able to deliver the necessary services. The Township would like to utilize its CDBG resources to support the delivery of services to special needs

populations, including those experiencing or at-risk of homelessness. However, due to the limited availability of funds, the Township does not anticipate overcoming gaps and improving the service delivery system as a high priority in the next five years.

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	Improve Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development		Improve Public Facilities and Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 10,100 persons
2	Provide Public Services	2023	2027	Non-Housing Community Development		Provide Public Services	CDBG: \$160,000	Public Service activities other than Low/Moderate Income Housing Benefit: 100 persons
3	Promote and Support Economic Development	2023	2027	Non-Housing Community Development		Economic Development Transit Improvements	CDBG: \$228,516	Businesses Assisted: 5 Businesses
4	Planning/Administration	2023	2027	Planning and Administration		Planning and Administration	CDBG: \$222,129	Other: 5 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Public infrastructure and facility improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility as well as improvements to parks, recreation and other community facilities.
2	Goal Name	Provide Public Services
	Goal Description	The Township will support and invest in services providing childcare, recreation, senior citizens, and other related programs and services.

3	Goal Name	Promote and Support Economic Development
	Goal Description	Economic development is critical in attracting, retaining, and expanding business in the Township. A strong business sector and expanding opportunities provide more opportunities for upward financial movement. Strengthening the local economy can bring increased taxes and revenue to a community, increase wages, allow for resident to find local employment and draw businesses into the Township.
4	Goal Name	Planning/Administration
	Goal Description	Funds to administer and implement the CDBG Program in accordance with federal regulations.

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)

Due to the limited amount of funding for all Township needs, the Township does not anticipate funding housing programs with its CDBG funding.

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)

The Dauphin County Housing Authority owns and manages more than 815 public housing units throughout the County (excluding the City of Harrisburg) as well as administers 1,050 Housing Choice Vouchers, including VASH, Mainstream and Family Unification vouchers. The Housing Authority does not participate in the Section 504 Voluntary Compliance Agreement. There are no public housing units within Lower Paxton Township.

Activities to Increase Resident Involvements

The Housing Authority will continue to promote self-sufficiency in its programming as a means to encourage asset development. In addition, The Housing Authority will provide training, education, and incentives to encourage residents to care for their property. The Housing Authority will continue to encourage participation in its homeownership and Family Self Sufficiency Programs.

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

No, the PHA is not designated as troubled.

Plan to remove the ‘troubled’ designation

Not applicable.

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

In 2021, Dauphin County updated its Analysis of Impediments to Fair Housing Choice (AI). A summary of its Public Sector Policy Review is discussed in this section.

Barriers to Affordable Housing

Local zoning ordinances are an important tool that communities can use to regulate land use and guide development. Given that zoning ordinances govern the location and characteristics of various land uses, they have the potential to limit or expand fair housing choice. Many common fair housing zoning issues are interrelated with affordable housing issues. Because members of the protected classes are generally disproportionately affected by a lack of affordable housing, zoning that effectively restricts affordable housing development can be an impediment to fair housing choice as well. Based on an analysis of zoning ordinances in eight jurisdictions in Dauphin County, the majority are at a higher risk for such issues due to:

1. Restrictive definition of 'family' that places a cap on the number of unrelated persons. Present in 6/8 reviewed ordinances, restrictive definitions of family may impede unrelated individuals from sharing a dwelling unit, limiting the housing choice of non-traditional families who may be living together for economic purposes. This cap can also impede the development of group homes, effectively restricting housing choice for the disabled.
2. Additional conditions imposed on group homes that are not executed against all residential uses in the zoning district. Present in 6/8 reviewed ordinances, such conditions or restrictions are an impediment to the siting of group homes, restrict housing choice for persons with disabilities, and are inconsistent with the Fair Housing Act.
3. Limiting the location of mobile/manufactured homes to areas other than those where single-family housing is permitted. Present in 3/8 reviewed ordinances, restrictions on mobile homes may disproportionately impact members of the protected classes by limited a low-cost housing option.

A review of Lower Paxton Township's Zoning Ordinance revealed that the ordinance has a restrictive definition of family and has additional restrictions on group homes. Additionally, Emergency housing, homeless shelters, and transitional or supportive housing are not permitted uses in any categories. This means that these types of housing are only allowed through a special exception use permit.

