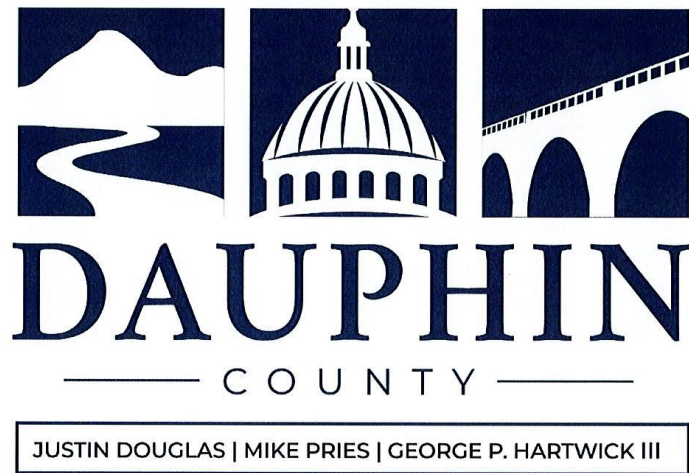




Action Plan 2025

Program Year – July 1, 2025 – June 30, 2026

FOR

COMMUNITY DEVELOPMENT BLOCK GRANT /HOME INVESTMENT PARTNERSHIP

SUBMITTED TO:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

August 2025

Executive Summary

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

1. Introduction

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

2. Summarize the objectives and outcomes identified in the Plan

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

Using the recently approved 2022-2026 Consolidated Plan as the guiding framework, three overarching objectives guide the proposed activities and investments in the 2025 Action Plan:

- **Objective #1:** Provide decent affordable housing to include the construction of new affordable housing to address the overwhelming deficit, supporting acquisition of additional properties for affordable housing development, and preserving owner-occupied affordable housing through rehabilitation. In 2024, Dauphin County invested 2024 HOME Set Aside and prior unspent HOME funds on affordable housing production through a newly established Community Housing Development Organization (CHDO).
- **Objective #2:** Create Suitable Living Environments including investing in municipal infrastructure in low-to-moderate income communities and project areas, as well as investing in public services addressing community issues to include mental health, human trafficking, transitional housing, and overnight shelter staffing.

- **Objective #3:** Create Economic Opportunities by supporting public services that provide socioeconomic stability and upward mobility through workforce training and employment services to multiple underserved populations.

Outcomes show how programs and activities actually benefit a community, or the people served. The three outcomes that will illustrate the benefits of each activity funded by 2025 CDBG and HOME programs are:

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

All activities proposed for funding in this Action Plan support at least one objective and one outcome outlined above. The County will realize these outcomes and objectives by gearing investments of 2025 CDBG and HOME funds (and other sources of funds) towards one of the goals below.

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

2025 CDBG and HOME funding will be invested in conjunction with other sources of funding (previous HOME funds, HOME-ARP, ARP, PA Whole-Home Repairs Program, Affordable Housing Trust Fund, Local Share Gaming Grant, etc.) to meet the goals above.

3. Evaluation of past performance

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

Annually, Dauphin County prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within 90 days after the start of the new program year to report on the previous year. Copies of previous program year CAPERs are available for review at the office of the Dauphin County Department of Community & Economic Development. The 2023 CAPER was approved

by HUD in a letter dated November 27, 2024. When the 60-day timeliness test was conducted on May 2, 2023, it was calculated that our community had an adjusted for program income balance in its line of credit of 1.47 times its annual grant which is compliance with the 1.5 timeliness standard. During the 2023 program year, the County expended 100 percent of its CDBG funds for activities benefiting low- and moderate-income people. In addition, the County spent 12.14% of its funds on public service activities. The County obligated 7.47% of its CDBG funds to planning and administration.

In addition, the County used HOME funds to improve access to affordable housing and increase homeownership. The County certified the Latino Connection, LLC as a certified CHDO to work on the Sycamore Home's Project.

As with prior years, Dauphin County selected the 2025 CDBG/HOME projects based on a review of past investments, current needs as expressed through the annual application process and review of subrecipient capacity based on prior performance.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As part of the County's ongoing efforts to notify and engage the public in the annual planning process, the County held two publicly advertised outreach meetings. The 1st public meeting was held on February 18, 2025 and the other was held on June 24, 2025. Both meetings were held at the Dauphin County Office of the Department of Community and Economic Development located at 2 South 2nd Street, Room 124, Harrisburg, PA 17101. Teleconference options were also provided to the public through public advertisements in the Patriot News (the largest publication of general circulation) and on the county website.

The meetings invited the public to participate in the annual development process and to provide feedback or questions on the draft Annual Action Plan, planned projects, and process. The Public was also offered a **30-day** review period after the Action Plan was drafted to review and submit written comments on the plan prior to submission to HUD. This period took place between June 13, 2025 and July 13, 2025 and was publicly advertised in the Patriot News. Draft copies of the plan were made available at the Dauphin County Office of Community and Economic Development as well as on the county website.

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

5. Summary of public comments

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

LHM Hospice and Social Services Foundation attended the public hearing that was held on February 10, 2025. They had no comments; however, they did express their thanks for having the meeting and thanked the County for the opportunity to learn about the CDBG/HOME program.

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

Dauphin County did not receive any public comments.

7. Summary

This Action Plan outlines the goals of Dauphin County for its CDBG and HOME funds for the 2025 Program Year. Following extensive outreach and public input, a competitive application process, the Annual Action Plan clearly outlines programs and activities that will address the identified needs found in the County's Consolidated Plan. The County's CDBG and HOME programs are limited in funding and the county has carefully selected investments in the context of other historic levels of federal, state, and local resources. This document outlines the County's plans to maximize this investment of federal CDBG and HOME resources. It also notes investments being made from other sources of funding to give as complete a picture as possible of upcoming investments in program year 2025.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

1. Introduction

The Dauphin County Department of Community and Economic Development (DCED) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, and an on-line survey for stakeholders.

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))

Dauphin County consulted with a variety of non-profits, social service providers, community residents, broadband providers, governmental agencies and municipal leaders to determine the needs of the County, better allocate entitlement resources and foster coordination between agencies and providers. Surveys were done on-line however, there was only about 50% of respondent feedback.

The county continues to hold individual meetings with housing and public service providers to address concerns and connect them with programs/other providers. It is the policy of the Dauphin County Office of Community and Economic Development to have an open door with service providers in all areas and staff have a strong relationship with staff and officials across agencies/providers.

Beginning in 2022, Dauphin County also created an internal Affordable Housing Work Group consisting of staff from the Office of Community and Economic Development, Dauphin County Human Services, and the City of Harrisburg to coordinate housing activities.

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

Dauphin County is part of the Harrisburg/Dauphin County Continuum of Care (CoC) and has established a Coordinated Entry system. This system is designed to assess the unique needs, barriers, and strengths of individuals experiencing housing crises. It helps connect them to the most suitable resources, services, and housing options to address their specific challenges. In addition to Coordinated Entry, data collected through the County's Homeless Management Information System (HMIS) supports the County and the Continuum in developing strategies to tackle homelessness throughout the area, especially in rural communities. The Capital Area Coalition on Homelessness (CACH) serves as the CoC Lead and remains an essential resource for the County in its efforts to prioritize resources and eliminate homelessness. The Director of Dauphin County Human Services is among the members of CACH.

