

Executive Summary

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

1. Introduction

The City of Lancaster's Consolidated Housing and Community Development Plan update FY 2023-2027 was a collaborative effort to identify the city's housing and community development needs and establish goals, priorities and strategies. Commencing in FY 1995, the U. S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Housing and Community Development Plan in order to receive federal housing and community development block grant funding. HUD determined the purpose of the plan was to identify the city's housing and community development needs, priorities, goals, objectives, and strategies and to stipulate how funds will be allocated to housing and community development activities. In addition to the Consolidated Housing and Community Development Plan, HUD requires that cities receiving CDBG funding take actions to affirmatively further fair housing choices and provide a housing market analysis of the community.

The City of Lancaster, Ohio, located in Fairfield County, is a recipient of federal entitlement Community Development Block Grant (CDBG) funds. The City has participated in the CDBG program since 1981, initially as the recipient of a three year comprehensive small cities grant. Since 1984, Lancaster has received an annual CDBG entitlement allocation. Funding is administered through the U. S. Department of Housing and Urban Development. Passage of the Housing and Community Development Act in 1974 by the U. S. Congress established the Community Development Block Grant Program.

The City of Lancaster's Community Development Department is the lead entity for the development and implementation of the *City of Lancaster, Ohio, Consolidated Housing and Community Development Plan*. The period of time covered by the Consolidated Housing and Community Development Plan is September 1, 2023, thru August 31, 2027. The Community Development Department is responsible for the administration and implementation of the Community Development Block Grant program. The plan was developed with extensive participation of housing and service providers, community leaders, City government, and Lancaster residents.

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

The City of Lancaster's objective with the updated FY 2023 - FY 2027 Community Development Block Grant Consolidated Housing and Community Development Plan was the provision of an assessment of

the city's five-year housing and community development needs, with an emphasis on the needs of very low-, low-, and moderate-income individuals and families. The *Consolidated Plan* is a comprehensive planning document that further identifies a community's overall needs for affordable and supportive housing and outlines a strategy to address those needs. The *Consolidated Plan* describes the city's housing needs and market conditions, establishes a five-year strategy describing priorities for addressing housing needs, identifies resources anticipated to be available for implementing affordable housing and supportive housing programs, and establishes a one-year annual action plan outlining the use of resources which may become available. The plan integrates affordable housing needs with other non-housing community development needs within the city. The U. S. Department of Housing and Urban Development approved the initial City of Lancaster's Comprehensive Housing Affordability Strategy Consolidated Housing and Community Development Plan in February 1994. The City of Lancaster's Consolidated Housing and Community Development Plan, 2018 - 2022 was prepared in accordance with the U. S. Department of Housing and Urban Development's Consolidated Plan regulations and was approved in September 2018.

3. Evaluation of past performance

Annual overall performance is monitored by means of the Consolidated Annual Performance and Evaluation Report (CAPER). During preparation of the annual performance report, all projects are reviewed as to their original intent, and determinations are made with regard to the degree of success of the project in meeting the original goals and priorities. Meetings are held with subgrantees for discussion of performance, and positive suggestions are offered to improve service delivery.

4. Summary of citizen participation process and consultation process

The City appreciates the participation of the many individuals who assisted in the development of the plan through the completion of community surveys, attendance and input at public hearings, and ongoing involvement through consultation with the continuum of care advisory board. Monthly continuum of care meetings, Community Development Advisory Committee meetings, City Council committee meetings, and two public hearings and three City council readings were held in conjunction with the development of the Consolidated Plan and Annual Action Plan.

The City has made a concerted attempt to implement a program to address priority housing and community development needs which have been identified within the community. Over the years, CDBG funds have been used for projects to meet major objectives for public facilities and improvements, comprehensive downtown revitalization, public infrastructure for economic development, housing rehabilitation, emergency home repairs, and public service activities.

5. Summary of public comments

The minutes of the citizen meetings which outline the summary of public comments are made as an attachment in the addendum to the plan.

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

There were no comments or views that were not accepted. All comments are outlined in the minutes, and responses were given.

7. Summary

The consolidated planning process established by the City utilizes several methods to facilitate community involvement. The Community Development Department functions as the lead agency to coordinate and manage the planning process. A Citizen Participation Plan has been adopted by the City that outlines the consolidated planning process and encourages participation by the general public, public and private housing and social service agencies, and civic and non-profit organizations. The City makes a special effort as outlined below to encourage active participation to include very low, low, and moderate income segments of the community in the planning process.

The Community Development Department utilizes email and its website to communicate with members of City Council, City Department Managers, the news media, and interested citizens regarding the planning process as well as the accomplishments obtained through the use of CDBG funds. The Community Development Department provides information concerning housing and community development activities and programs via the email at: cdd@ci.lancaster.oh.us.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	LANCASTER	
CDBG Administrator		City of Lancaster Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Lancaster Ohio, is an entitlement community receiving Community Development Block Grant funding directly from the U. S. Department of Housing and Urban Development. The City of Lancaster's Community Development Department administers and implements the federally funded city's Community Development Block Grant Program (CDBG). The CD office is located at 104 E. Main Street Lancaster, Ohio 43130. Department information is posted on the City of Lancaster's website on the Community Development Department page. Additional contact information: cdd@ci.lancaster.oh.us, (740) 687-6663.

Consolidated Plan Public Contact Information

Lynda Berge Disser, Director, City of Lancaster Community Development Department, 104 E. Main Street Lancaster, Ohio 43130. lbergedisser@ci.lancaster.oh.us , (740) 687-6663 extension 3400.

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

1. Introduction

The City of Lancaster's Community Development Department is responsible for the Consolidated Plan consultation component. The Community Development Director held numerous meetings with various agencies and the public regarding the preparation of the plan. The City is dedicated to developing a Consolidated Plan that is effective in meeting the needs of low- and moderate-income people within the city.

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

The City of Lancaster's Community Development Department prepared a Notice of Funding Availability document regarding the requirements outlined under the federally funded Community Development Block Grant Program (CDBG). The document was distributed to the membership listings of the Fairfield County Housing Coalition and the Fairfield County Family, Adult and Children First Council. The document was also made available on the City's website and at the CDBG public hearings and presentation meetings.

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

The Fairfield County Continuum of Care committee, known as the Fairfield County Housing Coalition, meets monthly and is comprised of approximately 42 member agencies. The Coalition is a committee of the Adult Children First Council. The Coalition participates in the continual update of the Fairfield County Continuum of Care Plan. Most recently, the Coalition has been the driving force behind the creation of the Strategic Plan for Affordable Housing for Fairfield County and its implementation.

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

The mission of the Fairfield County Housing Coalition is "to assist individuals and families who become homeless or who are at risk of becoming homeless to regain housing stability and quality of life". Two member agencies of the Coalition have access to the administration of the HMIS program. The City of Lancaster does not receive ESG funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	INFORMATION AND REFERRAL
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Transportation

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Lancaster 5-year Con Plan is based on the ongoing work of the Fairfield County Housing Coalition which meets monthly to collaboratively advance affordable housing initiatives including preventing homelessness and housing people who are experiencing homelessness. The City's Community Development Director chairs the Coalition, the Housing Director of Lancaster Community Action Agency serves as co-chair, and staff members of Fairfield 2-1-1 (the Information and Referral agency in Fairfield county) regularly participate in Coalition meetings. One of the Coalition's initiatives is the Fairfield County Strategic Plan for Affordable Housing. The Fairfield 2-1-1 Executive Director chairs the Goal 3 Committee focused on supportive services. In consultation for the Con Plan, the City's Community Development Director met with the Executive Director of Fairfield 2-1-1, as well as their Mobility Officer who is organizing transportation and alternative transportation efforts for Lancaster and Fairfield County. Fairfield 2-1-1 / Information and Referral is a non-profit agency with a primary goal of building a better Fairfield County by linking people with community resources. People may receive information and referral 24 hours a day by dialing 2-1-1. The agency provides referrals for the following assistance: food, housing, finances, medication, eye glasses, hearing impairment, school clothing, Ohio benefit bank screening, transportation, and more. The organization also facilitates the Fairfield County Hunger Coalition with committees focused on alleviating Hunger, bringing Hope, and increasing Health. These committees rally interested agencies and volunteers in these 3 areas to address basic needs in the community. The Community Development Director is a member of the Hope Committee, and the Community Development Assistant Director is a member of the Health Committee. The anticipated outcomes of the consultation are: continued collaboration to advance</p>
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		the Supportive Services goal of the Strategic Plan for Affordable Housing with the Housing Coalition; increase capacity at Fairfield 2-1-1's Project House Call website to track available affordable rental housing; and engage the Mobility Officer with the Fairfield County Alternative Transportation effort.
2	Agency/Group/Organization	Lancaster Fairfield Community Action Agency
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Lancaster's 5-year Con Plan is based on the ongoing work of the Fairfield County Housing Coalition which meets monthly to collaboratively advance affordable housing initiatives including preventing homelessness and housing people who are experiencing homelessness. The City's Community Development Director chairs the Coalition, the Housing Director of Lancaster Community Action Agency serves as co-chair, and multiple staff members of Lancaster Fairfield Community Action regularly participate in Coalition meetings. One of the Coalition's initiatives is the Fairfield County Strategic Plan for Affordable Housing. Community Action's Housing Director chairs the Goal 1 Committee focused on stable and affordable housing. In consultation for the Con Plan, the City's Community Development Director met with six members of the Community Action staff including the Executive Director, Housing Director, and Social Services Director. The agency provides a wide variety of assistance for people with low incomes including: affordable rental housing, emergency shelter for families, energy assistance, head start and early childhood, and case management. Community Action also provides a recycling center for Fairfield County. The anticipated outcomes of the consultation are continued collaboration to advance the Stable and Affordable Housing goal of the Strategic Plan for Affordable Housing with the Housing Coalition; continued collaboration to implement the City's Lead Hazard Control and Healthy Homes Production grants in areas of the county outside of the city; increase capacity at Community Action to develop, own, and manage affordable rental housing; and increase the number of units available for emergency housing for families.</p>
3	<p>Agency/Group/Organization</p>	<p>Fairfield Metropolitan Housing Authority</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services-Employment Service-Fair Housing</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy</p>
<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Lancaster's 5-year Con Plan is based on the ongoing work of the Fairfield County Housing Coalition which meets monthly to collaboratively advance affordable housing initiatives including preventing homelessness and housing people who are experiencing homelessness. The City's Community Development Director chairs the Coalition, the Housing Director of Lancaster Community Action Agency serves as co-chair, and the Executive Director of the Fairfield Metropolitan Housing Authority (Metro) regularly participates in Coalition meetings. In consultation for the Con Plan, the City's Community Development Director met with three members of Metro's staff including the Executive Director and Deputy Director. The agency provides a wide variety of assistance for people with low incomes including: affordable rental housing, Housing Choice Vouchers, Project Based Vouchers, property management, and financial management education. The anticipated outcomes of the consultation are continued collaboration to advance the Stable and Affordable Housing goal of the Strategic Plan for Affordable Housing with the Housing Coalition; continued collaboration to implement the City's Rental Rehab program; increase Metro's capacity as a third-party property manager for affordable rental properties; increase the number of landlords that accept Housing Choice Vouchers, and make Project Based Vouchers available to new affordable housing developments in Lancaster.</p>

4	Agency/Group/Organization	Fairfield County Housing Coalition
	Agency/Group/Organization Type	Housing PHA Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Lancaster's 5-year Con Plan is based on the ongoing work of the Fairfield County Housing Coalition which meets monthly to collaboratively advance affordable housing initiatives including preventing homelessness and housing people who are experiencing homelessness. The City's Community Development Director chairs the Coalition, and the Housing Director of Lancaster Community Action Agency serves as co-chair. The Fairfield County Housing Coalition's mission is "to assist individuals and families who become homeless or who are at risk of becoming homeless to regain housing stability and quality of life". The Coalition is representative of all aspects of the need for affordable housing and addressing homelessness within the City of Lancaster and Fairfield County. The active membership of the Coalition consists of approximately 42 agencies and organizations throughout the community. The Coalition prepares the Continuum of Care document. In consultation for the Con Plan, the City's Community Development Director met with staff from the following Coalition member agencies: Center for Independence; City of Lancaster Code Enforcement; Connexion West; Habitat for Humanity; Integrated Behavioral Health Services; Fairfield County Board of Developmental Disabilities; Foundation Shelters; Lutheran Social Services; Meals on Wheels; New Horizons; Southeast Ohio Legal Services; and United Way of Fairfield County. The anticipated outcome of these consultations is continued collaboration to maximize the strengths of each organization in the implementation of the Strategic Plan for Affordable Housing and an ensuing Action Plan.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no agency types not consulted.