Further analysis within Dauphin County's Assessment also revealed that home mortgage data indicates that Black and Hispanic applicants faced higher denial rates and lower origination rates (approvals) than White applicants.

The County AI also identified the following impediments to Housing Choice:

- Consistent with the 2016 AFH, assisted housing generally follows population density patterns and is reasonably dispersed throughout the Urban County; however, a lack of affordable, accessible housing within high opportunity areas remains a barrier that disproportionately affects members of the protected classes.
- Members of the protected classes are more likely to have lower incomes, higher unemployment rates and higher poverty rates. Limited housing choice restricts access to community assets for members of the protected classes.
- Fair housing education and outreach efforts are not adequately meeting need.
- Raw data suggest that members of the protected classes are disproportionately denied mortgages in the private sector.

Furthermore, one of the greatest barriers to creating affordable housing is the escalating costs of development. Affordable land is difficult to find, especially where infrastructure is readily available; increases in the costs of infrastructure and construction items required to meet code compliance (energy efficiency) have hindered development, a successful building industry makes it difficult to identify subcontractors to work on smaller, lower-paying affordable housing developments.

Unprecedented increases in time to receive materials, as well as price of materials have increased the cost to develop affordable housing in the County exponentially. These increases in costs are often passed to the buyer, effectively pricing low- moderate-income buyers out of the market for what was meant to be an affordable home.

Mental health, substance misuse, criminal history and poor rental histories are also significant barriers to affordable housing for certain populations in the County.

Stakeholders recently reaffirmed that credit scores and past criminal history are significant barriers. Application fees to apply for an apartment are exorbitant. Predatory landlords are accepting exorbitant fees knowing they will probably not lease to that household. Risk mitigation efforts could be useful in generating support and participation in subsidized housing programs, accepting rental assistance, and leasing to special needs populations, etc. These efforts could include offering life skills, supportive living, and/or permanent supportive housing case managers that can offer housekeeping. Other considerations include making funds available to help pay rental application fees and damages caused by tenants. There was also discussion regarding how master leasing could alleviate housing costs, but it is not currently happening in the County or Lower Paxton Township.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

According to the Township's Comprehensive Plan, it is considering updating its Zoning Ordinance. The Township will want to consider the barriers identified in the County's AI and update the Zoning Ordinance accordingly. The Comprehensive Plan also identifies the desire to develop housing more thoughtfully and efficiently. Building units more densely and in areas with access to infrastructure further aids affordability. As the Plan also suggests updating the Subdivision and Land Development Ordinance, both changes will assist in removing barriers.

SP-60 Homelessness Strategy – 91.215(d)

The Township would like to utilize its CDBG resources to support a homelessness strategy, but due to the limited availability of funds, the Township does not anticipate implementing a strategy in the next five years. However, the Township will follow and provide support, where possible, to Dauphin County's strategy.

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

As the Township is part of Dauphin County, it participates in the Harrisburg/Dauphin County Continuum of Care, which implements Coordinated Entry in order to assess the unique needs, barriers and strengths of persons experiencing housing crises and then referring them to resources, services and housing best suited for addressing those needs and barriers. Coordinated Entry is intended for street homeless, persons in an emergency shelter, persons attempting to flee domestic violence, and persons exiting institutions where the institutional stay was 90 days or less and the person was homeless prior to institutionalization. Street outreach efforts focus on the unsheltered homeless, especially unsheltered youth and unsheltered chronically homeless.

Tri-County Community Action, Northern Dauphin Human Services, Capital Area Coalition on Homelessness, Salvation Army, YWCA, among other providers currently have resources for outreach and case management which aim to provide shelter, permanent housing or rapid rehousing services while simultaneously addressing employability and substance misuse challenges, encouraging self-sufficiency, offering parenting, budgeting, adult education, and life skills services, and connecting households with mainstream benefits. While many of these services are for households and families with children residing in shelters or transitional housing, there are dedicated resources for street outreach efforts for the chronically homeless.