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Hummelstown Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
2	Agency/Group/Organization	Middletown Borough
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
3	Agency/Group/Organization	Susquehanna Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband, Transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
4	Agency/Group/Organization	Lykens Borough Authority
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
5	Agency/Group/Organization	Millersburg Borough
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Transportation,
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
6	Agency/Group/Organization	LONDONDERRY TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Transportation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
7	Agency/Group/Organization	Borough of Steelton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
8	Agency/Group/Organization	Upper Paxton Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Public transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
9	Agency/Group/Organization	Paxtang Borough
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Broadband funding
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
10	Agency/Group/Organization	Middle Paxton Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
11	Agency/Group/Organization	Borough of Royalton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband funding
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.

12	Agency/Group/Organization	Dauphin County Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.

13	Agency/Group/Organization	Dauphin County Mental Health/Intellectual Disabilities Program
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband funding, transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
14	Agency/Group/Organization	Hamilton Health Center
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.

15	Agency/Group/Organization	The Salvation Army Harrisburg Capital City Region
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
16	Agency/Group/Organization	Dauphin County Parks & Rec
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Accessible outdoor recreation infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
17	Agency/Group/Organization	Christian Churches United
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband funding
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.

18	Agency/Group/Organization	MID PENN LEGAL SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.
19	Agency/Group/Organization	Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-line survey. Anticipated Outcomes are continued participation in the annual CDBG application process.

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

Dauphin County reached out to all agency types when soliciting participation in the stakeholder survey.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Breakdown of population served by respondents:

Low-Income Residents: 56%

Minority Populations: 44%

Persons with Disabilities: 48%

Homeless Population - 36%

Elderly or other special needs population - 56%

Non-targeted broad community - 36%

BREAKDOWN OF WHAT DAUPHIN COUNTY'S AFFORDABLE HOUSING NEEDS ARE:

Available Housing Units - 63.64%

Needs by housing type (owner-occupied, rental, transitional) 36%

Needs by population (low income, veterans, seniors) 59%

DAUPHIN COUNTY PUBLIC SERVICE NEEDS

Needs by resources - 72.7%

Needs by population type - 22.73%

Is there a coordination gap - 4.55%

DAUPHIN COUNTY BROADBAND NEEDS:

Funding - 88.9%

Hotspots - 16.67%

DAUPHIN COUNTY'S PUBLIC TRANSPORTATION NEEDS:

Service area/route - 61.9%

Program/services offered - 38.1%

DAUPHIN COUNTY'S HOMELESSNESS NEEDS

Housing by clientele type (addiction, seniors, veterans, transitional, families) - 57.14%

Geographic locations: 23.81%

Needed resources: 19.05%

AP-12 Participation – 91.105, 91.200(c)

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

Dauphin County's goal for citizen participation is to ensure broad participation of County residents, housing, economic, and services providers, County departments, nonprofit organizations, and other stakeholders in the planning and implementation of community development and housing programs. Dauphin County has followed the approved Citizen Participation Plan.

During the preparation of the FY2025 Action Plan, Dauphin County held two public meetings. The meetings were advertised in the Patriot News and on PennLive. The meeting notices were also posted on the County website. The 1st public meeting was held on February 10, 2025. This meeting explained the Community Development Block Grant, the lifecycle of the grant and the applications that were submitted.

Public meeting two was held on June 24, 2025 to review the draft Action Plan and to answer any questions the public had. The Annual Action Plan was also set before the public for the required public review and comment period.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Notification Letter of Grant Availability (August 2024)	Municipalities and Non-Profits	N/A	N/A	N/A	
2	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
3	Public Hearing	Non-targeted/broad community	One non-profit group attended the public hearing.	No comments received.		
4	Newspaper Ad	Non-targeted/broad community	N/A	N/A		
5	Newspaper Ad	Non-targeted/broad community	N/A	N/A		
6	Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Dauphin County continues to annually administer a suite of federal, state, and local programs in conjunction with its CDBG and HOME programs to serve community needs. The scope of activities supported by local programs ranges from bricks and mortar projects including affordable housing production, accessibility and ADA projects, and public services. As an entitlement community, Dauphin County currently expects to receive approximately \$1.4 million in CDBG funds and \$485,000 in HOME funds annually. It is the standing goal of Dauphin County to annually leverage CDBG and HOME funds with other federal, state, and local programs as much as possible to maximize impact.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,406,426.00	0.00	1,409,459.00	2,815,885.00	2,240,104.00	Funds will be used to address the County's aging infrastructure, removal of blight, administration and planning all of which have been identified within the 5-year Consolidated Plan 2022-2026.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	485,168.00	0.00	506,785.00	991,953.00	1,580,592.00	Funds will be used for housing and home rehabilitation.

Table 5 - Expected Resources – Priority Table

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

Aside from federal CDBG and HOME funds, the County and its applicants use a variety of federal, state and local support to leverage CDBG and HOME investments. Some of these funds come from Local Share Gaming Grant program, Dauphin County Infrastructure Bank program, Dauphin County Transportation Safety Improvement Grant program, PHFA programs, PA State DCED grants and other local and private funds to maximize investments. HOME funds used for the County's affordable housing construction projects are supported with substantial leveraging from the Dauphin County Affordable Housing Trust Fund.

For CDBG funded infrastructure and public service projects, Dauphin County expects to invest \$1,121,567 leveraging \$6,793,872 in local applicant match. This constitutes 60.6% local match.

These estimates are based on the data provided by the applicants on their CDBG application. A large part of Dauphin County's monitoring of CDBG project includes review of project budgets and financial records to ensure all sources of funds are accounted for and verified, including the local match.

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

CDBG (Infrastructure) - The majority of the matches are local funds.

CDBG (Public Service) - Local funds, state funds, federal, private, foundation grants and Dauphin County local share grants.

HOME (Rehabilitation) - While at the time of the preparation of 2025 Annual Action Plan, PA Whole Home Repair Funds are being used in place of the traditional HOME allocation; however, it is anticipated that in the early months of 2026, if Dauphin County does not receive additional funding from the State, the traditional HOME rehab program will resume.