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	Lancaster Fairfield Community Action Agency	The City of Lancaster's Consolidated Housing and Community Development Plan and Fairfield County's Housing Plans are consistent with the goals and objectives of the Continuum of Care Plan.

Table 3 – Other local / regional / federal planning efforts

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

The City of Lancaster coordinates efforts with Fairfield County regularly. Jeff Porter, a member of the Lancaster City Council, is the Deputy Director for Fairfield County and participates regularly with the Housing Coalition and a committee of the Strategic Plan for Affordable Housing. The Coalition and the Plan committees will both be a vital resources for the implementation of the Consolidated Plan.

Further, the City of Lancaster has successfully utilized the Ohio Department of Development’s HOME-funded Comprehensive Housing Improvement Program (CHIP) in the past to renovate owner-occupied homes in the city and Fairfield County has received CHIP grants implemented by Community Action to rehab homes in the county outside of the city. Both the City and the County have applied for CHIP funds in the current round, and the City intends to apply for supplemental CHIP-LAP (Lead Abatement Program) funds.

The City also coordinates with the State through the Department of Development’s CDBG-CV funding to provide COVID-related grants to local non-profits to prevent, prepare for, and respond to the pandemic.

Narrative (optional):

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

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

The consolidated planning process established by the City utilizes several methods to facilitate community involvement. The Community Development Department functions as the lead agency to coordinate and manage the planning process. A Citizen Participation Plan has been adopted by the City that outlines the consolidated planning process and encourages participation of the general public, public and private housing and social service agencies, and civic and non-profit organizations. The City makes a special effort and encourages active participation to include low- and very low-income people in the planning process.

The City's Citizen Participation Plan is a principal means of involving the community in assessing and prioritizing the affordable housing and non-housing community development needs within the community. The City utilized a community survey conducted by Lancaster Fairfield Community Action to determine citizen's opinions regarding CDBG activity priorities. The survey was designed to encourage participation in the planning process.

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Citizen Participation Outreach

Demo

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)
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Demo

1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>general public</p>	<p>The Fairfield County Housing Coalition meetings are well attended with 25-30 participants monthly. The City of Lancaster Community Development Department held a Public Hearing on April 25, 2023 which was attended by 5 staff members of local non-profits. The minutes of the Public Hearing are included in the attachments. Legislation was requested of the Lancaster City Council for the CDBG FY23 allocation and, as such, it was read at 3 City Council</p>	<p>The message is clear: Lancaster needs more units of safe, quality, rental units that are affordable for the most vulnerable people in our community - those with extremely low incomes, mental health challenges, and substance use disorders, older adults, those experiencing homelessness, victims of domestic violence, and those who have been incarcerated. With only 4</p>	<p>There were no comments that were not accepted.</p>	
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Demo

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)
			meetings which are live-streamed to the public: June 12, June 26, and July 10th. At the first reading, the Community Development Department Director gave a presentation to City Council regarding the Citizen Participation process, the Consolidated Planning process, and the Annual Action Plan for FY23. The agendas for those City Council meetings are included in the attachments.	units of emergency shelter for families in Fairfield County, the need for families in transition is not being met. Further, this population would benefit from one-on-one supportive services around housing, transportation, employment, and health.		

Demo

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)
2	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing public officials	The City of Lancaster's Community Development Department uses its website to communicate with the public about CDBG opportunities as well as other programs funded with other funding sources.	There were no comments received.	There were no comments that were not accepted.	https://www.ci.lancaster.oh.us/161/Community-Development

Demo

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)
3	E-mail	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing public officials	The Notice of Funds Available and CDBG Programming schedule was distributed via e-mail.	No comments were received.	There were no comments that were not accepted.	

Demo

4	E-mail	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Community and business leaders</p>	<p>This year, the Community Development Department created a volunteer Advisory Committee affectionately called the Community Development "All Stars". This committee is made up of two community residents from two different neighborhoods, a local banker, the Executive Director of the Fairfield County Foundation, the Dean of the Ohio University Lancaster campus, and a local realtor. All of these people</p>	<p>The Committee agreed that the City should continue to focus CDBG funds on affordable housing since that is the greatest need in our community, from their perspectives, for low-income families. There is also an increased need for downpayment assistance for low- and moderate-income families to be able to own their own homes in the current</p>	<p>There were no comments that were not accepted.</p>	
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Demo

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)
			bring specific skills and knowledge to advise the work of the Community Development Department. Their input was utilized when making funding decisions for the CDBG FY2023 allocations.	housing market where prices have risen significantly.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Lancaster will continue to address the following principles which have served to help target limited resources in addressing housing issues and in identifying the housing needs of the community:

1. Resources and services should benefit those in the community most in need of assistance. The City will continually align resources with identified priorities;

1. Resources should be used to leverage other funding sources as much as possible;

1. Creating affordable housing units includes newly constructed and renovated multi- and single-family homes and mixed-use buildings for rental and homeownership that are integrated into mixed-income developments and neighborhoods;

1. Resources should fill gaps for services that meet the needs of homeless families and individuals, those at risk of homelessness, and homeless persons with special needs.

1. Programs should help preserve and repair the existing housing stock within the community.

1. Programs should promote equal housing opportunity and expand housing choice through fair housing compliance and community education and awareness.

1. Comprehensive community development includes the preservation of existing neighborhood commercial buildings for small businesses, job creation, workforce development, improvement of public facilities, public infrastructure, and alternative modes of transportation.

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1. Community development will partner with the City's Planning and Zoning Department, Economic Development Department, and other planning, business, and community improvement entities for development that welcomes diversity, promotes equity, and includes people at all income levels.

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

Summary of Housing Needs

According to the Census, ACS, and CHAS data from 2012 - 2017, 58% of Lancaster's households had incomes below 80% of the HUD Area Median Family Income while 10% had incomes between 80-100% HAMFI, and 32% had incomes above 100% of HAMFI. This is largely because Lancaster is included in the Metro Columbus HAMFI. Of the households with one or more children under 6 years old, 70% of them are in households under 80% HAMFI, and households with at least one person over 62 years old make up 35% of all households.

As can be anticipated, the most significant housing problem, according to this data, is Cost Burden (paying a high percentage of their household income) for housing for very low- and low-income renters. The stand-outs are renters with incomes between 0 - 30% of AMI (very low-income) paying more than 50% of their income for housing (1,480). This number represents 48% of all households between 0 - 30% of AMI and 9% of all households. Similarly, renters with incomes between 30-50% of AMI (low-income) paying more than 30% of their income on housing (1,170) represented 38% of households in the 30-50% AMI category and 7% of all households.

Of the senior citizens in Lancaster (35% of all households), 62% were below 80% of HAMFI (low- to moderate-income - LMI); 910 LMI senior renters (16% of households with seniors) and 920 senior homeowners (16% of senior households) were cost-burdened at 30%; and 380 senior renters (7% of senior households) and 430 senior homeowners (8% of senior households) were paying more than 50% of their income for housing. Together, cost-burdened LMI seniors paying more than 30% of their income for housing (2,640) made up 16% of total households.

While the data for cost-burdened seniors with low incomes stands out as a category, there are almost twice as many LMI small, related renter families (1,535) experiencing a 30% or more cost burden (9% of all households) and 695 LMI small, related renting families paying more than 50% of their income on rent. Together, there were 5,318 cost-burdened LMI, non-elderly families, which represents 57% of LMI households and 33% of all Lancaster households.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	36,860	39,730	8%
Households	15,556	16,205	4%
Median Income	\$38,853.00	\$40,235.00	4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,105	3,070	3,155	1,700	5,175
Small Family Households	960	1,010	1,180	720	2,815
Large Family Households	190	30	170	70	440
Household contains at least one person 62-74 years of age	610	835	630	474	1,110
Household contains at least one person age 75 or older	390	650	465	225	355
Households with one or more children 6 years old or younger	700	505	470	220	515

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	55	35	10	195	10	15	10	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	0	0	0	35	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	95	75	25	0	195	0	15	10	10	35
Housing cost burden greater than 50% of income (and none of the above problems)	1,480	195	0	0	1,675	330	245	60	0	635

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	410	1,170	295	35	1,910	145	340	455	65	1,005
Zero/negative Income (and none of the above problems)	90	0	0	0	90	55	0	0	0	55

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,710	320	60	10	2,100	340	270	75	10	695
Having none of four housing problems	670	1,570	1,440	570	4,250	240	905	1,580	1,110	3,835
Household has negative income, but none of the other housing problems	90	0	0	0	90	55	0	0	0	55

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	810	560	165	1,535	80	145	190	415
Large Related	125	0	0	125	19	20	30	69
Elderly	435	380	95	910	330	400	190	920
Other	655	530	55	1,240	65	50	110	225
Total need by income	2,025	1,470	315	3,810	494	615	520	1,629

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	665	30	0	695	70	40	10	120
Large Related	115	0	0	115	4	0	0	4
Elderly	255	105	20	380	215	200	15	430
Other	535	95	0	630	55	20	35	110
Total need by income	1,570	230	20	1,820	344	260	60	664

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	120	75	25	0	220	0	4	10	10	24

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	10	0	0	0	10	0	10	0	0	10
Other, non-family households	10	0	0	0	10	0	0	0	0	0
Total need by income	140	75	25	0	240	0	14	10	10	34

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	895	805	865	2,565	200	375	685	1,260

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

The Fairfield County Housing Coalition's Subcommittee on Homelessness identified the need for an Outreach Team to connect with people living outside where they are. As a result, Lutheran Social Services has hired an Outreach Worker funded by a local ADAMH grant. The Outreach Worker has met 250 people, the majority of which are single, who have a barrier to being housed including mental illness, substance use disorder, incarceration background, PTSD, and lack of sufficient income for rent.