Many of the services provided to assist the homeless with housing needs are targeted at persons with disabilities, typically mental disabilities. Unfortunately, there is a gap in services for non-disabled homeless and homeless families. They are almost completely served by faith-based groups in the County. The services are limited to sustaining and supporting individuals and families who are homeless through the provision of necessities such as food, clothing, tarps for sheltering, counseling and other limited services. These services are typically mobile and are critical for the unsheltered homeless in the County. The mobile services are also a key outreach resource targeted at homeless persons and families. Their interaction with unsheltered homeless allows them to provide goods, services, and information to assist the homeless in possibly obtaining additional services.

According to stakeholders, a Street Outreach program is active in the County, but it is limited in scope and resources.

Addressing the emergency and transitional housing needs of homeless persons

The Capital Area Coalition on Homelessness captures Point in Time data, Systems Performance Measures and Coordinated Entry data to evaluate and understand the emergency needs of persons in the County experiencing homelessness. Neither Dauphin County nor Lower Paxton Township receive Emergency Solutions Grant funding from HUD to directly support emergency shelter and transitional housing needs in the County; however, the County receives funding from the Commonwealth's ESG program. While no longer a priority at the federal level, there are transitional housing needs that still exist in the County, in addition to robust case management services.

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

The County's Coordinated Entry is intended to streamline access and referral to the other components of the system to shorten the amount of time and number of referrals standing between homeless households and housing assistance.

Rapid rehousing, short-term rental assistance, and case management services to help homeless consumers find rental housing and work with case managers to stabilize in their new homes. Even with services, however, there are some households (those with mental health diagnoses, substance misuse disorders) that are unable to maintain housing. Additional services are needed to ensure stability in housing. A lack of providers, lack of treatment facilities and insurance coverage not being available for treatment were identified as a factor in instability and returns to homelessness. The formerly chronically homeless/chronic substance misusers have highest rates of recidivism and returns to homelessness, pointing to a need for more services for those acclimating to rental/new housing.

Permanent housing programs provide access to housing for an indefinite period. The provision of housing is often partnered with supportive services targeted to specific homeless populations. The services provided can vary depending on the needs of the populations being served. Populations typically include persons with disabilities that suffer from chronic homelessness.

Along with emergency shelter and transitional housing, RRH and PSH round out a suite of housing and service options to address housing crises and instability for consumers of all needs.

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

As mentioned in MA-30 of this plan, Dauphin County has a number of services to assist low-income individuals and families avoid becoming homeless, including rental and utility assistance provided by the Capital Area Coalition on Homelessness. Providers will be working toward the goal of enabling people at greatest risk of homelessness to maintain permanent housing through targeted prevention and diversion activities. When homelessness cannot be avoided, outreach workers providers will connect people with appropriate resources to stabilize them in housing as quickly and effectively as possible. The County will continue to prioritize resources to aid in homelessness prevention efforts.

The CoC's Written Standards for Transition/Discharge Planning include the requirement that all case plans address sustainability in the areas of income, health care, mental health care substance abuse, and housekeeping/life skills. Increasing the number of providers and resources to manage this case planning are critical components to avoid episodes and recurrences of homelessness.

The County's HOME-ARP Plan indicates that the County plans to use 70% of HOME-ARP funding on the development of affordable rental housing. An overall lack of affordable rental units was one of the most frequently identified unmet needs among stakeholders. Tight rental markets and high rents make it extremely difficult for housing and service providers to find units that are affordable and in decent condition for their clients. The County is prioritizing the creation of affordable housing units for qualified populations. In addition, the County is allocating approximately 15% of its HOME-ARP funds for supportive services, recognizing that long term supportive services are critical to ensuring stability and success in permanent housing for vulnerable households. HOME – ARP funds will be used for individuals or families from all of the following qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

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

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority.

In accordance with Title X of the Housing and Community Development Act of 1992, all housing assisted with CDBG funds will be evaluated for the presence of lead-based paint hazards. Interim controls or abatement will be performed on all lead hazards identified during the assessment. Any housing rehabilitation will address lead-based paint hazards in all properties that receive assistance.

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

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. Children in the Township's renter-occupied units are much more likely to be impacted by lead-based paint hazards than children in owner-occupied units. Any acquisition or rehabilitation of rental housing with lead-based paint will be remediated prior to occupancy.