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

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

Discussion

In the 2025 Action Plan, Dauphin County will invest its annual CDBG allocations in conjunction with leveraging funds brought to the table by the municipalities, boroughs and non-profits. At the time the 2025 Annual Action Plan was being developed, there was not a project identified for the CHDO funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Homeownership	2022	2026	Affordable Housing	County-Wide	Access to Quality, Affordable Housing		Direct Financial Assistance to Homebuyers: 85 Households Assisted
2	Improve Existing Housing Stock	2022	2026	Affordable Housing	County-Wide	Access to Quality, Affordable Housing	HOME: \$356,692.87	Homeowner Housing Rehabilitated: 12 Household Housing Unit
3	Improve Access to Affordable Rental Housing	2022	2026	Affordable Housing				
4	Improve Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	County-Wide	Improve Public Facilities and Infrastructure		
5	Promote and Support Economic Development	2022	2026	Non-Housing Community Development				
6	Provide Public Services	2022	2026	Non-Housing Community Development				

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning/Administration	2022	2026	Admin				

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Homeownership
	Goal Description	Dauphin County will not be using HOME dollars to assist families towards home ownership; however, we will be using Dauphin County's Affordable Housing Trust Fund monies to assist homeowners with down-payment assistance or closing costs, up to \$6000.00 per home. The number of homeowners to be assisted is dependent on the housing market.
2	Goal Name	Improve Existing Housing Stock
	Goal Description	Dauphin County plans to allocate approximately \$357,000.00 towards home rehabilitation at \$45,000.00 per home. However, in 2023 Dauphin County received \$2.8 million dollars in Whole Home Repair funds from PADCED to assist low-to-moderate income persons rehabilitate their homes. Maximum amount of assistance was \$50,000.00 per home. There is currently a line item in the State budget for additional funding for this program, but the budget will not be approved until June 30, 2025. There is a tight deadline to expend the Whole Home Repair funding; therefore we are putting a "pause" status on our HUD allocated Home Rehabilitation dollars until the Whole Home Repair funds are expended.
3	Goal Name	Improve Access to Affordable Rental Housing
	Goal Description	

4	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Dauphin County will invest approximately _____ into improving public facilities and infrastructure. Projects include: • Fire hydrant and water meter replacements in Northern Dauphin County. • Construction of a barbershop in a disabled veteran's group home. • Stormwater improvements • Street improvements • Blight remediation
5	Goal Name	Promote and Support Economic Development
	Goal Description	
6	Goal Name	Provide Public Services
	Goal Description	
7	Goal Name	Planning/Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Dauphin County remains committed to an effective and competitive application process designed to address the most pressing and deserving needs within the community using Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding. Throughout the application period, which ran from September to November 2024, eligible organizations and entities were invited to submit their proposals for funding. Once the submission period closed, each application underwent a comprehensive review process. This included an evaluation of eligibility criteria, the projected impact of the proposed projects, and the overall quality of the applications submitted. The review aimed to ensure that the selected projects would contribute significantly to community development and assistance. Following this thorough examination, the finalized recommendations were presented to the Dauphin County Commissioners, who approved the most qualified and beneficial applications. This rigorous process reflects the county's dedication to maximizing the effectiveness of CDBG and HOME dollars in addressing community needs.

Projects

#	Project Name
1	Williamstown Water & Sewer Authority - Fire Hydrant Replacement
2	Robert M. Jackson Veteran's Center - RMJVC Barbershop
3	Williamstown Borough - Market Street Drainage and Sidewalk Repair
4	Halifax Borough - 5th Street Infrastructure Improvements
5	Williamstown American Legion - Parking Lot Repair
6	Swatara Township - Enhaut Park Improvements Project
7	Penbrook Borough - Ferndale Sewer and Stormwater Improvements
8	Lykens Borough Authority - Water Meter Replacement Project
9	Borough of Highspire - Chestnut & Market Streets Roadway Rehab Program
10	Millersburg Borough - Business District Blight Remediation
11	United Way of the Capital Region - Ready for School, Ready to Succeed
12	Off the Streets Middletown, Inc. - Off the Streets 230 Corridor Project
13	ARC of Dauphin County - Advocacy, Payee Program & ARC Vocational Program
14	Catholic Charities of the Diocese of Harrisburg - Overnight Shelter Services
15	Center for Employment Opportunities - CEO Re-entry Employment Services
16	Dauphin County Library System - Social Work Outreach Program
17	LHM Hospice & Social Services Foundation - LHM Horizons Transitional Housing Program
18	The Salvation Army - Pathway of Hope Initiative

#	Project Name
19	2025 Unprogrammed Funds
20	2025 CDBG Administration
21	Home Rehabilitation Program
22	CHDO Operating Funds
23	CHDO Set Aside Funds
24	2025 Home Program Admin

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Williamstown Water & Sewer Authority - Fire Hydrant Replacement
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$53,460.00
	Description	Fire Hydrant replacement project which will last until 2030. Authority is responsible for replacement of 71 hydrants. 2025 funds would be used to replace 12 hydrants at \$4,455.00 per hydrant.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	900+ customers will benefit from this activity over the course of the phased project.
	Location Description	The planned area of replacement will be Lenker Drive and Market Street
2	Planned Activities	Fire Hydrant replacement project which will last until 2030. Authority is responsible for replacement of 71 hydrants. 2025 funds would be used to replace 12 hydrants at \$4,455.00 per hydrant.
	Project Name	Robert M. Jackson Veteran's Center - RMJVC Barbershop
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$20,000.00
	Description	The barbershop project aims to establish a dedicated, accessible barbershop facility within the Robert M. Jackson Veteran's Center. The facility is designed to meet the grooming , social, and mental health needs of the veterans' who face challenges in accessing conventional grooming services. Project entails renovation and conversion of existing space, to include plumbing, alteration of drain lines, electrical work, drywall and painting.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	23 Veterans will benefit from this proposed activity
	Location Description	
	Planned Activities	<table border="0" cellpadding="0" cellspacing="0" width="741"><tr><td>The barbershop project aims to establish a dedicated, accessible barbershop facility within the Robert M. Jackson Veteran's Center. The facility is designed to meet the grooming , social, and mental health needs of the veterans's who face challenges in accessing conventional grooming services. Project entails renovation and conversion of existing space, to include plumbing, alteration of drain lines, electrical work, drywall and painting. </td></tr></table>
The barbershop project aims to establish a dedicated, accessible barbershop facility within the Robert M. Jackson Veteran's Center. The facility is designed to meet the grooming , social, and mental health needs of the veterans's who face challenges in accessing conventional grooming services. Project entails renovation and conversion of existing space, to include plumbing, alteration of drain lines, electrical work, drywall and painting.		
3	Project Name	Williamstown Borough - Market Street Drainage and Sidewalk Repair
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$100,000.00
	Description	Rehab and repair of a severely deteriorating storm water infrastructure. Removal and replacement of existing inlet and piping. Project also includes the saw cutting and removal of the existing retaining wall and appurtenances and construct new reinforced concrete wall; in addition to restoration of curbing, sidewalk and pavement to include the installation of a chain link fence.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	1303 persons will benefit from the proposed activity
	Location Description	