In addition to those who are experiencing homeless, a large percentage of single-person households are senior citizens with low incomes who are living alone. Of these residents, a number of them are cost-burdened, paying more than 30% of their fixed incomes on housing.

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

The 2017 statistics report from Fairfield County Metropolitan Housing Authority shows 20.75% of 326 families with disabilities are on the active Section 8 waiting list and also shows an additional 9.24% or 39 families with disabilities are on the Dragonfly Dreams, Inc., formally known as the Public Housing Waiting List. The domestic shelter in Lancaster has 18 beds available that are used throughout the year.

What are the most common housing problems?

The most common housing problem for people in Lancaster with incomes below 80% AMI is the increase in rents after the COVID-19 pandemic and the lack of available affordable housing stock - safe, quality, rental apartments that are affordable for people with very low incomes. Prior to the pandemic, the monthly rent for a 2-bedroom apartment was \$700. Now, the same apartment costs \$1,000 simply because the owner raised the rent with no improvements made to the property. The high demand for apartments and the lack of available units has squeezed out those with lower incomes.

Similarly, due to the rising cost of homes, small, "starter homes" that were once affordable to families with low incomes (\$100,000 pre-pandemic) are now selling for \$170,000 to people from outside of the community with a cash sale. As a result, there are fewer homes available for sale, the ones that are available are out of reach for low-income buyers, and the increasing cost of homes is affecting the appraised value which then raises property taxes.

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

Very low- and low-income households are most affected by the lack of housing units and the increased cost of housing - both rental and owner-occupied. While the eviction moratorium during the height of the pandemic allowed people to stay in their homes, they are either stretching their money to pay increased rent (without improvements to the property) or being evicted because they cannot pay the higher rent.

Also, where Lancaster has always had modest, 2-bedroom homes that were ideal starter homes for first-time homebuyers and families with low incomes, those properties are being purchased by people from outside the community because, while the prices are high for Lancaster, they are low for metro Columbus. As a result, the homes are no longer available to or within the price range of people within Lancaster looking to buy their first home.

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

The need for emergency shelter and transitional housing, along with supportive services, remains a high priority for homeless families and individuals. Homeless individuals with special needs have been determined to have a high priority for virtually all forms of homeless housing assistance.

The Continuum of Care Plan defines homeless consistent with HUD's definition as:

- 1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

Demo

- (i) Has a primary nighttime residence that is a public or private place not meant for human habitation;
 - (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
 - (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
- 2) Individual or family who will imminently lose their primary nighttime residence, provided that:
- (i) Residence will be lost within 14 days of the date of application for homeless assistance;
 - (ii) No subsequent residence has been identified; and
 - (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing
- 3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
- (i) Are defined as homeless under the other listed federal statutes;
 - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;
 - (iii) Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and
 - (iv) Can be expected to continue in such status for an extended period of time due to special needs or barrier
- 4) Any individual or family who:
- (i) Is fleeing, or is attempting to flee, domestic violence;
 - (ii) Has no other residence; and
 - (iii) Lacks the resources or support networks to obtain other permanent housing

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

The Continuum of Care Plan defines at risk of homeless consistent with HUD's definition as:

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND
- iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
 - (B) Is living in the home of another because of economic hardship; OR
 - (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
 - (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
 - (F) Is exiting a publicly funded institution or system of care; OR
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her

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

The Continuum of Care analyzed the caps and needs for housing stability as: 1) locating homeless persons who are not accessing shelters; 2) uniform assessment of the needs of homeless households; 3) transportation to shelters; 4) increased awareness of housing and support resources within the community; and 5) enhanced data collection and analysis to support program and resource planning. Furthermore, the Fairfield County Job and Family Services Department (FCJFS) has a monthly intake of approximately 500 low-income households in need of services and support. The Food Stamp program provided assistance to approximately 12% of Fairfield County households and 16,217 individuals as of March 2023 (web source, March 2023 PDF report). These figures encompass the low-income population that could potentially encounter housing instability.

Discussion

The population growth the City of Lancaster experiences is, in part, a reflection of continuing growth in the Columbus Metropolitan Statistical Area (MSA). The local labor force has benefitted from access to jobs in the greater Columbus area. In accordance with the Ohio Labor Market Information as of April 2023, the unemployment rate for the State of Ohio was 3.7% (State and County Labor Market), Fairfield County, Ohio, was 2.7% and the City of Lancaster was 4%. The civilian labor force for the city was 18,600 of which 17,900 were employed (Lancaster Labor Market Data).

New housing starts which include single-family and multi-family units averaged approximately 71 units for the 2013-2017 time period. This includes 206 single-family and 152 multi-family units. Of the existing housing stock, there were 501 homes available in Lancaster as of May 2023 (source). Lancaster City showed just a 3.1% increase in available housing units between 2020-2021 (source).

The 2021 American Community Survey (ACS) 5-Year Estimates from the U. S. Census Bureau show housing needs exist in Lancaster, particularly among low-and moderate-income households. The Community Development Department considers the following facts in evaluating and prioritizing housing needs within the city. The poverty rate for the City of Lancaster is 15.1%; 49.4% of the households in the city earn less than the median income of \$50,994 (ACS DP03); the total employed population for the city was 18,484 (ACS DP03); married couple families represented 41.7% of all families in the city; the number of single person households was 31.5% (ACS PD02); and the total number of occupied housing units was estimated at 16,494 (ACS DP04)

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

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

Introduction

There are no indicators that show a disproportionately greater need exists from data outlined in the census tables.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,605	355	145
White	2,460	245	145
Black / African American	45	10	0
Asian	0	0	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	59	15	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,110	960	0
White	2,015	960	0
Black / African American	15	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Demo

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	20	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	890	2,265	0
White	870	2,240	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	120	1,580	0
White	60	1,535	0
Black / African American	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	10	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
 Source:

*The four housing problems are:

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

Discussion

There are no indicators that show a disproportionately greater need exists from data outlined in the census tables.

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

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

Introduction

There are no indicators that show a disproportionately greater need exists from data outlined in the census tables.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,050	910	145
White	1,935	775	145
Black / African American	45	10	0
Asian	0	0	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	34	45	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	2,475	0
White	565	2,410	0
Black / African American	0	15	0
Asian	0	0	0

Demo

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	20	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	135	3,020	0
White	135	2,965	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20	1,680	0
White	20	1,570	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

Discussion

There are no indicators that show a disproportionately greater need exists from data outlined in the census tables.

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

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

Introduction:

There are no indicators that show a disproportionately greater need exists from data outlined in the census tables.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,375	3,160	2,480	185
White	10,010	2,975	2,340	185
Black / African American	25	15	45	0
Asian	70	0	0	0
American Indian, Alaska Native	10	0	4	0
Pacific Islander	0	0	0	0
Hispanic	95	130	24	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

There are no indicators that show a disproportionately greater need exists from data outlined in the census tables.

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

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

There are no income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole.

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

Lancaster residents have historically been over 90% white. While the community has increasingly become more diverse, housing discrimination against people of color is still a barrier, and there is still a need for fair housing education and enforcement.

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

There are no specific areas or neighborhoods in the community with specific racial or ethnic groups located.

NA-35 Public Housing – 91.205(b)

Introduction

The Fairfield Metropolitan Housing Authority's strategies include keeping turnover time and vacancies to a minimum. Metro is an active founding partner in the Fairfield County Housing Coalition, which maintains the Continuum of Care Plan and the Strategic Plan for Affordable Housing for Fairfield County. Metro staff participates on a number of boards and committees to address housing issues.

The Fairfield Metropolitan Housing Authority (Metro) administers Housing Choice Vouchers (HCV) and Project-Based Vouchers (PBV) for Fairfield County, most of which are used in Lancaster. While Metro holds 1106 vouchers, over 250 are currently unused due to the lack of property owners willing to participate in the program. Previously, rental rates in Lancaster were below HUD Fair Market Rates for Fairfield County which are calculated for Metro Columbus, so property owners participating in the HCV program would receive more rent than the average Lancaster rents. With the current high demand, shortage of available housing, and ensuing increase in rents for privately owned units, there is no incentive to participate in the HCV program.

However, Metro is providing project-based vouchers for a 24-unit new construction, 1 to 2-bedroom supportive rental housing building for individuals and couples experiencing homelessness. This project is being developed by the local ADAMH (Alcohol, Drug Addiction, and Mental Health) board and will be managed by Lutheran Social Services. Metro has also been collaborating with the City of Lancaster’s Community Development Department and its development partners to provide project-based vouchers for a renovation project that may result in 30-40 units of affordable housing for low-income individuals and families and a scattered-site project for individuals with incarceration backgrounds.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	841	123	634	55	29	329

Table 22 - Public Housing by Program Type

Demo

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

Alternate Data Source Name:

Metro Public Housing

Data Source Comments: Metro has 1106 vouchers available with only 841 in use at this time.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	841	18,792	14,952	12,708	10,632
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	2	4	2	1	3
# Homeless at admission	0	0	0	0	0	0	55	0
# of Elderly Program Participants (>62)	0	0	0	217	1	193	21	2
# of Disabled Families	0	0	0	329	32	276	14	7
# of Families requesting accessibility features	0	0	0	897	0	832	4	36
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Metro Public Housing

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	702	89	523	47	27	16
Black/African American	0	0	0	154	34	111	7	2	0
Asian	0	0	0	1	0	0	1	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Metro Public Housing

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	7	0	7	0	0	0
Not Hispanic	0	0	0	834	113	611	54	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Metro Public Housing

Data Source Comments:

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

Obstacles in meeting the housing needs of the underserved are the availability of subsidized housing, the availability of sound affordable housing, the availability of housing accessible to the disabled, and incomes and credit ratings high enough with debt ratios low enough to result in the purchase of a home. Approximately 53% of assisted families are disabled, 24% are elderly, and over 78% have a female head of household.

Metro's Shelter Plus Care program was developed specifically to provide housing assistance to our community's disabled, homeless population. The program provides rental assistance accompanied by a range of supportive services funded by other community sources. The program is designed to service a population that has been traditionally hard-to-reach – homeless persons with disabilities, including mental illness and/or chronic substance abuse.

Metro administers mainstream vouchers which are a special allocation of vouchers designed to assist families with disabilities. The mainstream program vouchers are targeted toward persons with disabilities who face difficulties in locating suitable, accessible housing and desire living independently in the private market.

Metro's Dragonfly Dreams Housing program was established to provide decent and safe rental housing for eligible low-income families. Metro owns and manages ninety-six (96) three-bedroom housing units. The single-family and townhouse units are located on seven (7) scattered sites within the City of Lancaster. Seven of the ninety-six units are accessible to persons with hearing or mobility impairments. Metro developed a Transition Plan to ensure the assisted units and other buildings owned by Metro were in compliance with accessibility needs.

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

There are currently 265 unused vouchers. The annual plan indicates a primary need is for the community to address the shortage of affordable housing for all populations. The most urgent need of public housing and housing choice voucher holders is the availability of units that are clean, safe, accessible and affordable.