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

Upon the creation of a housing rehabilitation program in the Township, the Township could adopt Dauphin County's policies and procedures. According to Dauphin County's latest Consolidated Plan, The County has incorporated the lead hazard reduction services and activities as part of the policies and procedures for its housing rehabilitation program. These policies require the following:

- Conducting lead hazard mitigation activities for all housing receiving rehabilitation throughout the county which was constructed prior to 1978.
- Conducting a lead-based paint hazard clearance test at the end of rehabilitation project be conducted on housing built prior to 1978.
- Providing educational brochures to individuals engaging in the County's housing rehabilitation program.

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

The Township would like to utilize its CDBG resources to support an anti-poverty strategy, but due to the limited availability of funds, the Township does not anticipate implementing a good strategy in the next five years. However, the Township will follow and provide support, where possible, to Dauphin County's strategy.

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

Dauphin County has several programs that address the needs of households with incomes below the poverty level. Although there is no direct anti-poverty initiative in the Township's HUD funded activities, other County agencies and local social service providers deal directly with this issue. Dauphin County supports a number of social service providers, as has been detailed throughout this plan, that provide direct service to households with poverty-level or near poverty-level incomes. Many of these services are designed to assist with self-sufficiency and to improve work and social skills as well as employability. Dauphin County continues to support economic development aimed at attracting and retaining high value employment in the community. The County strives to identify, support and entice employers with good paying jobs and job opportunities to locate and expand within the County. To this end, the County utilizes a variety of programs to assist in promoting and expanding economic development throughout the county. These include the Local Share Municipal Gaming Grant, the Tourism Grant Program, Small [Business Loan Program, and the County's Landbank. Lower Paxton Township is eligible to participate in the County's programs.

As part of the County's Comprehensive Plan, economic development and growing the County's economy is one of the County's primary goals. This includes a focus on those persons in the County who may be susceptible or are suffering from poverty. One of the County's objectives is to focus education/training efforts on the underemployed in cooperation with the County Library System, school districts, and institutions of higher education. Providing people with opportunities to better their work situation or provide them with skills to obtain better paying jobs will help alleviate some of the threat of poverty for those at the greatest risk.

The Township and stakeholders consulted are looking to form strong partnerships with existing business-oriented organizations. These partnerships will advocate for the business community and will not only help existing businesses but will also draw in outside business to come to the Township to be part of that environment.

According to the Township's Comprehensive Plan, Lower Paxton will work to improve the economic vitality and appearance of the Route 22 corridor, while considering mixtures of commercial and residential uses in selected locations. It will consider allowing a mix of commercial and residential development on larger sites, such as portions of the Colonial Park Mall and former K-Mart sites. It will also improve the attractiveness along the Route 22 corridor, including additional landscaping. The

pedestrian access will be improved, which includes working with PennDOT to have carefully designed pedestrian crossing improvements installed. The Township will also work to aid economic development by considering offering real estate tax incentives in a few targeted underused areas to promote investments and publicize their availability. It will also consider the use of tax increment financing to fund infrastructure needed to support new businesses. Finally, it will look to help link businesses with available economic development resources.

Poverty is a function of income which makes its effect on housing opportunity and choice apparent. Conversely, since housing costs are often one of the largest financial burdens on an individual or family, one of the contributing factors to poverty can be excessive housing costs. While income is a factor of poverty, excessive costs for things such as housing, medical care and other necessities can also lead to poverty as income must be expended in a disproportionate amount for certain needs. County support for homebuyer programs, creation of affordable rental units, workforce development programs, business attraction strategies, and transportation access to well-paying jobs will help ease cost burdens on poverty-stricken families that might otherwise have to incur these costs at catastrophic consequence.

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

The Township will coordinate any economic development initiatives with the needs of local residents, especially as they pertain to employment and the provision of financial opportunities. It is in the Township's best interest to try to offer the greatest opportunities and advantages to its residents to help prevent poverty from impacting them. The presence or threat of poverty can lead to a variety of social issues including crime and increased dropout rates as well as becoming a drain on Township and County finances as these populations need increased services. The Township will work diligently to address poverty and its causes in all aspects of planning and development and the provision of services.

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

The Lower Paxton Township Department of Economic Development is responsible for monitoring activities carried out to further the goals and objectives of the Consolidated Plan and the Action Plan. Additionally, the Township will monitor activities to ensure long-term compliance with program requirements and regulations. The objectives of these monitoring efforts are to make sure that activities:

1. Comply with all regulations governing their administrative, financial, and programmatic operations
2. Achieve their performance objectives within the schedule and budget; and (3) comply with the Consolidated Plan and Action Plan.