	Planned Activities	<table border="0" cellpadding="0" cellspacing="0" width="741"><tbody><tr height="95"><td height="95" class="xl67" width="741">Rehab and repair of a severely deteriorating storm water infrastructure. Removal and replacement of existing inlet and piping. Project also includes the saw cutting and removal of the existing retaining wall and appurtenances and construct new reinforced concrete wall; in addiiton to restoration of curbing, sidewalk and pavement to include the installation of a chain link fence. </td></tr></tbody></table>
4	Project Name	Halifax Borough - 5th Street Infrastructure Improvements
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$331,989.00
	Description	Installation of storm sewer infrastructure, replacement of sidewalks, curbs and ADA curb ramps as needed and paving the full width of the project area located on 5th Street from Division Street to Strawberry Alley.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,458 persons will benefit from the proposed activity
	Location Description	5th Street in Halifax Borough
	Planned Activities	
5	Project Name	Williamstown American Legion - Parking Lot Repair
	Target Area	
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$29,700.00
	Description	The Williamstown American Legion is a designated Red Cross Disaster Facility. Parking lots are in disrepair and unsafe.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is difficult to determine the number of people/families that will benefit from this activity. The American Legion is open to community organizations to hold events, so the number of families/persons is determined by the number of events that are held
	Location Description	West Street & Grubb Street
	Planned Activities	
6	Project Name	Swatara Township - Enhaut Park Improvements Project
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$75,000.00
	Description	Replacement of outdated play structures and ensuring ADA compliance, reducing the risk of injuries and enhancing accessibility for all users, including those with disabilities. Rehabilitation will also include the basketball courts and other essential amenities.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5000 people will benefit from this activity
	Location Description	Enhaut Park
	Planned Activities	The improvements will focus on enhancing existing structures.
7	Project Name	Penbrook Borough - Ferndale Sewer and Stormwater Improvements
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$75,000.00

	Description	Project activities would include sanitary sewer installation, bypass pumping, stormwater infrastructure installation, replacement of 3 curb ramps to achieve ADA compliance and traffic control and mobilization/demobilization.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1770 people based on the census
	Location Description	Hoffer Street and Parkway Blvd.
	Planned Activities	Project activities would include sanitary sewer installation, bypass pumping, stormwater infrastructure installation, replacement of 3 curb ramps to achieve ADA compliance and traffic control and mobilization/demobilization.
8	Project Name	Lykens Borough Authority - Water Meter Replacement Project
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	:
	Description	Critical infrastructure improvement project which would address the pressing need for water metering. The proposed project is designed to improve the quality of life for the residents and create a safer and more resilient neighborhood. 1180 meters to be replaced at \$200.00 per meter. Authority personnel will do the replacement of the meters.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1159 people will benefit from this activity
	Location Description	Lykens Borough
	Planned Activities	Replacement of 1180 water meters

9	Project Name	Borough of Highspire - Chestnut & Market Streets Roadway Rehab Program
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$75,000.00
	Description	Roadway project consisting of reconstructing Chestnut Street between Market Street and Bessemer Avenue to include milling and overlaying Market Street between Chestnut Street and Lumber Street. A total of 3 ADA compliant curb ramps are also proposed to be installed as part of this project.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1500 families will benefit from this project
	Location Description	Highspire Borough
10	Planned Activities	Roadway project consisting of reconstructing Chestnut Street between Market Street and Bessemer Avenue to include milling and overlaying Market Street between Chestnut Street and Lumber Street. A total of 3 ADA compliant curb ramps are also proposed to be installed as part of this project.
	Project Name	Millersburg Borough - Business District Blight Remediation
	Target Area	Geographic Areas of Need
	Goals Supported	Improve Public Facilities and Infrastructure Promote and Support Economic Development
	Needs Addressed	Improve Public Facilities and Infrastructure Economic Development
	Funding	CDBG: \$48,027.90
	Description	Demolition and remediation of a hazardous structure.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2550 families/individuals will benefit from this activity.
	Location Description	Square of Millersburg Borough.
	Planned Activities	
11	Project Name	United Way of the Capital Region - Ready for School, Ready to Succeed
	Target Area	Geographic Areas of Need
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$25,000.00
	Description	Program will be designated exclusively to the Steelton Highspire School District. The Ready for School program seeks to fill the education gap by providing a quality, preschool educational experience for children ages 3 to 5 who otherwise might not have the opportunity to attend. Children who are not enrolled in preschool can attend free weekly workshops. The staff Education Liaison teaches children the academic and social skills they need to succeed in kindergarten and beyond. Parents/caregivers are encouraged to attend the workshops to receive additional educational packets to reinforce the lessons at home. CDBG funds would be used for salaries/expenses (\$28K), school supplies, books (\$15K), and take home activity kits (\$7K).
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	275
	Location Description	Steelton Highspire School District
	Planned Activities	
12	Project Name	Off the Streets Middletown, Inc. - Off the Streets 230 Corridor Project
	Target Area	Geographic Areas of Need

	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$5,000.00
	Description	The mission of the project is to connect the homeless with a stable income and a lead on a sustainable place to live along the 230 Corridor with a security deposit/first month's rent (up to \$1000) and new mattresses, mattress protectors, pillow and bedframes.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	420 people will benefit from this proposed activity.
	Location Description	Route 230 Corridor
	Planned Activities	
13	Project Name	ARC of Dauphin County - Advocacy, Payee Program & ARC Vocational Program
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$20,000.00
	Description	Program is designed to provide direct support to students and clients to navigate services such as education, developmental programs, federal funding streams, medical assistance, legal assistance, housing, transportation, social security, trusts and wills, and community supports and services. The grant funding will be used to support the salaries and wages of the Arc of Dauphin County's professional staff as they assist individuals with intellectual and developmental disabilities, their families and caregivers.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the ARC of Dauphin County will provide services to approximately 360 participants through their Advocacy, Payee Program & ARC Vocational Program
	Location Description	Services will be done at the ARC of Dauphin County
	Planned Activities	Program is designed to provide direct support to students and clientd to navigate services such as education, developmental programs, federal funding streams, medical assistance, legal assistance, housing, transportation, social security, trusts and wills, and community supports and services. The grant funding will be used to support the salaries and wages of the Arc of Dauphin County's professional staff as they assist individuals with intellectual and developmental disabilities, their families and caregivers.
14	Project Name	Catholic Charities of the Diocese of Harrisburg - Overnight Shelter Services
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Homeless Housing and Services
	Funding	CDBG: \$25,000.00
	Description	The project will directly support the creation of one (1) FT Resident attendant position and three (3) PT resident attendant positions so that the Catholic Charities can provide overnight shelter to eight (8) homeless men that have been displaced by the I-83 expansion project. The resident attendants responsibilities will include planning menus, order food, prepare and serve meals and clean up post meal, enforce house rules, pick up, sort and distribute clothing donations, assist with the weekly chore list and assist the Interfaith Shelter director.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Currently there are 8 males benefitting from this service with a potential increase to 15 males.
	Location Description	Interfaith Shelter

	Planned Activities	See the description above
15	Project Name	Center for Employment Opportunities - CEO Re-entry Employment Services
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$25,000.00
	Description	Funds awarded would be used to provide daily employment, on-the-job training, individualized coaching, and daily pay to justice impacted job-seekers working transitionally on CEO's Dauphin County Housing Authority work crew. Funds will be used to provide daily wages to CEO participants that provide direct public services to DCHA housing units.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	approximately 200 persons will benefit from this activity.
	Location Description	Work will be performed at Dauphin County's Housing Authority properties.
	Planned Activities	See description above.
16	Project Name	Dauphin County Library System - Social Work Outreach Program
	Target Area	Geographic Areas of Need
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$26,418.00
	Description	Funds would be used to cover the wages of two paid social work interns who would provide individual consultation and support for persons in need which includes helping to connect individuals to housing, food, medical and basic needs resources. In addition, the Library will act as a cooling and warming station to serve the homeless and vulnerable people in Hbg. However, the library must have two staff members in the building at all times. Funds requested would cover the the additional expense (\$15/hr for 416 hours = \$6,240)