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

The needs of public housing residents are the similar to the needs of the population at large: availability, adequacy, and affordability.

Discussion

Demo

Metro will implement strategies pertaining to housing needs by 1) maximize the number of affordable units available to Metro within its current resources and 2) increase the number of affordable housing units. FMHA further will address gaps and needs identified by providing additional Housing Choice Vouchers; more units of safe, affordable and accessible rental properties; intervention for at-risk individuals and families; safety net of emergency funds; homeownership assistance for low- to moderate-income households; additional housing for the physically disabled as well as other special populations; housing counseling; home buyer education; funding for lead-based paint abatement, private-owner rehabilitation, rental rehabilitation and other repairs to bring older units up to a safe condition in a manner that keeps the units affordable.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Building on the work of the Fairfield County Housing Coalition’s Ten-Year Plan to End Homelessness, additional supports have been put into place to assist the homeless and prevent homelessness, and an emphasis on adding more affordable housing units to meet the needs of the unhoused community arose from the work. To that end, the Coalition participated in the creation of the Fairfield County Strategic Plan for Affordable Housing through work with consultants, citizen input, and focus group discussions. The Coalition has developed committees for each Goal and Strategy in the Plan to move them forward, and members of the Coalition lead and participate in the committees.

The plan includes the following six Goals under corresponding priorities:

PRIORITY AREA: Stable & Affordable Housing

GOAL 1: Improve availability and access to safe, quality, and affordable housing throughout the county

Strategy 1.1 – Assess the feasibility of conducting a comprehensive housing market study

Strategy 1.2 – Develop an inventory of existing housing units and identify gaps in housing needs

Strategy 1.3 – Based on the gaps identified in the inventory, develop new and/or renovate existing units

PRIORITY AREA: Supportive Housing for Targeted Populations

GOAL 2: Create/increase supportive housing for targeted populations

Strategy 2.1 – Identify target populations, the supportive services needed, and the number of units needed for each population.

Demo

Strategy 2.2 – Develop an Action Plan for increasing supportive housing that specifies where, the type of supportive housing, and the target population

PRIORITY AREA: Supportive Services

GOAL 3: Increase the awareness and coordination of supportive and housing services that are available and ensure they are equitable and inclusive.

Strategy 3.1 – Expand the functionality and services of 211

Strategy 3.2 – Increase the awareness and expand the distribution of the informational guide to housing and related services

Strategy 3.3 – Continue utilizing the Housing Coalition meetings to share resources and best practices

PRIORITY AREA: Community Engagement

GOAL 4: Engage community stakeholders in developing solutions around the continuum of housing.

Strategy 4.1 – Create a Communications Plan that will educate the community and reduce stigmas.

PRIORITY AREA: Reducing Barriers

GOAL 5: Advocate for new/revised housing policies, practices, and partnerships that eliminate barriers and improve opportunities for tenants

Strategy 5.1 – Develop a workgroup to identify existing policies or practices that create barriers to accessing affordable housing

Demo

Strategy 5.2 – Collaborate to reduce the impact of evictions and other offenses on potential tenants’ records as a barrier to obtaining housing.

Strategy 5.3 – Seek partnerships and policies that will reduce barriers to increasing affordable housing

PRIORITY AREA: Homelessness

GOAL 6: Ensure adequate housing and supportive services for the unhoused

Strategy 6.1 – Increase low-barrier shelter and housing for the homeless

Strategy 6.2 – Advocate for the rights of the homeless

Strategy 6.3 – Increase awareness, relevancy, and accessibility of supportive services within the homeless population.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	8	68	310	310	271	37
Persons in Households with Only Children	0	0	20	0	0	0
Persons in Households with Only Adults	49	8	361	361	331	20
Chronically Homeless Individuals	6	3	42	42	0	0
Chronically Homeless Families	0	0	11	11	0	0

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	13	0	67	67	0	79
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Fairfield County Continuum of Care Plan and COHHIO Homeless Inventory Count. The 2023 Point in Time Count information has not been released yet. We will compare the updated information from COHHIO (<https://cohhio.org/boscoc/hicpit/>) when it is available.

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: Fairfield County Continuum of Care Plan and COHHIO Homeless Inventory Count. The 2023 Point in Time Count information has not been released yet. We will compare the updated information from COHHIO (<https://cohhio.org/boscoc/hicpit/>) when it is available.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

N/A

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

N/A

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

The estimated number of families in need for these categories are outlined in the above table.

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

The 2020 census data statistics indicate that no racial or ethnic group in the City of Lancaster shows a greater need.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A majority of the homelessness is described as sheltered and a low number of unsheltered persons are described as households with only adults.

Discussion:

As previously stated, the following needs were established as a result of the preparation of the Ten Year Plan to End Homelessness and included in the new Strategic Plan for Affordable Housing for Fairfield County.

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

Introduction:

The City of Lancaster's Five-Year Consolidated Housing and Community Development Plan in reference to the federally funded Community Development Block Grant Entitlement Program (CDBG) provides an assessment of community needs, priorities, and objectives in the areas of affordable housing, public services, and community development designed to improve the quality of life for individuals with special needs.

Describe the characteristics of special needs populations in your community:

The goals and action plans of the Fairfield County Housing Coalition continue to address the needs of varying populations and consider the development of self-sufficiency skills at all stages of life. The following goals and action plans are designed to strengthen the community infrastructure that seeks to provide the most critical and effective educational and material supports.

The varying populations are defined as the elderly, frail elderly, persons with mental, physical, and or developmental disabilities, persons with alcohol or other drug addition, persons with HIV/AIDS and their families and victims of domestic violence, dating violence, sexual assault, and stalking.

- Education and Public Information
- System Coordination
- Advocacy
- Programs and Services
- Procurement of Resources

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

To address the non-homeless special needs populations, high priorities continued to be determined as follows:

Health and safety home repair for elderly homeowners to age in place

Health and safety home repair to rental property that is made available to these populations

Housing supports (deposit, rent, and/or utilities) for people with chronic mental illness and substance use disorder

Health and safety home modifications for families with a member who is disabled to assist independent living

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

Lancaster-Fairfield Community Action Agency (LFCOA) receives funding from the Columbus Health Department for funds from the U. S. Department of Housing and Urban Development, Housing Opportunities for Persons with AIDS (HOPWA). The HOPWA grant allows subsidies of up to eleven (11) units of housing for individuals or families with HIV/AIDS. The units are located within Fairfield County, which includes the City of Lancaster.

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

N/A

Discussion:

The need for housing, along with supportive services, remains a high priority for homeless and non-homeless families and individuals. Non-homeless individuals with special needs have been determined to have a high priority for virtually all forms of housing assistance.

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

Describe the jurisdiction’s need for Public Facilities:

The non-housing community development needs, particularly as they relate to the needs of lower income persons and low to moderate income areas within the city, were examined. The needs continue to include public infrastructure replacement and facilities and sidewalk replacement, as well as community facilities and services, health and educational services, transit services, parks, police and fire protection.

The City of Lancaster has established the following geographical areas for infrastructure improvements: Census Tract 317 and Census Tract 322. These two census tracts were approved as opportunity zones and were determined to be the most critical areas identifying infrastructure needs such as sidewalk replacements.

Economic development continues to rank as a very high non-housing priority for the City. Providing quality jobs is a major component of the Lancaster Economic Development Department. The department works closely with the Lancaster Community Development Department along with several economic committees to meet the common goal of poverty elimination, increase in job opportunities and the overall increase in the tax base for the community.

How were these needs determined?

During the preparation of the plan, the Community Development Department worked closely with numerous City departments and City officials regarding infrastructure needs as it pertains to funding under the CDBG program. It was determined the infrastructure designated area for public improvements would follow the boundaries as approved under the opportunity zone program.

Describe the jurisdiction’s need for Public Improvements:

The City of Lancaster’s Engineering Department forecasts the use of various funding elements to complete infrastructure projects within the City of Lancaster. The program outlines the need for culverts, bridges, water, storm water, waste water, street and sidewalk improvements. The City of Lancaster approved a 10 year, 3 million tax levy which will generate 2.15 million per year for repairs to city streets and also passed a school levy.

How were these needs determined?

The City of Lancaster's Engineering Department infrastructure activity program.

Describe the jurisdiction's need for Public Services:

The City has identified a need for community organizing. Currently, there is not a position for a Community Organizer nor are there formal neighborhood associations or block watches. Instituting some type of neighborhood organizing effort would greatly aid in addressing other needs within the city.

High priority Public Services continue to be associated with the affordable housing crisis: Emergency Housing for families, Emergency Housing for individuals, Emergency Housing for victims of domestic violence, and Housing Supports for vulnerable populations that prevents homelessness.

How were these needs determined?

Public Service activities continued to rank as a high priority in the community assessment survey which was conducted to seek public input regarding the community's needs. The Continuum of Care Committee's plan and discussion also established public services needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Lancaster utilized the following statistical data from the 2017-2021 American Community Survey (ACS) 5-Year Estimates from the US Census Bureau in determining the housing market analysis overview.

According to the recent ACS, there were 16,494 occupied household units in Lancaster, up from 16,110 in 2017.

Housing activity has increased in the city, with growth in both the single family and multi-family markets. During the five year period from 2013 thru 2017 there were 206 single family dwelling units and 152 multi-family units built.

According to the 2020 census information, there are 18,234 total housing units, of those 6,815 or 41.3% of those are rental units, offering an established base of rental units. Reported vacancy rate was 5.4% for rental units, down from 6.1% as reported in the 2010 census. The median number of occupants in renter-occupied living units in Lancaster was 2.18, down from 2.2 in 2010. Rents ranged from \$500 to \$3,000 or more, having nearly more than doubled from the 2010 rent data range from less than \$200 to \$1500. 44.4% of renters pay between \$1,000-\$1,499 for rent. The median gross rent is \$887 in the city (up from \$748 2022). The ACS estimates that 43.3% of renters are paying 35% or more of household income for rent (down from 49.7% in the previous ACS).

There were 9,679 owner occupied housing units. The average mortgage is \$250-\$1,000 or more. The largest percentage of units with a mortgage was in the \$400 to \$599 range representing 44.7% of the unit. Compared to renters, just 14.6% of owners are paying 35% or more of household income for their mortgage.

In conclusion, the City of Lancaster has increased in both population and housing units since the 2020 census. A total of 57.9% of renters and owners in the city are spending more than 35.0% of their income for housing units. These factors clearly indicate more affordable units are needed to address the needs of low to moderate income residents, which includes veterans, persons with special needs, female head of households, and HIV/AIDS.