The Township will develop a risk-analysis, performance-based system to determine the priorities and frequency with which monitors subrecipients. Emphasis focuses on ensuring that subrecipients and other partners receiving federal dollars comply with all programmatic requirements, specific grant requirements, and other federal requirements such as the financial standards, regulations that govern Fair Housing and Equal Opportunity, and environmental standards. Every project will be monitored throughout each fiscal year either remotely, on-site, or via the payment of invoices. Public Service projects are monitored on a regular basis by reports provided by funded agencies for desk-based monitoring. Construction projects are monitored during all phases of the project to ensure applicable regulatory requirements, such as labor standards, contract safety standards, Section 3, MBE/WBE, and FHEO are being complied with by contractors and subcontractors.

Lower Paxton Township shall encourage participation by minority-owned business in CDBG assisted activities. The Township shall maintain records concerning the participation of minority-owned businesses to assess the results of its efforts and to complete the semiannual Minority Business Enterprise Report to HUD. Any contractor interested in bidding on jobs available under a Housing Rehabilitation Program will receive an application package and, if qualified, will be included on a list of contractors receiving announcements about the availability of bid packages.

Expected Resources

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

Introduction

The anticipated resources table displays how funds will be allocated to throughout the Township broken down by program type. The 2023 HUD allocations are reflected in the “Annual Allocation” column. The “Expected Amount Available Remainder of Con Plan” column is a projection of funds to be available for program years 2024-2027. The “Expected Amount Available Remainder of Con Plan” column is generated by multiplying the annual allocation by four, representing years 2-5 of the Consolidated Plan cycle. The relevant years will be adjusted as allocations are made and more precise assumptions can be made on program income.

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	\$222,129	0	0	\$222,129	\$888,516	CDBG funds will be used for public improvements and infrastructure, and public service activities.

Table 56 - 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 Township may consider partnerships with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. Leveraged resources include, but are not limited to, Continuum of Care dollars, Department of Human Services dollars, Housing Authority resources, Mental Health, Drug and Alcohol services, and LIHTC. The Township does not receive HOME funds and does not currently require a match contribution for projects funded with CDBG dollars.

If appropriate, describe publicly owned land or property located within the jurisdiction that

may be used to address the needs identified in the plan

There is no publicly owned land or property located within the Township that may be used to address the needs identified in this plan.

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	Improve Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development		Improve Public Facilities and Infrastructure	CDBG: \$177,704	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 11,165 persons
2	Planning/Administration	2023	2027	Planning and Administration		Planning and Administration	CDBG: \$44,425	Other: 1 Other

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Public infrastructure and facility improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility as well as improvements to parks, recreation and other community facilities.
2	Goal Name	Planning/Administration
	Goal Description	Funds to administer and implement the CDBG Program in accordance with federal regulations.

Projects

AP-35 Projects – 91.220(d)

Introduction

For planned 2023 CDBG investments, the Department of Economic Development focused on Township needs in terms of types of projects, eligibility of activity in accordance with National Objectives, risk analysis to determine capacity to execute proposed project effectively and compliantly, budget, and impact on targeted communities. Geographic location is not a primary criterion for qualifying projects, but is a consideration given to ensure funds are adequately distributed to ensure CDBG investments in projects that meet a national objective, have significant impact on LMI communities, and can be delivered in a timely manner with minimal compliance risk.

Projects

#	Project Name
1	Parks and Recreation ADA Improvements
2	Planning and Administration

Table 58 – Project Information

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

The allocations were selected based on eligibility of the activity, its ability to meet a national objective and the evidence of need in the community. The ability of the community to complete projects in a timely manner was given a high priority.

The Township allocated its entitlement funds to provide assistance with activities that meet the underserved needs of the communities participating in the program.