	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	This would be a new service, so the number of families and/or persons has not been determined at this time.
	Location Description	McCormick Riverfront Library
	Planned Activities	
17	Project Name	LHM Hospice & Social Services Foundation - LHM Horizons Transitional Housing Program
	Target Area	Geographic Areas of Need
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Homeless Housing and Services
	Funding	CDBG: \$55,000.00
	Description	CDBG funds would be used for 12 months of staffing costs for the first two of four caseworkers to be employed in LHM Foundations Horizons transitional housing program, beginning 9/1/25. The Family Care facility will begin admitting participants in October 2025 and should be at full capacity within several months. It is anticipated that the referrals will come through the CACH, DC Agency on Aging and C&Y; in addition to other public agencies and non-profits.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 58 persons will benefit from this activity
	Location Description	LHM Horizons, Harrisburg
18	Planned Activities	
	Project Name	The Salvation Army - Pathway of Hope Initiative
	Target Area	County-Wide
	Goals Supported	Provide Public Services

	Needs Addressed	Provide Public Services
	Funding	CDBG: \$29,545.90
	Description	CDBG fund would be used for the salary of the Self Sufficiency Specialist that will be leading the Pathway of Hope Initiative which is a nationwide self-sufficiency program which focuses on treating the root of the epidemic of poverty rather than the symptoms. The program would include the following 7 stages starting with outreach up until clients exiting the program. The entire program would take 6+ months.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5000 persons will benefit from this service. This is a quantifiable increase from 4361 persons previously served.
	Location Description	Services will be performed at the Salvation Army Building in Harrisburg, PA
	Planned Activities	<table border="0" cellpadding="0" cellspacing="0" width="741"><tbody><tr height="101"><td height="101" class="xl65" width="741">CDBG fund would be used for the salary of the Self Sufficiency Specialist that will be leading the Pathway of Hope Initiative which is a nationwide self-sufficiency program which focuses on treating the root of the epidemic of poverty rather than the symptoms. The program would include the following 7 stages starting with outreach up until clients exiting the program. The entire program would take 6+ months. </td></tr></tbody></table>
19	Project Name	2025 Unprogrammed Funds
	Target Area	
	Goals Supported	Planning/Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$6,000.00
	Description	
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	
	Planned Activities	
20	Project Name	2025 CDBG Administration
	Target Area	County-Wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$281,285.20
	Description	This project will cover direct and indirect administrative costs of administering the CDBG program. Costs include salaries, fringes, audit costs, office supplies and other direct and indirect administrative program delivery costs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	
	Planned Activities	
21	Project Name	Home Rehabilitation Program
	Target Area	County-Wide
	Goals Supported	Improve Existing Housing Stock
	Needs Addressed	Access to Quality, Affordable Housing
	Funding	HOME: \$339,618.03
	Description	Countywide housing rehabilitation for repairs to low-income homeowners in Dauphin County excluding Harrisburg City.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5-10 families will be assisted
	Location Description	Unknown at this time
	Planned Activities	
22	Project Name	CHDO Operating Funds
	Target Area	County-Wide
	Goals Supported	Increase Homeownership Improve Existing Housing Stock Improve Access to Affordable Rental Housing
	Needs Addressed	Access to Quality, Affordable Housing
	Funding	HOME: \$24,258.42
	Description	Funding to support operating expenses for the Dauphin County CHDO (anticipated).
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	At the time of the submission of the Action Plan, a project has not been identified; therefore this question is not able to be answered.
	Location Description	
	Planned Activities	
23	Project Name	CHDO Set Aside Funds
	Target Area	County-Wide
	Goals Supported	Increase Homeownership Improve Access to Affordable Rental Housing
	Needs Addressed	Access to Quality, Affordable Housing
	Funding	HOME: \$72,775.29
	Description	Funds being allocated to Dauphin County CHDO for an affordable housing project. At the time of the Action Plan, a project has not been identified.

	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	At the publication of this plan, no project has been identified.
	Location Description	
	Planned Activities	
24	Project Name	2025 Home Program Admin
	Target Area	County-Wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$48,516.86
	Description	This project will cover direct and indirect administrative costs of administering the HOME program. Costs include salaries, fringes, audit costs, office supplies and other direct and indirect administrative program delivery costs.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

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

Northern Dauphin County Infrastructure/Public Facilities projects - 47% of the total grant allocation

Southern Dauphin County Infrastructure/Public Facilities projects - 17% of the total grant allocation

Northern Dauphin County Public Services projects - there were no applications submitted for Northern Dauphin County public service projects

Southern Dauphin County Public Services projects - 100% of the total grant application

HOME Investments can range from CHDO projects to Home Rehab projects.

Geographic Distribution

Target Area	Percentage of Funds
Geographic Areas of Need	75
County-Wide	25

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Every investment decision is guided by a fair application process available to all communities in Dauphin County. This inclusive approach ensures that investments strategically target low-to-moderate income areas, prioritizing those in greatest need rather than being limited by geographic boundaries.

Discussion

Implementing an application process has significantly benefited Dauphin County by enabling strategic investment of CDBG and HOME resources to address pressing community needs. This approach not only ensures that funds are allocated where they are most needed but also fosters a fair distribution across regions, prioritizing areas that require the most support based on specific activities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

At the time this plan was written, no specific project had been selected for allocating HOME funds through a Community Housing Development Organization (CHDO). However, discussions are ongoing with non-profit organizations regarding eligible activities, including the acquisition, rehabilitation, or new construction of affordable housing units.

Additionally, the County's Affordable Housing Trust Fund is leveraging funds with developers to rehabilitate aging apartments that accommodate low-to-moderate income individuals and families.

Addressing Impediments to Fair Housing

- Dauphin County Affordable Housing Trust Fund - Housing Choice Voucher Landlord Incentive Program - grants for repairing units to incentivize retention of HCV participating landlords.
- CDBG - Fair Housing Council Housing Counseling Program

Restoring Affordable Housing Stock - Keeping Homeowners in Their Homes

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

Promoting First Time Homeownership

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

Homelessness

- CDBG - Operation Greenlight Transitional Housing Program for Victims of Domestic Violence
- CDBG - Off the Streets Middletown, Inc. The mission of this project is to connect the homeless with a stable income and a lead on a sustainable place to live along the Rt. 230 Corridor providing a security deposit/first month's rent in addition to a new mattress, mattress protectors, pillows and bedframes
- CDBG - Catholic Charities of the Diocese of Harrisburg which provides over-night shelter to eight

(8) homeless men.