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

Introduction

The 2012-2016 American Community Survey (ACS) 5–Year Estimates from the U.S. Census Bureau shows the City of Lancaster to have a total of 17,639 housing units, 8.7% percent of which were vacant. Of the total units, 64.6% were in single-unit structures, 34.18% were in multi-unit structures, and 1.3% were mobile homes. Eleven and half (11.5%) percent of the housing units were built since 2000.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,683	69%
1-unit, attached structure	645	4%
2-4 units	2,270	12%
5-19 units	1,678	9%
20 or more units	883	5%
Mobile Home, boat, RV, van, etc	125	1%
Total	18,284	100%

Table 28 – Residential Properties by Unit Number

Data Source Comments: 2021 ACS: 5 Year Estimates DP04

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom				
1 bedroom				
2 bedrooms				
3 or more bedrooms				
Total	0	0%	0	0%

Table 29 – Unit Size by Tenure

Data Source Comments: 2021 ACS 5-year Estimates No BR 295 1.6% 1 BR 1,828 10% 2 BR 6,110 33.5% 3 BR 7,578 41.6% 4+ BR 2,423 13.3% Total 18,234 units

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

As stated earlier, Fairfield Metropolitan Housing Authority underwent a RAD Conversion in 2015 under the HUD Rental Assistance Demonstration in which its Public Housing stock was converted into Project Based Vouchers under the Housing Choice Voucher Program. Current and future residents are provided a robust set of rights and protections, the right to return to the property when repairs are completed, the right to organize and funding for organizing, and a right to move with tenant-based assistance if needed to move closer to a job, school, family, or other reason. Further, HUD requires that a public or non-profit entity must always maintain a controlling interest in the property, even in the rare and unanticipated event of foreclosure, thus ensuring the long-term public stewardship of the properties.

Project Based Voucher Programs Dragonfly Dreams Housing, formally Public Housing, is a non-profit entity that provides safe, decent and affordable housing to eligible tenants in the form of a Project Based Voucher. Fairfield Metropolitan Housing Authority (Metro Housing) serves as the Property Management Company for Dragonfly Dreams Housing (DDH). Metro Housing manages ninety-six (96) three bedroom homes in seven scattered sites throughout the city of Lancaster. Forty-six (46) of the homes are townhouse style doubles and fifty (50) of the homes are single one story units. Tenant rent is based on 30% of the families' adjusted gross income. Applicants must be referred for housing by the Project Based Voucher Coordinator.

Resident Advisory Board meetings are held quarterly to review policies, training on various subjects, guest speakers, and to discuss resident issues/concerns. These meetings are very valuable to the Metro Housing Staff to find out issues and meet the residents.

Rutherford House is a 16-unit supportive housing project for homeless families with disabilities. A comprehensive range of supportive services are available on the campus including early childhood programs, adult education, individualized case management, food pantry, utility assistance, and connections to specialized health and recovery services.

Pearl House serves the community as a special place where homeless families suffering from addiction can heal and rebuild a healthy and productive lifestyle together, Pearl House strives to create a nurturing and supportive environment where residents receive convenient access to an array of services that allow them to focus on recovery as a whole. On-site case management, treatment, and counseling in housing that is safe and secure are the strategic elements of the 21-unit project that will contribute to successfully serving residents as well as the community.

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

As the housing overall has been in short supply, units that were previously rented to people with vouchers are now being rented at market rate. This shift has meant there are over 200 unused vouchers due to non-participation by private landlords. Sixteen units have recently been lost from the affordable housing inventory when Lutheran Social Services sold two 8-unit buildings that have been rented to voucher holders to a private corporation which is now turning the units to market rate.

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

No, while the City of Lancaster has increased in both population and housing units since the 2020 census, the 2017-2021 ACS 5-Year Estimates clearly shows more affordable rental units are needed to address the needs of the 37.4% low- to moderate =-income residents (households earning less than \$49,999/year), which includes female heads of households, veterans, persons with disabilities, and HIV/AIDS) that are paying 35% or more of their household income for rent with only a 5.4% vacancy rate.

Describe the need for specific types of housing:

According to the 2017-2021 ACS-5 Year Estimates, Lancaster has 4,781 multi/family housing units (down from 6,019 in the 2012-2016 ACS and representing only 27% of the total housing units), while the population of low- and moderate-income households in need of rental housing has increased. Within the rental housing needed for the low- and moderate-income population, the greatest need is for 2-3 bedroom housing for families with low-incomes (50% of AMI). These are families with working adults and school-aged children who would pay more than 30% of their income to live in a market-rate apartment.

There is also a need for affordable rental housing for low-income seniors. Many elders are in homes they have occupied for decades and raised their families. However, with a spouse that has died and living on a fixed income, the resident does not have the financial capacity to maintain the home, yet they have emotional ties to it and to their belongings. Unable to part with their home or their belongings, they make do with the poor quality of the home as it continues to deteriorate. Some seniors are convinced to sell their home on a reverse mortgage and lease it back from the mortgagee. However, this practice does not provide for maintenance or repair for the home and puts the senior citizen in a position of being dependent on a financial institution as a landlord.

The City has used CDBG funds to make home repairs for low-income seniors for decades, and will continue to do so. However, trusted community partners like Meals on Wheels, Adult Protective Services, and Habitat for Humanity are needed to assist people to age in place with modifications to their home or to sell their homes, move into an affordable rental unit, and manage their finances from the sale of their home.

Discussion

There is a continued need for more affordable units in the city of Lancaster, especially for low- and moderate-income families and senior citizens, and for supportive housing for individuals and couples experiencing homelessness. Census information shows that in the city of Lancaster, 41.3% of the housing units are being utilized by renters and 43.3% of the renters spent 35% or more of household income on housing.

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

Introduction

The 2017-2021 ACS 5-Year Estimates show that the median monthly housing costs in the city of Lancaster for mortgaged owners was \$1,173, non-mortgaged owners \$455, and renters \$887. It also shows that 14.6% percent of owners with mortgages, 6.5% of owners without mortgages, and 43.3% of renters in the City of Lancaster spent 35% or more of household income on housing.

Further, after the height of the pandemic, when the eviction moratorium ended, private property owners began evicting tenants or raising rents without making any improvements, and tenants were forced to either leave or pay even more of their income on rent. Viewing advertised rentals, the average rent in Lancaster has increased 57% from around \$700 per month to \$1100.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	121,000	118,100	(2%)
Median Contract Rent	522	582	11%

Table 30 – Cost of Housing

Alternate Data Source Name:

Housing Market Analysis Update

Data Source Base Year:2013 Most Recent Year:2022 % Change Median Home Value \$115,900 \$141,300
Comments: 22% Median Contract Rent \$539 \$887 66% Data Source: 2013 Census
 (Base Year), 2017--2021 ACS (Most Recent Year)
<https://data.census.gov/table?t=Families+and+Living+Arrangements&g=160XX00US3941720&d=ACS+5-Year+Estimates+Data+Profiles&tid=ACSDP5Y2021.DP04>
<https://www.census.gov/quickfacts/fact/table/lancastercityohio/PST045222>

Rent Paid	Number	%
Less than \$500	2,305	30.2%
\$500-999	5,075	66.6%
\$1,000-1,499	180	2.4%
\$1,500-1,999	15	0.2%
\$2,000 or more	53	0.7%
Total	7,628	100.1%

Table 31 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	585	No Data

Number of Units affordable to Households earning	Renter	Owner
50% HAMFI	3,555	1,375
80% HAMFI	6,135	3,310
100% HAMFI	No Data	4,510
Total	10,275	9,195

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

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

Table 33 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, while the city is dedicated to addressing the needs of the community, the statistics show there is a need for more affordable rental units to address the needs of the 49% low to moderate income residents, which includes female head of households, veterans, persons with disabilities, and HIV/AIDS that are paying 35% or more of their household income for rent with only a 5.9% vacancy rate.

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

The City of Lancaster has seen an increase in housing costs in the last five years. Currently homes are sold as soon as they go on the market at full asking price. Also, many of the foreclosed properties have been purchased by existing landlords for rental units. These current landlords are able to charge more than the median gross rent due to lack of available housing. The city needs to promote building more subsidized multi/family housing units to help address this issue.

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

HUD includes the city of Lancaster in the Columbus Metropolitan Area for estimating HOME rents / Fair Market Rent (FMR). However, the Area Median rent for Columbus is much higher than it is in

Lancaster. For example, following HUD's FMRs for Fairfield County, Metro Housing can contract up to the following for rent and utilities: 1 BR: \$941 2 BR: \$1,163 3 Br: \$1,426 4 BR \$1,577.

These amounts are aligned with the Area Median Rents in Columbus, however, the Area Median Rents for Lancaster have always been much lower. According to the 2017-2021 ACS, the median contract rent for Lancaster was \$889. Since then, rents have increased on average for a 2-bedroom apartment to between \$1,200 and \$1,500.

This disparity impacts the City's housing strategy in the following ways. In the past, Metro Housing used the higher HUD FMRs to incentive private property owners to participate in the voucher program since they could receive more than the area market rent and the tenant was only paying 30% of their income. However, now that area market rents have increased, private owners are increasing rents and renting to non-voucher holders, leaving many people who have qualified for vouchers without housing.

On the flipside, when qualifying people for affordable housing, using the HUD income limits for metro Columbus means more people in Lancaster qualify for assistance. For example, 80% of AMI for metro Columbus for a family of 4 is \$79,350, while the median family income in Lancaster according to the 2021 ACS 5-year estimates is \$66,524. Therefore, when setting policy such as tax incentives for housing developers, setting affordability at 50% of AMI will ensure housing for a wide range of people with low- and moderate-incomes in Lancaster.

Discussion

There is still a need for more affordable units in the City of Lancaster. The census information shows that in the City of Lancaster, 47.7% of the housing units are being utilized by renters and 49.7% of the renters spent 35% or more of household income on housing.

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

Introduction

The 2017-2021 ACS 5-Year Estimates report that the city of Lancaster has a total of approximately 18,234 housing units. Of these units, 24% were built in 1939 or earlier, and 34.8% were built between the years of 1940 to 1969. These statistics show 58.8% of the housing stock to be over 49 years old and in need of replacement or large scale renovations. Rental properties are becoming more deteriorated due to age, weather, and lack of care from both owners and tenants. The City’s Code Enforcement Department has hired more inspectors to increase enforcement of code violations that exist.

Definitions

Substandard housing is the type of housing that does not meet the standards for living by people. The definition of substandard conditions for the City of Lancaster is a residential structure that is not up to the local building or housing code and local health and safety requirements.

Substandard housing that is suitable for rehabilitation is properties that may not have one or more of the following problems: appropriate heating, plumbing, electricity or proper sanitation. Often substandard housing suitable for rehabilitation is deteriorated housing that has not been maintained properly or repaired to meet current building codes.