AP-38 Project Summary

Project Summary Information

1	Project Name	Parks and Recreation ADA Improvements
	Target Area	Township-wide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	\$177,704
	Description	Funds will be used to upgrade existing amenities and infrastructure for Township parks to be ADA accessible. Activities may include installation of walking trails and providing access to park amenities for individuals with mobility disabilities.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,000 disabled township residents would benefit from the proposed activities.
	Location Description	Township-wide
	Planned Activities	Removal of Architectural Barriers in the Township's park facilities Matrix Code 03F
2	Project Name	Planning and Administration
	Target Area	No Target Areas established
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$44,425.00
	Description	On-going program management and oversight. Public information, advertising and consulting services are included

Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	N/A Admin
Location Description	Countywide
Planned Activities	General Program Administration Matrix Code 21A

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 majority of 2023 funds will go to improving ADA accessibility in Township parks as listed in the chart below. The remaining funds will be used for ADA accessibility projects in Township parks.

Geographic Distribution

Target Area	Percentage of Funds
ADA Accessibility Township-wide	80%

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Assistance is not directed to any specific geographic area in the Township. All the CDBG funding (100%) will benefit LMI clientele and areas throughout the Township.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Township would like to utilize its CDBG resources to support affordable housing, but due to the limited availability of funds, the Township does not anticipate allocating funds to affordable housing projects in the next five years. However, the Township will follow and provide support, where possible, to Dauphin County's strategy.

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

Table 60 - 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 61 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Public housing in Dauphin County is managed by the Housing Authority of the County of Dauphin. The Housing Authority manages 10 public housing facilities containing 715 units of housing. The HA maintains an extensive waiting list for units. One of the biggest issues facing the HA is the fact that there is not enough affordable rental housing in the County to permit residents to transition from public housing into rental housing. Further, units that once were available to Housing Choice Voucher holders are no longer available as market conditions became such that properties were sold to owners that were unwilling to maintain the units as affordable housing and unwilling to accept a voucher.

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

There are no public housing units located in Lower Paxton Township. The Township does not anticipate using 2023 CDBG funds to support the Dauphin County HA.

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

The Housing Authority will continue to promote self-sufficiency in its programming as a means to encourage asset development. In addition, The Housing Authority will provide training, education, and incentives to encourage residents to care for their property. The Housing Authority will continue to encourage participation in its homeownership and Family Self Sufficiency Programs.

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

The PHA is not designated as troubled.

Discussion

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

Introduction

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

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

The Township would like to utilize its CDBG resources to support a homelessness strategy, but due to the limited availability of funds, the Township does not anticipate implementing a good strategy in the next five years. However, the Township will follow and provide support, where possible, to Dauphin County's strategy and one-year goals.

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

All HUD funded agencies affiliated with CACH collaborate in a community wide effort for Coordinated Entry including connection with various street outreach staff and providers such as Dauphin County Crisis Intervention and the Projects for Assistance in Transition from Homelessness (PATH) funded outreach staff, as well as collaboration with the Downtown Daily Bread which offers a free noon meal as well as a homeless drop-in center.

The Dauphin County CoC Coordinated Entry System is designed to assess the unique needs, barriers and strengths of persons experiencing housing crises and then refer them to resources, services and housing best suited for addressing those needs and barriers. The CES is intended for street homeless, persons in an emergency shelter, persons attempting to flee domestic violence, and persons exiting institutions where the institutional stay was 90 days or less and the person was homeless prior to institutionalization. When households or individuals present to the Continuum, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address its need.

According to stakeholders, a Street Outreach program is active in the County, but it is limited in scope and resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC's HMIS system captures Point in Time data, Systems Performance Measures and Coordinated Entry data to evaluate and understand the emergency needs of persons in the County experiencing homelessness. While no longer a priority at the federal level, there are transitional housing needs that still exist in the County, in addition to robust case management services. Dauphin County does not receive Emergency Solutions Grant funding to directly support emergency shelter and transitional housing needs in the County; however, the information generated by the HMIS will be used to inform Annual Plan goals as well as CDBG budget and planning processes.

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

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

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

Rapid Rehousing has proven to be an effective method of helping families move into their own permanent housing. Case managers provide support in locating appropriate housing, then short-term financial assistance is provided to assist with deposits, first month's rent, and subsequent month's rent for a limited time. This support helps families in obtaining and maintaining permanent housing.

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

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

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

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

Homeless Prevention efforts are supported through Dauphin County Mental Health/Autism/Developmental Programs (MH/A/DP) recently collaborated with Dauphin County's Local Lead Agency (LLA), CACH and several other agencies working with non-elderly individuals with disabilities to participate in an 811 Project-based Rental Assistance Memorandum of Understanding to identify persons eligible for and in low income subsidized permanent supportive housing.