- HOME-ARP - Affordable rental housing for HOME-ARP qualifying populations.
-
- Local Share - Veterans Outreach Veterans Tiny Home Village

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	40
Special-Needs	360
Total	415

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	55

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Public housing in Dauphin County is managed by the Housing Authority of the County of Dauphin (HA). The Authority oversees 16 public housing facilities that contain a total of 725 housing units. There is currently an extensive waiting list for these units. One of the primary challenges faced by the HA is the lack of affordable rental housing in the county. This shortage makes it difficult for residents to transition from public housing to private rental housing. Additionally, many units that were once available to Housing Choice Voucher holders are no longer accessible. Market conditions have led to these properties being sold to owners who are unwilling to maintain them as affordable housing or accept vouchers. Currently, the Housing Authority has 35 Housing Choice Vouchers without participating landlords and a waiting list for public housing that exceeds 6,700 applicants. Moreover, the HA's public housing facilities are primarily concentrated in and around Steelton. While this concentration allows for better access to low-income housing in the urbanized areas south of Harrisburg, it restricts housing opportunities for lower-income populations in other regions of the county, where more resources and opportunities may exist. Despite the overwhelming affordable housing crisis, Dauphin County and its Housing Authority are actively working to implement positive changes.

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

On December 12, 2023, the Dauphin County Housing Authority reopened its Housing Choice Vouchers Program waitlist, marking the first occasion since 2009 that this action has been taken. As a result, 1,000 households have been placed on the waiting list for the Housing Choice Voucher (HCV) program. Additionally, the Housing Authority has instituted a Landlord Incentive Program, partially funded by local Affordable Housing Trust Fund resources, which provides financial incentives to HCV landlords to address repairs in units vacated by tenants. This initiative aims to ensure that landlords continue to actively participate in the HCV program, thereby promoting equitable housing opportunities. In 2024, the Housing Authority plans to further implement the Landlord Incentive Program, along with hosting outreach events designed to increase landlord participation in the HCV program. Furthermore, the Housing Authority of Dauphin County (HACD) will continue to support a Family Self-Sufficiency Service Coordinator. This position is responsible for managing the Family Self-Sufficiency Program—a specialized component within the Housing Choice Voucher Program—and serves as a case manager for participants. This program is designed to enhance self-sufficiency for families residing in public housing, facilitating pathways to homeownership, financial literacy, and additional resources aimed at promoting upward mobility. The Dauphin County Office of Community and Economic Development will maintain active engagement with HACD by appointing two staff members to the HACD Board of Commissioners. Public service investments in 2023 are expected to support a wide array of social services and workforce development programs targeting underserved populations, including those who qualify for public housing assistance. The goals of these public service activities are to address fundamental needs while providing resources that encourage self-sufficiency and upward mobility. In addition, Dauphin County intends to continue its First-Time Homebuyer Program, which supports affordable homeownership

opportunities, prolong the HOME Rehabilitation Program utilizing previously allocated funds, and assist HACD in acquiring additional properties designated for transitional housing. To address homelessness, HACD, through its nonprofit entity Affordable Housing Associates, has procured five transitional single-family homes to accommodate families and facilitate their transition to self-sufficiency. Recently, five families successfully graduated from this program and have secured permanent housing. The nonprofit is actively seeking additional populations to serve through targeted programs.

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

The Housing Authority has established several objectives to strengthen its housing outreach, education, investigation, enforcement, and operations. To encourage participation, it aims to educate residents about the purpose of tenant councils and resident advisory boards, as well as how their feedback will be utilized in planning efforts. Furthermore, the Housing Authority will continue to promote self-sufficiency within its programs to facilitate asset development. It will also offer training, education, and incentives to motivate residents to take care of their properties. In addition, the Housing Authority will actively promote and encourage participation in its homeownership program, which has been successful but has experienced low levels of participation.

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

The PHA is not troubled.

Discussion

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

Introduction

Traditionally, there are various service providers in the county that offer support for special needs populations in addition to those provided through county departments. Supportive housing is typically provided when there is a risk of homelessness; however, several services are available for specific populations to address their supportive housing needs. These special populations primarily include older adults, individuals with mental health issues, autism, developmental delays, and persons recovering from substance use disorders. The county, along with many other groups and organizations—such as non-profits and faith-based organizations—are the primary providers of these services. Dauphin County receives Emergency Solutions Grants (ESG) from the State Department of Community and Economic Development (DCED) and assists a multitude of individuals with varying needs. The Dauphin County Human Services Department coordinates and delivers multiple programs aimed at serving homeless individuals and other special needs activities. This has been the traditional model, with the Human Services Department leading efforts to combat homelessness.

Since the onset of COVID-19, there has been significant coordination among the Department of Community and Economic Development, the Human Services Department, CACH, and the City of Harrisburg due to the urgent crisis of homelessness. In Dauphin County, the number of unhoused individuals and families has surged since 2022, putting immense pressure on human services and shelter capacity and leading to an increase in encampments throughout the Harrisburg area. Simply put, there are not enough facilities or resources to adequately meet the demand for housing and services. In response, there is a renewed emphasis on investments in homelessness prevention, housing, and related services, as reflected in both HUD and non-HUD funding initiatives. In 2024, the rollout of the HOME-ARP program will provide separate HOME investments in transitional and supportive housing for eligible populations. These investments will be distinct from the HOME allocation for 2024 as outlined in this plan. Dauphin County is currently collaborating with the City of Harrisburg and the Capital Area Coalition on Homelessness to leverage HOME-ARP funds effectively, aiming to maximize investments in the housing and supportive services projects identified in the county's approved HOME-ARP Allocation Plan. Additionally, Dauphin County, through its Housing Authority and its nonprofit organization, has successfully acquired five single-family homes to serve as transitional housing. They are also supporting various homeless sheltering initiatives, including the Veterans Outreach of Pennsylvania's Tiny Home Project and other supportive service providers. In 2024, CDBG funds will be invested in public service activities targeting homeless individuals and those at risk of homelessness, including Operation Greenlight and the Robert M. Jackson Veterans Center. The Human Services Department and the Department of Community and Economic Development continue to collaborate in leveraging resources such as CDBG, HOME, HOME-ARP, and ERAP programs to maximize investments in addressing

homelessness.

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

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

All agencies funded by HUD that are affiliated with the Coalition Against Homelessness (CACH) work together in a community-wide effort for Coordinated Entry (CE). This includes connecting with various street outreach staff and providers, such as the Dauphin County Crisis Intervention and the Projects for Assistance in Transition from Homelessness (PATH) funded outreach staff. They also collaborate with Downtown Daily Bread, which offers a free noon meal and serves as a homeless drop-in center. CACH sets goals related to outreach for the homeless with the support of Dauphin County and conducts outreach through its partner organizations, including the annual Point-in-Time survey. The Coordinated Entry System (CES) implemented by CACH is designed to assess the unique needs, barriers, and strengths of individuals experiencing housing crises, subsequently referring them to the resources, services, and housing options that best address those needs and barriers. CES targets street homeless individuals, persons in emergency shelters, those attempting to flee domestic violence, and individuals exiting institutions where the stay lasted 90 days or less and who were homeless prior to institutionalization. When households or individuals approach the Continuum, their need is assessed using a vulnerability index to determine the most appropriate housing intervention. According to data collected in the HOME-ARP plan, street outreach served 788 homeless individuals in 2022. Funding from the CARES Act has been crucial in supporting this outreach. However, as CARES Act funds are decreasing, Dauphin County plans to invest HOME-ARP dollars into supportive services, which may include outreach, with the aim of maintaining current outreach levels. Additionally, Dauphin County intends to utilize HOME-ARP funds to support up to five priority projects of CACH in the long term. Dauphin County has also conducted a needs analysis as part of its HOME-ARP Allocation Plan, using this information to make investments in housing to combat homelessness through the development of affordable rental housing and supportive services. This strategy is supported by data found in the 2023 Dauphin County Housing Study.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

in center.