2017-2021 ACS 5-Year Estimates shows the city of Lancaster has 16,494 occupied housing units, of which 19 occupied housing units lack complete plumbing facilities and 245 lack complete kitchen facilities. Both of these statistics have risen considerably in the last five years. These homes are in a substandard condition and may or may not be suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,800	21%	3,750	49%
With two selected Conditions	30	0%	295	4%
With three selected Conditions	0	0%	8	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,755	79%	3,570	47%
Total	8,585	100%	7,623	100%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
Total	0	0%	0	0%

Table 35 – Year Unit Built

Alternate Data Source Name:

Housing Market Analysis Update

Data Source Comments: 2021 ACS 5-year Estimates: Total (not separated by owner- vs renter-occupied) 2000+ 2,271 12.3% 1980-99 3,065 16.8% 1950-79 7,276 40% <1950 5,622 30.9%

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 36 – Risk of Lead-Based Paint

Alternate Data Source Name:

Housing Market Analysis Update

Data Source Comments: The 2017-2021 ACS 5-Year Estimates shows the total number of occupied housing units built before 1980 to be 12,898. This represents 70.9% of the total occupied housing units in the city. The current rate of poverty in the City of Lancaster is 15.1% according to the census bureau. Using these two statistics the city estimates at least 1,947 units that are occupied by low or moderate families contain lead-based paint hazards.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,295	45	1,340
Abandoned Vacant Units	0	3	3
REO Properties	3	0	3
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source Comments:

Need for Owner and Rental Rehabilitation

With 70.9% of dwellings built before 1980, both the owner-occupied and rental housing stock in Lancaster continues to age and deteriorate if it isn't maintained and repaired. The City of Lancaster uses CDBG funds for rehabilitation of both owner-occupied and rental housing for low- and moderate-income

residents. To maximize CDBG funds, the Community Development Department applied for and received two lead-related grants from HUD's Office of Lead Hazard Control and Healthy Homes: a Lead Hazard Control grant and a Healthy Homes Production grant and uses all 3 sources (CDBG, LHC, HHP) to address health and safety hazards for owner-occupied and rental housing renovation.

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

The 2017-2021 ACS 5-Year Estimates shows the total number of occupied housing units built before 1980 to be 12,898. This represents 70.9% of the total occupied housing units in the city. The current rate of poverty in the City of Lancaster is 15.1% according to the census bureau. Using these two statistics the city estimates at least 1,947 units that are occupied by low or moderate families contain lead-based paint hazards.

Discussion

Lancaster has a significant amount of older housing units. These units need to be brought in compliance with current building and code regulations, and by bringing additional resources, the City is helping address the lead based paint issues.

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

Introduction

The Fairfield Metropolitan Housing Authority (Metro) implements the following public and assisted housing programs.

Dragonfly Dreams Housing: Metro properties continue to be managed to the highest possible standards, including thorough and uniform applicant eligibility determination, fair lease enforcement, regular preventative maintenance, prompt responses to maintenance work orders, full occupancy and timely turnover of vacant units, and all other components of quality property management and maintenance.

Section 8 Housing Choice Vouchers: Metro maintains "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP). The Housing Authority continues successful strategies to maintain high voucher utilization. Metro continues to seek and apply for new Voucher resources.

Excellent Property Management and Maintenance. Metro follows strict but fair standards for screening new applicants and enforcing leases with residents. Residents are held accountable for the upkeep of their units; and vacant units are prepared to high standards for each new resident. All emergency work orders are performed within 24 hours, and routine work orders in less than three days on average. All units are inspected at least twice annually, and all meet local codes and HUD's standards. Excellent property management and maintenance of housing units help to maintain and improve the city's housing stock and promote neighborhood stability.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,106	133	899	61	50	20
# of accessible units									

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

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:

Metro Public Housing

Data Source Comments:

Describe the supply of public housing developments:

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

Fairfield Metropolitan Housing Authority underwent a Rental Assistance Demonstration (RAD) Conversion in 2015 under the HUD Rental Assistance Demonstration in which its Public Housing stock was converted into Project Based Vouchers under the Housing Choice Voucher Program. Current and future residents are provided a robust set of rights and protections, the right to return to the property when repairs are completed, the right to organize and funding for organizing, and a right to move with tenant-based assistance if needed to move closer to a job, school, family, or other reason. Further, HUD requires that a public or non-profit entity must always maintain a controlling interest in the property, even in the rare and unanticipated event of foreclosure, thus ensuring the long-term public stewardship of the properties.

Project Based Voucher Programs Dragonfly Dreams Housing, formally Public Housing, is a non-profit entity that provides safe, decent and affordable housing to eligible tenants in the form of a Project Based Voucher. Fairfield Metropolitan Housing Authority (Metro Housing) serves as the Property Management Company for Dragonfly Dreams Housing (DDH). Metro Housing manages ninety-six (96) three bedroom homes in seven scattered sites throughout the city of Lancaster. Forty-six (46) of the homes are townhouse style doubles and fifty (50) of the homes are single one story units. Tenant rent is based on 30% of the families' adjusted gross income. Applicants must be referred for housing by the Project Based Voucher Coordinator.

Resident Advisory Board meetings are held quarterly to review policies, training on various subjects, guest speakers, and to discuss resident issues/concerns. These meetings are very valuable to the Metro Housing Staff to find out issues and meet the residents.

Rutherford House is a 16-unit supportive housing project for homeless families with disabilities. A comprehensive range of supportive services are available on the campus including early childhood programs, adult education , individualized case management, food pantry, utility assistance, and connections to specialized health and recovery services.

Pearl House serves the community as a special place where homeless families suffering from addiction can heal and rebuild a healthy and productive lifestyle together, Pearl House strives to create a nurturing and supportive environment where residents receive convenient access to an array of services that allow them to focus on recovery as a whole. On-site case management, treatment, and counseling in housing that is safe and secure are the strategic elements of the 21-unit project that will contribute to successfully serving residents as well as the community.

Public Housing Condition

Public Housing Development	Average Inspection Score
Average Inspection Score	93

Table 39 - Public Housing Condition

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

Capital Improvements: Metro's capital and management activities including modernization, rehabilitation and to repair existing housing stock. Metro plans its physical improvement and management improvements using a 20-year planning tool and submits annual updates with the Housing Authority's Annual PHA Plan.

Metro maintains high standards in all capital improvement projects, including efficient, high quality and timely design, bidding and construction. Future capital improvements include new driveways, sidewalks, steps, heat pumps, air conditioning units and exterior doors. for the period 2018/2019 Metro improved Dragonfly Dreams Housing units with Zero Energy hot water heaters, flooring, drainage and landscaping.

Energy Strategy: Metro's Energy Strategy is designed to address the issue of residential energy costs. The Housing Authority hopes to address the disproportionate energy cost burden on low-income families while improving the health and quality of housing for residents. Metro will use green strategies whenever they build, renovate or maintain Dragonfly Dreams Housing units. Improvements such as geothermal heat pumps, energy efficient windows and Energy Star appliances reduce utility bills for families. Metro has installed three geothermal units to date.

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

Metro promotes community service for Housing Choice Voucher families, focusing on programs and services that enrich residents' lives, promote independence, increase community involvement and support successful tenancies in public housing.

Metro provides Housing Choice Voucher residents the opportunity to participate in the Family Self sufficiency program.

The Family Self-Sufficiency program works with families to:

- Obtain a high school diploma/GED, if needed
- Obtain a job, if unemployed
- Obtain higher education degree/certifications
- Obtain a higher-paying job

- Learn budgeting skills
- Obtain a mortgage through a bank / mortgage lender
- Secure finances for education
- Accomplish goals that will achieving economic independence

Metro's Resident Advisory Board (RAB) provides Metro and the residents with a forum for sharing and exchanging information and activities. Participants in RAB enjoy weekly cook-outs and a pool party throughout the summer. All of the Dragonfly Dreams Housing families are invited to attend a Christmas party with food, presents and Santa. The RAB reviews and provides input into the Housing Authority's Annual Plan.

On the East Walnut property, Metro provides a Shelter House and Playground area for residents to enjoy family activities. The families may rent the Community Building on Hanover Court (\$25) to hold wedding receptions, parties, baby showers or family reunions.

Metro has partnered with a local greenhouse to provide flowers and landscaping materials at a discount rate so that families have an opportunity to beautify their neighborhoods.

Discussion:

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

Introduction

Emergency shelters in Fairfield County serve single adults, families and victims of domestic violence. As a housing solution, emergency shelters are considered the most costly to communities. While it is an essential component of the Continuum of Care, the goal is to move the homeless out of the shelter as quickly as possible and into transitional, supportive or permanent housing.

The Fairfield County Housing Coalition continues to implement a shelter diversion strategy as a tool to ensure shelter placement only when no options are available. In addition, uniform screening and intake tools were developed to support immediate preparation of housing stability plans for homeless and at-risk households.

There is only 4 units of emergency housing for families, owned and operated by Community Action which maintains a long waiting list. The shortage of permanent affordable housing results in longer families stays in the shelter, which in turn means those units are not available for families on the waiting list.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	50	0	0	157	0
Households with Only Adults	52	0	17	95	0
Chronically Homeless Households	0	0	0	90	0
Veterans	0	0	8	53	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Fairfield County Continuum of Care Plan and COHHIO Homeless Inventory Count. The 2023 Point in Time Count information has not been released yet. We will compare the updated information from COHHIO (<https://cohhio.org/boscoc/hicpit/>) when it is available.

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

Transitional housing provides individuals and families with the needed services to move from housing instability to self-sufficiency. The spectrum of services must have a comprehensive range to address the needs of all populations and sub-populations. Examples include: food, financial literacy training, life-skills training, community information and referral, assistance with transportation, housekeeping supplies, clothing, job-skill building, health care, mental health treatment and substance-abuse recovery.

The goals and action plans of the Fairfield County Housing Coalition address the needs of varying populations and consider the development of self-sufficiency skills at all stages of life. One of the goals is to continue to build partnerships between mental health, elderly and special populations and with nonprofits involved in affordable housing projects to increase inventory of affordable housing – ensure consideration is given to accessibility for people of all ages.

The Fairfield County Re-Entry Coalition consists of non-profits, social services, businesses, citizens, and faith-based partners that are committed to reducing recidivism among ex-offenders in Fairfield County. The Coalition promotes public understanding of offender reentry. The Re-Entry Coalition enhances resources available to local reentry partners to support local reentry efforts. It coordinates efforts to address employment, education, family stability, personal/emotional stability, housing, mental health, health and substance abuse. The coalition advocates for services and develops recommendations for legislative and administrative remedies to eliminate or reduce unnecessary barriers confronting offenders. The Coalition seeks out funding opportunities and informs the community of these opportunities. The Coalition collaborates with representatives from service providers, housing associations, community advocacy groups, faith communities, law enforcement, and other stakeholders engaged in offender transition issues.

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

The City of Lancaster's Community Development CDBG program will continue efforts to address emergency shelter and transitional housing needs of homeless persons and assess their individual needs. Points of progress in the Lancaster community include: a free medical health clinic known as By The Way was opened up at Maywood Mission to serve individuals and families that cannot afford health care; the Fairfield Community Health Center provides comprehensive primary health care services for the uninsured and/or underinsured residents. Representatives from five Fairfield County agencies have been trained on the Benefit Bank, a web-based, counselor-assisted resource that simplifies and centralizes the process of applying for many state and federal benefits for low and moderate income individuals and families. Those Ohio Benefit Bank sites are: Mid-Ohio Food Bank Mobile, Fairfield

Metropolitan Housing Authority, LFCAA, Lutheran Social Services and Fairfield County 211. The ADAMH Board and Lutheran Social Services have developed a partnership to provide ongoing permanent housing to 7 individuals experiencing severe mental illness. From 2007 through 2014, the United Way's VITA program has assisted 5,570 customers resulting in \$4.20 million in EITC claims; through a collaborative effort among Lancaster-Fairfield Community Action Agency, The Recovery Center and Fairfield Metropolitan Housing Authority, 33 families are being provided rent subsidy and supportive services through the Shelter plus Care program; Lutheran Social Services was awarded the Social Services for Veteran Families grant, through which services and case management is being provided to veteran families that have experienced homelessness and housing instability. In collaboration with Fairfield County Job and Family Services, Fairfield Metropolitan Housing Authority received 50 Family Unification Program vouchers. Fairfield County 211 applied for National Accreditation. Other efforts include: expansion of the Fairfield Metropolitan Housing Authority's Family Self-Sufficiency Program and the Housing Choice Voucher Program; Habitat for Humanity is operating "ReStores" which recycle overstocked, discontinued, new and used building materials donated by manufacturers, stores, contractors and individuals to benefit Habitat for Humanity projects.