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

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

Introduction:

In 2021, Dauphin County updated its Assessment of Fair Housing. A summary of its Public Sector Policy Review is discussed in this section.

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

In 2021, Dauphin County updated its Assessment of Fair Housing. A summary of its Public Sector Policy Review is discussed in this section.

Local zoning ordinances are an important tool that communities can use to regulate land use and guide development. Given that zoning ordinances govern the location and characteristics of various land uses, they have the potential to limit or expand fair housing choice. Many common fair housing zoning issues are interrelated with affordable housing issues. Because members of the protected classes are generally considered disproportionately affected by a lack of affordable housing, zoning that effectively restricts affordable housing development can be an impediment to fair housing choice as well.

A review of Lower Paxton Township's Zoning Ordinance revealed that the ordinance has a restrictive definition of family and has additional restrictions on group homes. Additionally, Emergency housing, homeless shelters, and transitional or supportive housing are not permitted uses in any categories. This means that these types of housing are only allowed through a special exception use permit.

Further analysis within Dauphin County's Assessment also revealed that home mortgage data indicates that Black and Hispanic applicants faced higher denial rates and lower origination rates (approvals) than White applicants.

The County AI also identified the following impediments to Housing Choice:

- Consistent with the 2016 AFH, assisted housing generally follows population density patterns and is reasonably dispersed throughout the Urban County; however, a lack of affordable, accessible housing within high opportunity areas remains a barrier that disproportionately affects members of the protected classes.
- Members of the protected classes are more likely to have lower incomes, higher unemployment rates and higher poverty rates. Limited housing choice restricts access to community assets for members of the protected classes.
- Fair housing education and outreach efforts are not adequately meeting need.
- Raw data suggest that members of the protected classes are disproportionately denied mortgages in the private sector.

Furthermore, one of the greatest barriers to creating affordable housing is the escalating costs of development. Affordable land is difficult to find, especially where infrastructure is readily available; increases in the costs of infrastructure and construction items required to meet code compliance (energy efficiency) have hindered development, a successful building industry makes it difficult to identify subcontractors to work on smaller, lower-paying affordable housing developments. Unprecedented increases in time to receive materials, as well as price of materials have increased the cost to develop affordable housing in the County exponentially. These increases in costs are often passed to the buyer, effectively pricing low- moderate-income buyers out of the market for what was meant to be an affordable home.

Mental health, substance misuse, criminal history and poor rental histories are also significant barriers to affordable housing for certain populations in the County.

The County AI also reviewed the County's Comprehensive Plan. The analysis found that generally, the plan promotes a range of housing densities and types. The plan also supports mixed use developments, providing for greater housing choice and access to opportunity. The Lower Paxton Comprehensive Plan aligns with the County Comprehensive Plan by stating "Dauphin County's Comprehensive Plan seeks to direct most growth to locations in designated growth areas, such as Lower Paxton Township, that have public water and sewage services and highway access. By making the best use of these areas that are suitable for development, it will be possible to minimize sprawl in outlying areas that consumes excessive amounts of farmland or forest land per house."

Additionally, according to the Dauphin County Housing Authority, per its feedback for the HOME-ARP Plan, background checks are posing an increasingly high barrier for households, along with poor rental credit history. These trends point to an increased need for services to help expedite background checks and education programs to assist with eradicating poor rental histories.

According to the Township's Comprehensive Plan, it is considering updating its Zoning Ordinance. The Township will want to consider the barriers identified in the County's AI and update the Zoning Ordinance accordingly. The Comprehensive Plan also identifies the desire to develop housing more thoughtfully and efficiently. Building units more densely and in areas with access to infrastructure further aids affordability. As the Plan also suggests updating the Subdivision and Land Development Ordinance, both changes will assist in removing barriers.

Discussion:

Stakeholders recently reaffirmed that credit scores and past criminal history are significant barriers. Application fees to apply for an apartment are exorbitant. Predatory landlords are accepting exorbitant fees knowing they will probably not lease to that household. Risk mitigation efforts could be useful in generating support and participation in subsidized housing programs, accepting rental assistance, and

leasing to special needs populations, etc. These efforts could include offering life skills, supportive living, and/or permanent supportive housing case managers that can offer housekeeping. Other considerations include making funds available to help pay rental application fees and damages caused by tenants. There was also discussion regarding how master leasing could alleviate housing costs and it is not currently happening in the County or Lower Paxton.