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

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

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

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

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

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

As the Dauphin County homelessness response system's "Front Door", Coordinated Entry is designed to streamline access and referral to the other components of the system to shorten the amount of time and number of referrals standing between homeless households and housing assistance. The solution to

homelessness is a collaborative response to creating new housing opportunities while increasing economic opportunities to foster stability. Rapid Rehousing is the newest housing model that provides move-in financial assistance, short-term rental assistance, and case management services to help homeless consumers find rental housing and work with case managers to stabilize 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. Dauphin County will invest HOME-ARP funds in increasing the supply of PSH and may also invest in RRH and emergency sheltering.

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

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

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

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

Dauphin County has a number of services to assist low-income individuals and families avoid becoming homeless. CCU is the recipient of rental assistance funds that are used to provide financial assistance for both security deposits for those moving into their own apartment and for those who already have rental

housing but are in arrears on their rent. Funds are used to ensure that housing can be maintained after the assistance is provided.

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

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

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

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

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

Discussion

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

targeting HOME-ARP qualifying and very-low income populations.

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

Introduction:

Much like with the development of last year's plan, we incorporated information from the completed Assessment of Fair Housing and the newly commissioned Dauphin County Housing Study. This included the identification of barriers to affordable housing highlighted in the assessment. The barriers identified are as follows:

1. ****Lack of Affordable and Accessible Housing Inventory****: There is a significant shortage of affordable housing across various unit sizes, affecting individuals regardless of demographics or socioeconomic status. This includes transitional housing and traditional units for those earning up to 80% of the Area Median Income (AMI).
2. ****Limited Public Housing Capacity****: The waitlist for public housing units currently exceeds 8,000 applicants.
3. ****Economic Disparities****: Lower employment rates and wages among certain protected classes reduce housing choices. Non-white households are less likely to own homes and have a higher likelihood of being denied mortgages compared to white households. Moderate levels of segregation exist in Dauphin County, with members of protected classes more likely to reside in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Additionally, zoning ordinances in some municipalities pose a higher risk of discrimination and limit housing options for these groups.
4. ****Participation in the Housing Choice Voucher Program****: There is a lack of participation by landlords in this program, compounded by one of the most competitive rental markets on the East Coast.
5. ****NIMBY Attitudes****: Longstanding "Not In My Backyard" (NIMBY) attitudes toward affordable housing persist throughout Dauphin County. This study is further supported by the Dauphin County Housing Study, which was independently commissioned and completed in December 2022. As a result, Dauphin County is establishing a Housing Study Task Force to review the findings and implement policy recommendations. The county plans to address barriers to affordable housing by increasing investment in the construction of affordable housing units, given the current challenges in the real estate market. Additional actions include launching a new Housing Authority Landlord Incentive Program, investing Community Development Block Grant (CDBG) funds in the acquisition of affordable housing properties, and supporting public service initiatives aimed at promoting housing attainment, retention, and stability.

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

return on residential investment

Consistent with the Assessment of Fair Housing Action Plan that was approved as part of the 2022-2026 Consolidated Plan, due to administrative capacity and continued demand for programming, staff were unable to implement many of the items in 2024 that are discussed below. These actions are goals for 2025:

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

These initiatives are pending and have yet to be started due to continued administrative limitations

caused by administering additional COVID assistance programs. Realistically, a portion of these actions will be achievable in 2025 but Dauphin County will continue to work towards implementing all measures.

Discussion:

The shortage of affordable housing and the existing obstacles to accessing it present a significant threat to housing stability in Dauphin County. As a response, the county is increasingly focusing its resources on producing affordable housing, enhancing housing services, and eliminating barriers to access. This commitment continues to be demonstrated by the investments outlined in this year's action plan, as well as those made through the Affordable Housing Trust Fund and Local Share funds.

AP-85 Other Actions – 91.220(k)

Introduction:

Dauphin County is utilizing its entitlement funds to support activities that address the underserved needs of the community and align with HUD's National Objectives. By providing ongoing support to the Community Action Commission for Homelessness (CACH) in completing and implementing the continuum of care, as well as participating in recent consolidated planning and HOME-ARP planning processes, Dauphin County has gained a comprehensive understanding of the evolving needs of its underserved populations. Additionally, the county is aware of the significant amount of other funding available for similar objectives, which includes ARPA, HOME-ARP, Whole-Home Repairs, Infrastructure Investment and Jobs Act (IIJA) Funds, Infrastructure Bank, and Gaming Grant funds. This awareness ensures that the limited CDBG/HOME funds are used efficiently to complement rather than replace other funding programs.

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

- * Local Share Grant Investments - Over \$10 million in annual grants to assist municipalities, non-profits and small businesses.
- * Affordable Housing Trust Fund - Local grants to assist income-qualified residents with purchasing their first home. Local grants for production of new affordable housing in addition to grants for the rehabilitation of affordable housing rental units.
- * Tourism Grant Program - Local grant program that supports tourism-generating activities including those in LMI communities.
- * Whole Home Repairs Program - State grant administered by Dauphin County to rehabilitate low-to-moderate income homes in disrepair.
- * Community Matters Grant Program - Local grants for underserved businesses and community organizations.
- * Dauphin County Housing Authority AHADC Transitional Housing Program - Collaborative effort with Child and Youth Services which provides temporary, family focused housing for individuals and families who need assistance in transitioning to stable, permanent housing.

Actions planned to address obstacles to meeting underserved needs

In 2024, Dauphin County used its HOME CHDO funds to support the \$4.8 million project of Sycamore Homes which is a four-story building consisting of 23 studio apartments which each include a bedroom area, kitchen, bathroom, washer & dryer. Currently residents are being qualified to become tenants of

the complex.

In 2025, Dauphin County plans to invest in a number of activities that facilitate meeting the needs of underserved populations to include:

- * Phased replacement of 71 fire hydrants in Williamstown, Northern Dauphin County
- * Construction of a barbershop in the Robert M. Jackson Veteran's Center for veteran's of the facility who face challenges in accessing conventional grooming services.
- * Replacement of outdated play structures and ensuring ADA compliance, reducing the risk of injuries and enhancing accessibility for all users at the Enhaut Park Improvements project.
- * Water meter replacement project in Lykens Borough which will improve the quality of life for the residents and create a safer and more resilient neighborhood.
- * Roadway rehabilitation project in the Borough of Highspire to include the installation of three (3) ADA compliant curb ramps.
- * A variety of public service projects that will directly impact specific groups of people to include homeless, re-entry participants and poverty-stricken individuals to name a few.