The Recovery Center, Lancaster Fairfield Community Action Agency (LFCAA) and Fairfield Homes developed new 21-unit permanent housing project for families of women who are in drug addiction recovery. This project includes homeless families who would qualify for permanent supportive housing. The Lancaster-Fairfield Community Action Agency developed on its campus a 16-unit permanent supportive housing project for homeless families that have special needs which is known as the Rutherford House.

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

Introduction

As outlined in the City's needs assessment, several high priorities address the non-homeless special needs populations and are outlined as follows:

Housing for people with special needs/Services; Employment Training; Mental Health Services; Handicapped Services; Handicapped Accessibility Modifications; Fair Housing; Substance Abuse Services; Emergency Repairs for Owner Occupied Housing; Transportation Services; Senior Center/Services; Health Facilities/Services; Affordable Owner Housing Assistance; and Homeowner Housing Rehabilitation.

Existing facilities and resources assist in providing special needs services within the city are:

- Emergency rental assistance (New Horizons)
- Housing assistance program (New Horizons & Metro Housing)
- 5 adult foster care homes (New Horizons)
- 23 units of assisted housing\chronically mentally ill persons (New Horizons)
- Single family homes for MRDD clients
- Fair housing program (Lancaster CDBG)
- Housing architectural barrier removal program (Lancaster CDBG)

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

The Continuum of Care established the following priority needs to address these specific needs.

Increased capacity for transitional and permanent supportive housing; Preservation and expansion of permanent affordable housing; adequate, affordable housing for elderly, mentally disabled, physically disabled and special populations; and counseling, educational and supportive services to meet diverse needs of the low income populations as well as people with special needs.

The goals and action plans of the Fairfield County Housing Coalition address the needs of varying populations and consider the development of self sufficiency skills at all stages of life. The following goals and action plans are designed to strengthen the community infrastructure that seeks to provide the most critical and effective educational and material supports.

- Education and Public Information

- System Coordination
- Advocacy
- Programs and Services
- Procurement of Resources

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

Goals will be addressed by providing a wide range of housing programs to low and moderate income households, mental health consumers, elderly, homeless, individuals with disabilities and other special needs residents. These programs include, in part, publicly-assisted housing, Section 8 housing, and group homes for the elderly and mentally disabled. Other organizations are, also, available to address dire housing needs. Each of these organizations which are listed in the Continuum of Care inventory of services provides a vital resource to meet the housing needs of LMI individuals and families within the community.

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

The City of Lancaster's FY 2023 One Year Action Plan will allocate funding to several subrecipients to address this issue. The following activities will be funded: Fairfield Center for Disabilities; Fair Housing; Lancaster Public Transit Authority; Fairfield Industries; Information and Referral; New Horizons and The Lighthouse. The funding allocations address several of the city's priorities and objectives.

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

The City of Lancaster, Ohio, is not designated as an entitlement/consortia grantee.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City continues to analyze its public policies, tax structure, and zoning and subdivision regulations with respect to affordable housing. The governmental structure in Lancaster is conducive to affordable housing. The City supports affordable housing consistent with sound planning and development practices. The CD staff works closely with the City of Lancaster’s Engineering Department/Planning Commission to monitor the development of affordable housing. One of the most significant housing concerns is the ever increasing cost of housing in the city. With growth and demand for housing there is always the concern for the availability of affordable housing. The increase in demand for affordable rental housing is a major issue. Negative attitudes and community hostility towards affordable housing may be critical barriers to increasing affordable housing. The City diligently works toward addressing these attitudes. Additionally, the City works with HUD, the state, and the public housing authorities to increase efforts to provide housing to low-income residents.

The City faces several barriers that limit the development of a system to meet emergency housing needs, such as:

Access to Services; Assessing Need; and Community Awareness and Support

The City encourages networking among providers, which lessens the obstacles posed by the barriers.

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

Introduction

The major employers in the City of Lancaster are Fairfield Medical Center, Fairfield County, Cirba, Anchor Hocking, Lancaster City Schools, Magna Seating, Google, City of Lancaster, South Central Power, Blue Label Digital, and Treehouse Private Brands. In previous years, there were only 3 manufacturers in the top 10 list of employers in Lancaster. However, the City has put a focus on drawing employers that offer higher wages for career positions, and those efforts have resulted in new facilities for Magna Seating, Google, and Blue Label Digital and expanded facilities for Cirba, and South Central Power.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	60	62	0	0	0
Arts, Entertainment, Accommodations	1,786	2,235	13	14	1
Construction	767	580	6	4	-2
Education and Health Care Services	2,815	4,876	21	31	10
Finance, Insurance, and Real Estate	817	645	6	4	-2
Information	209	83	2	1	-1
Manufacturing	1,895	2,538	14	16	2
Other Services	507	735	4	5	1
Professional, Scientific, Management Services	1,001	586	7	4	-3
Public Administration	0	0	0	0	0
Retail Trade	2,202	2,602	16	17	1
Transportation and Warehousing	629	170	5	1	-4
Wholesale Trade	736	551	5	4	-1
Total	13,424	15,663	--	--	--

Table 41 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	18,421
Civilian Employed Population 16 years and over	16,296
Unemployment Rate	11.54
Unemployment Rate for Ages 16-24	25.93
Unemployment Rate for Ages 25-65	8.06

Table 42 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	2,481
Farming, fisheries and forestry occupations	947
Service	2,238
Sales and office	4,515
Construction, extraction, maintenance and repair	1,103
Production, transportation and material moving	1,194

Table 43 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,221	65%
30-59 Minutes	4,405	28%
60 or More Minutes	1,211	8%
Total	15,837	100%

Table 44 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,014	311	1,118

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,911	633	2,031
Some college or Associate's degree	4,469	508	1,619
Bachelor's degree or higher	2,873	176	524

Table 45 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	42	82	56	230	472
9th to 12th grade, no diploma	691	665	506	904	664
High school graduate, GED, or alternative	1,397	1,951	1,671	3,953	3,115
Some college, no degree	990	1,395	1,239	1,886	851
Associate's degree	78	578	620	878	227
Bachelor's degree	232	712	501	1,079	575
Graduate or professional degree	8	320	268	701	169

Table 46 - Educational Attainment by Age

Data Source Comments: 2017-2021 ACS, DP02

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,679
High school graduate (includes equivalency)	23,757
Some college or Associate's degree	28,916
Bachelor's degree	40,112
Graduate or professional degree	66,875

Table 47 – Median Earnings in the Past 12 Months

Data Source Comments:

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

The major employment sectors within the City of Lancaster are medical services, government, education, service industry and manufacturing.

Describe the workforce and infrastructure needs of the business community:

While Lancaster currently has a low unemployment rate, those who are unemployed have barriers to unemployment such as mental illness and substance use disorder, they are experiencing homelessness, or they are receiving public assistance and would lose benefits for their family while transitioning to employment. Increased case management services is a proven way to assist people with these barriers.

The City of Lancaster experienced a tremendous loss in tax revenue from the state in 2012, and rather than increase local taxes, opted to decrease expenses. Over time, this meant unfunded infrastructure maintenance and repairs, for example, to the 125 year-old City Hall building. In 2021, the voters of Lancaster passed a local tax levy to fund the safety services which translated into increased revenue for public facilities. In 2022, the voters of Lancaster passed a permanent levy for the Parks Department, which has meant increased funding for exiting Parks infrastructure and funding for new facilities.

The most pressing infrastructure need in Lancaster is for alternative transportation - pedestrian, cycling, and wheelchairs. The City Council has approved \$100,000 per year for a sidewalk repair program and \$200,000 per year for alternative transportation infrastructure with the intent of leveraging these local dollars to bring in private, state and federal resources to improve mobility throughout the city.

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

Small businesses were adversely affected by the COVID pandemic, and some did not survive. However, with a 4.6% unemployment rate, Lancaster is experiencing a return to pre-COVID employment levels. During the height of the pandemic, employers were struggling to retain workers, and new jobs were not being created. However, with the addition of the Google Data Center, the expansion of Cirba, and the anticipated Intel facility in nearby Licking County, the economic outlook for workers in Lancaster is positive.

Additionally, the voters of Lancaster recently passed a street levy that will provide income tax revenue for ten years of funding and leverage state and federal sources to resurface streets in the city. Further, the Lancaster City School District is currently constructing a new high school building that will include important technology into every classroom necessary to prepare students for a very technology advance future.

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

The 2021 ACS 5-year estimates shows that 60.3% of the population over 16 is in the labor force. Of these, 7.2% have less than or no high school diploma, 41.8% have a high school diploma or equivalency, and 20% have had some college but no degree, totalling 69% of the workforce with less than an associates degree. This education level corresponds to the high rate of 75.4% of jobs that are in service (18.3%), sales (22.5%), construction (8.8%), manufacturing (10.2%), and retail (15.6%).

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

The education community in Lancaster is being improved from pre-kindergarten to college. The Lancaster City School District has constructed four new elementary buildings and two new middle schools and are in the process of constructing a new high school that will put important technology into every classroom necessary to prepare students for higher education, skilled trades, and advanced technology careers. Ohio University Lancaster Campus (OUL) and Hocking College partnered with the City of Lancaster and Fairfield County to create the Fairfield Workforce Development Center which creates skilled trades education programs directly related to high-paying jobs in the community such as the building trades, advanced manufacturing, and certificate programs in the medical field. These opportunities are advancing economic development and providing higher wage jobs for residents and a more skilled workforce for employers.

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

Yes

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

Yes, as a member of the Mid-Ohio Regional Planning Commission (MORPC), Lancaster participates in the Central Ohio CEDS. Further, the City of Lancaster's economic development director participates in various regional and state-wide economic development organizations. The Director is a member of One Columbus which is the business resource for the Columbus region. One Columbus serves as a business location resource for the eleven county Columbus Region, providing professional economic development services including site location, workforce analysis, and state and local incentive programming. MORPC is an association of 63 local governments in Central Ohio that provides educational, public policy and planning services to its members. MORPC focuses on transportation, land use, energy conservation, the environment, and housing. As a rural community, Lancaster participates in the Central Ohio Rural Planning Organization (CORPO), which is a part of MORPC.

The City's Economic Development Department is also working with industry service providers in hopes of attracting more manufacturing companies that provide a living wage for the workforce in the City of Lancaster.