AP-85 Other Actions – 91.220(k)

Introduction:

Lower Paxton Township will use its entitlement funds to provide assistance with activities and projects that meet the underserved needs of the Community.

Actions planned to address obstacles to meeting underserved needs

Lower Paxton Township plans to invest 2023 CDBG funds in projects that remove obstacles to underserved needs including:

Actions planned to foster and maintain affordable housing

The limited amount of CDBG funds will make it difficult for the Township to foster and maintain affordable housing on its own. It will make efforts to participate in County programs where possible.

Actions planned to reduce lead-based paint hazards

The Township takes the presence of lead-based paint hazards seriously, especially considering the age of the Township's housing stock. If in the future Lower Paxton implements a housing rehabilitation program, it will develop guidelines for reducing lead-based paint hazards that follow all regulations.

Actions planned to reduce the number of poverty-level families

The limited amount of CDBG funds will make it difficult for the Township to foster and maintain affordable housing on its own. It will make efforts to participate in County programs where possible. Dauphin County has a number of programs that address the needs of households with incomes below the poverty level. Dauphin County supports a number of social service providers that help households with poverty or near poverty level incomes. Some of the Programs and Actions are: TANF, Dauphin County Economic Development, implementation of Section 3 Employment and Contracting policies, HACD providing Section 8 vouchers to households, and the Capitol Coalition on Homelessness which provides emergency and permanent supportive housing.

The Township strives to identify, support and entice employers with good paying jobs and job opportunities to locate and expand within the County. To this end, the County utilizes a variety of programs to assist in promoting and expanding economic development throughout the county. These include the Local Share Municipal Gaming Grant, the Tourism Grant Program, Small [Business Loan Program, and the County's Landbank. Lower Paxton Township is eligible to participate in the County's programs.

The Township and stakeholders consulted are looking to form strong partnerships with existing business-oriented organizations. These partnerships will advocate for the business community and will not only

help existing businesses but will also draw in outside business to come to the Township to be part of that environment.

According to the Township's Comprehensive Plan, Lower Paxton will work to improve the economic vitality and appearance of the Route 22 corridor, while considering mixtures of commercial and residential uses in selected locations. It will consider allowing a mix of commercial and residential development on larger sites, such as portions of the Colonial Park Mall and former K-Mart sites. It will also improve the attractiveness along the Route 22 corridor, including additional landscaping. The pedestrian access will be improved, which includes working with PennDOT to have carefully designed pedestrian crossing improvements installed. The Township will also work to aid economic development by considering offering real estate tax incentives in a few targeted underused areas to promote investments and publicize their availability. It will also consider the use of tax increment financing to fund infrastructure needed to support new businesses. Finally, it will look to help link businesses with available economic development resources.

Poverty is a function of income which makes its effect on housing opportunity and choice apparent. Conversely, since housing costs are often one of the largest financial burdens on an individual or family, one of the contributing factors to poverty can be excessive housing costs. While income is a factor of poverty, excessive costs for things such as housing, medical care and other necessities can also lead to poverty as income must be expended in a disproportionate amount for certain needs. Township support for workforce development programs, business attraction strategies, and transportation access to well-paying jobs will help ease cost burdens on poverty-stricken families that might otherwise have to incur these costs at catastrophic consequence.

Actions planned to develop institutional structure

The limited amount of CDBG funds will make it difficult for the Township to develop institutional structure on its own. It will contribute to the County's efforts where possible.

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

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

The County participates in the Harrisburg/Dauphin County Continuum of Care and will continue to consult with the CoC on homelessness issues including emergency shelter, permanent supportive housing and rapid rehousing activities. The largest gap in the delivery of services to low- moderate income households is the lack of adequate funding to address the housing and community development

needs of the County. The County will provide resources to address a variety of housing and service needs and as such will continue to coordinate and streamline efforts to ensure efficient, effective service delivery.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) **Reference 24 CFR 91.220(l)(1)**

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

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

Other CDBG Requirements

1. The amount of urgent need activities

There are no urgent needs identified in the Township.