Actions planned to foster and maintain affordable housing

Among all the needs, the demand for affordable housing and addressing homelessness are the most pressing issues that the county is actively working to resolve using HOME/CDBG and other resources.

- * Invest local Affordable Housing Trust Fund investments in affordable housing production and rehabilitation of existing units.
- * Continue to rehabilitate up to 40 low-to-moderate income homeowner properties through the Whole Home Repairs Program.
- * Assist low-to-moderate income families with the purchase of their first home through the Affordable Housing Trust Fund 1st Time Homebuyers program.
- * Continue the transitional housing program through the Housing Associates of Dauphin County which provides transitional housing and support services to qualifying families
- * Award of HOME-ARP funds to projects serving homeless, at-risk for homelessness and other HOME-

ARP qualifying populations.

Actions planned to reduce lead-based paint hazards

Dauphin County takes the presence of lead-based paint hazards very seriously, especially given the age of its housing stock. As part of the county's HOME Rehabilitation Program, any house built before 1978 undergoes a lead-based paint (LBP) inspection. If necessary, lead paint abatement is conducted. This program aims to reduce lead-based paint hazards in low-income households, and the county plans to continue addressing LBP on a case-by-case basis as the HOME Rehabilitation Program progresses. Additionally, LBP activities may also occur under the Whole-Home Repairs Program. For detailed information, you can refer to Dauphin County's Lead Based Paint Standards, available in its HOME Lead Based Paint Policies and Procedures Manual.

Actions planned to reduce the number of poverty-level families

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

Specific to the 2025 Action Plan, CDBG/HOME funds are planned to be used for the following efforts that help reduce the number of poverty-level families:

- * United Way of the Capital Region Ready to Succeed Program for the Steelton Highspire School District. This program seeks to fill the educational gap by providing a quality, preschool educational experience for children ages 3-5 who otherwise might not have the opportunity to attend.
- * Off The Streets Middletown will connect the homeless with stable income and a lead on a sustainable place to live along the Rt. 230 Corridor with a security deposit/first month's rent up to \$1000.
- * ARC of Dauphin County Advocacy, Payee Program and ARC Vocational Program will provide direct support to students and clients to navigate services such as education, developmental programs, federal funding, medical assistance, legal assistance, housing, transportation, social security, trusts and wills and community supports and services.
- * CEO - Reentry Employment Services for Dauphin County who will use CDBG funds to provide daily employment, on-the-job training, individualized coaching and daily pay to justice-impacted job-

seekers working transitionally on CEO's Dauphin County Housing Authority work crew.

* LHM Hospice & Social Services Foundation and their transitional housing program - Horizons - will provide a critical resource for individuals and families facing homelessness.

* The Salvation Army in Harrisburg Capital City Region Pathway of Hope Initiative is a nationwide self-sufficiency program which focuses on treating the root of the epidemic of poverty rather than the symptoms.

Actions planned to develop institutional structure

The Dauphin County Board of Commissioners has delegated the responsibility for the administration of the Dauphin County's CDBG and HOME programs to the Dauphin County Office of Community and Economic Development through its Economic Development Corporation. The EDC and its staff serve as the institutional structure within which both programs are administered.

The Program Coordinator II is consistently seeking ways to enhance the program. They regularly attend training sessions and webinars offered by HUD and have recently joined a listserv for other Pennsylvania coordinators, allowing them to brainstorm and share questions about various issues. In the near future, the department will bring on a Program Coordinator I whose primary responsibilities will involve the Whole Home Repair Program and the HOME Rehabilitation Program. This individual will serve as the direct liaison between contractors and homeowners, significantly alleviating the workload of the Program Coordinator II for those program so that their focus can be utilized on other aspects of the CDBG/HOME program.

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

As the County has been doing all along, they will continue to work with the Housing Authority of Dauphin County, Habitat for Humanity, local housing developers, and the Coalition Against Community Homelessness (CACH) to identify opportunities for new housing development. Additionally, the County and the Housing Authority will encourage increased participation from private landlords, especially those in higher-opportunity neighborhoods. This could involve coordinating efforts with real estate professionals, property managers, and others involved in rental housing. The County participates in the Harrisburg/Dauphin County Continuum of Care (CoC) and will maintain consultation with the CoC on issues related to homelessness, including emergency shelter, permanent supportive housing, and rapid rehousing activities. A significant challenge in delivering services to low- and moderate-income households is the insufficient funding to meet the housing and community development needs of the

County. The County plans to provide resources in fiscal year 2025 to address various housing and service needs. As part of this effort, the County will continue to streamline and coordinate its activities to ensure efficient and effective service delivery. This will include allocating HOME-ARP resources to enhance supportive services, specifically by connecting private and public housing with social service agencies.

Discussion:

Public comments and stakeholder meetings have highlighted that the lack of affordable housing and the issue of homelessness are critical concerns that need significant resources from both HUD and non-HUD sources. The magnitude of the housing and homelessness crisis demands that the county explore every possible source of support.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(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	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

First-Time Homebuyer's Program: The Dauphin County Affordable Housing Trust Fund matches HOME Funds that support the First-Time Homebuyers Program which provides \$6,000 in downpayment assistance to LMI first-time homebuyers.

HOME Rehabilitation: Dauphin County continues to utilize Pennsylvania Whole-Home Repairs Program (WHR) funds in 2025 to continue to provide rehabilitation to LMI households. The amount of be used is \$2.4 million.

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

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

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

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

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

property.

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

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

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

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

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

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

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

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

under 221 (d)(3). HOME funding can be used to assist a new, low-income homebuyer to purchase the home. [1]

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

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

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

The County does not participate in refinancing.

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

Not Applicable

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

Not Applicable

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

Not Applicable

Attachments

Citizen Participation Comments



DAUPHIN COUNTY

Economic Development Corp.

2 South 2nd Street, Room 124, Harrisburg, PA 17101
(717) 780-6250

COUNTY OF DAUPHIN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM
July 1, 2025 – June 30, 2026 (Program Year 2025)

All citizens of Dauphin County are urged to attend the public hearings to discuss the County's proposed 2025 Action Plan, which serves as the application process for the U.S. Department of Housing and Urban Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME). This plan sets forth the proposed use of Federal funds to meet housing and community needs in Dauphin County.

Citizen participation is considered to be a key ingredient to the success of the program and is encouraged by the County Commissioners.

Public meetings were advertised for February 18, 2025 and June 24, 2025. Both meetings were scheduled to be held in person with the option of receiving a virtual meeting link. Notice of these hearings was placed in Patriot-News which is the paper of local circulation in addition to the webpage of Dauphin County Department of Community and Economic Development.

There was one participant present at the public hearing that was held on February 18, 2025. Because there was only one participant, and because the organization had never participated in the CDBG grant process, the County took the opportunity to educate the participant on the CDBG grant.