In the last five years the city has seen a major revitalization of the downtown area. New businesses that have opened are: four new restaurants, two beauty salons, an old fashioned barber shop, a clothing store, a florist shop, a brewery, a bakery and a wedding store. The historic Mithoff building is currently being renovated for commercial and residential use. The former Shaw's hotel and restaurant is also in the process of renovating the rooms on the second and third floor into condo's/apartments and a new restaurant will be opening in July 2018 on the ground floor.

Discussion

Despite the economic setbacks caused by the COVID pandemic, because of our focus on attracting large manufacturing employers and supporting existing employers to expand, Lancaster's economic outlook is positive. COVID-related funding such as CDBG-CV and SLRF funds have providing supports that allowed us to make significant infrastructure improvements that have drawn large employers to locate here, such as Google. Further, with the addition of the new Intel facility in nearby Licking County, we are anticipating growth in residents as well as Intel-supplier businesses. The passage of local general fund, street, and park levies shows that the residents, businesses, and City Council support growth. The positive, collaborative relationship between the City and Fairfield County has proven beneficial to the community with the Workforce Development Center, the expansion of County buildings, and cooperation on infrastructure projects.

MA-50 Needs and Market Analysis Discussion

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

The City of Lancaster does not have concentrated specific areas with multiple housing problems, using the Random House College Dictionary definition for concentrated which is "clustered or gathered together closely".

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

As stated above the definition of concentration is "clustered or gathered together closely". There are no areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated. According to the FY 2023 LMISD, based on 2011-2015 American Community Survey information, the City of Lancaster has a low to moderate income percentage rate of 56.92%. Low to moderate units are scattered throughout the census tract block groups within the city, without a specific concentrated area. According to the 2020 Census Demographic and Housing Characteristics File, racial and ethnic minorities make up 9.18% of the City of Lancaster's total population. Racial and ethnic minorities reside throughout the city.

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

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

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

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

In this age of digital communication and transactions, broadband wiring and connections for all households is vital for daily activities, e.g. completing an online application, communicating with family/friends, placing a grocery order, completing educational assignments, and so much more. According to the National Broadband Map and Broadband Now's internet service provider listing for the Lancaster area, there are up to ten service providers available throughout the Lancaster area, mostly fixed wireless service. Access to service by DSL/Cable/Fiber is limited to two providers. From Broadband Now's research of best and worst states, Ohio in general ranks 38 of 51 (including District of Columbia), in large part due to lower speeds and lower access to wired low-priced broadband at 30.3%. Whether broadband access is sufficient for the needs of the jurisdiction's households is an important factor to determine.

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

As mentioned above, there are up to ten service providers available throughout the Lancaster area, mostly fixed wireless service. Access to service by DSL/Cable/Fiber is limited to two providers. Given the City of Lancaster's population and its continued growth due to increased economic opportunities and relocation of households from Columbus and other locations, additional DSL/Cable/Fiber competition is needed in the jurisdiction to provide consistent access and keep prices affordable.

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

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

Based on data from the National Risk Index to illustrate communities most at risk for 18 natural hazards (Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather), Fairfield County's overall risk index (including Lancaster) is Relatively Low when compared to the rest of the United States. Because of Ohio's location, four of the eighteen hazards are not applicable. Fairfield County's susceptibility to the adverse impacts of natural hazards when compared to the rest of the United States is also relatively low. The highest risk areas for Fairfield County/Lancaster are Ice Storm and Winter Weather, followed by moderate risk of Tornado, Strong Winds, Heat Wave, and Landslide.

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

From the National Risk Index data reviewed, communities in Fairfield County have a Very High ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the United States. Law enforcement and fire departments in Lancaster and throughout the county are highly trained and ready to respond and care for emergencies, including natural disasters and those resulting from natural hazards. Memorandums of Understanding are in place between fire and law enforcement departments to pull in additional resources for larger emergencies. When a disaster or emergency requires even more resources, Fairfield County has an Emergency Management Agency, which coordinates with all county and state resources in responding and providing assistance for residents in all households. The EMA also manages Alert-Fairfield County, which is an emergency notification system used by city and county public safety organizations throughout the United States to issue government related messages to residents and businesses. The system has the capacity to send thousands of messages via landline, cell phone, TTY, e-mail, text and fax, all within minutes. Educating the community and households about these resources is important in maintaining high community resilience for natural hazard risks.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Based on the Needs Assessment and Market Analysis, Lancaster's FY 2023 - FY 2027 Consolidated Housing and Community Development Plan addresses priority housing and community development. To be strategic with CDBG resources, the City of Lancaster Community Development Department will align its goals with the Strategic Plan for Affordable Housing being advanced by the Housing Coalition, the Fairfield County Economic Development & Land Use Plan, and the Fairfield County Housing Market Study. Community Development Block Grant projects will be implemented to meet major objectives for affordable housing, public service activities, economic development, code enforcement, public infrastructure improvements, and downtown revitalization.

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

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	City of Lancaster
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	City Wide Benefit
	Identify the neighborhood boundaries for this target area.	The incorporated areas of the City of Lancaster were established as a targeted area.
	Include specific housing and commercial characteristics of this target area.	Census tract and block group income data are used for determining projects and activities which illustrate an area wide benefit. Within 26 of the 40 census block groups which comprise the makeup of the city, at least 55.8 percent of the households are low and moderate income. One hundred percent of CDBG funding benefits low and moderate income households.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The U. S. Census data was utilized in determining the city wide area LMI benefit.
Identify the needs in this target area.	The CDBG citizen's survey established CDBG needs and objectives as outlined in the FY 2013 - FY 2017 Consolidated Housing and Community Development Plan.	
What are the opportunities for improvement in this target area?	The City of Lancaster is an entitlement community directly receiving funding from the U. S. Department of Housing and Urban Development. The City is fortunate to receive CDBG funding to address the goals outlined in the FY 2013 - FY 2017 Consolidated Housing and Community Development Plan.	

	Are there barriers to improvement in this target area?	The City of Lancaster's Community Development Department received activity funding requests for FY 2013 in the amount of \$592,218.29. The City's total direct CDBG funding allocation is in the amount of \$469,476.00. Therefore, insufficient funding to address the needs of the community is a significant barrier.
2	Area Name:	South Broad Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
3	Area Name:	South End Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Scipio Smith Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

5	Area Name:	West Side Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	Cedar Hill Road Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	East Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

for HOPWA)

1) Because 56.93% of the residents of the city of Lancaster have low and moderate incomes (HUD's Low- and Moderate-Income Area Data), CDBG funds can be used for city-wide projects and services. Also, utilizing CDBG funds for city-wide activities can still make an impact because of Lancaster's relatively small size (40,552 according to the 2020 Census).

Additionally, 6 specific areas are targeted for comprehensive improvement (housing, commercial buildings, and infrastructure):

2) South Broad Street / Downtown: Census Tract 320 Block Group 4 - With 87.25% LMI in this block group, improving the section of South Broad Street between Walnut Street and Memorial Drive will extend the Downtown District, revitalize an area of disinvestment, connect the South End Neighborhood to Downtown, and connect Downtown with the Bike Path.

3) South End Neighborhood: Census Tract 323 BG 2 (52.50% LMI) and BG 4 (81.97% LMI) - Together, these block groups average 67.23% LMI and are located just south of the South Broad Street area. While this area is more residential than commercial, there are some neighborhood commercial buildings, an elementary school, and two City parks. The goal for this area is to maintain it as an affordable neighborhood for homeownership with neighborhood commercial districts and easy walking and cycling access to Downtown and the Bike Path (which then gives access across the city).

4) The Scipio Smith Neighborhood: Census Tract 322 BG 3 - With 63.50% LMI, this area east of downtown is Lancaster's only historically African American neighborhood and has a mix of housing and neighborhood commercial buildings in need of renovation. Walnut Street was recently named Scipio Smith Street from High Street to Maple Street to honor Lancaster's first African American business owner who was also the first minister of the Allen Chapel AME church which still stands and was recently renovated.

5) West Side Neighborhood: Census Tract 317 BGs 1 -5 - Together, these 5 block groups average 73.28% LMI residents. Built in the 1940s around the Anchor Hocking manufacturing plant, the West Side Neighborhood has some of the most deteriorated housing stock and highest percentage of rental housing in the city. Adjacent to the West Side, the City is investing \$40 million into its new water treatment facility located at Miller Park and with it, Miller Park and the old General Sherman Jr. High building, now owned by the Parks Department with plans to be renovated as a community center. This is still an area of affordable homeownership, however, gentrification looms as homes are being purchased by out-of-towners for cash which is driving up values.

6) Cedar Hill Road Area: Census Tract 316 BG 4 - Just south of the West Side Neighborhood, Cedar Hill Road has 80.36% LMI is a main artery in and out of the city as it is located between Downtown and the 33-Bypass. The City's Planning Department has recently conducted public input surveys to assess the

needs and desires of the residents and business owners and create a comprehensive plan for beautification and planned development.

7) East Main Street: Census Tract 313 BG 3 - With 88.41% LMI, this residential area around the Fairfield Medical Center is a residential island, surrounded by a commercial corridor, the hospital, and Lancaster's Eastside Industrial Park. The housing in this neighborhood is severely deteriorated, and there is little walkability / cycling connectivity other than the Bike Path.

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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Owner-Occupied Housing - Repair / Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
Associated Goals	Stable and Affordable Housing	

	Description	Repair / rehabilitation of owner-occupied homes
	Basis for Relative Priority	<p>The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. The greatest need is for owner-occupied and rental housing that is affordable for LMI households.</p> <p>Renovating existing owner-occupied homes less expensive than new construction. The City has an existing Owner-Occupied Housing Repair / Rehabilitation program that leverages the Lead Hazard Control (LHC) and Health Homes Production (HHP) grants from HUD's Office of Lead Hazard Control and Healthy Homes.</p>
2	Priority Need Name	Rental Housing - Repair / Rehabilitation
	Priority Level	High
	Population	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>

	Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
	Associated Goals	Stable and Affordable Housing
	Description	Repair / rehabilitation of 1-4 unit, vacant rental homes
	Basis for Relative Priority	The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. The greatest need is for owner-occupied and rental housing that is affordable for LMI households. Renovating existing, vacant rental property is less expensive than new construction. The City has an existing Rental Rehab program that leverages the Lead Hazard Control (LHC) and Health Homes Production (HHP) grants from HUD's Office of Lead Hazard Control and Healthy Homes.
3	Priority Need Name	Lead-Based Paint Abatement
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood</p>
<p>Associated Goals</p>	<p>Stable and Affordable Housing</p>
<p>Description</p>	<p>The provision of lead based paint abatement assistance.</p>

	Basis for Relative Priority	<p>The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. The greatest need is for owner-occupied and rental housing that is affordable for LMI households. The lowest barrier to creating this housing is to keep people in their current homes (Owner-Occupied Housing - Repair / Rehabilitation), renovate existing vacant rental housing (Rental Housing – Repair / Rehabilitation), and remove lead and other hazards from the existing housing stock (Lead-Based Paint Abatement). Further, with 70% of the housing stock in Lancaster built prior to 1980, there is a high probability of lead hazards.</p> <p>The City leverages its Lead Hazard Control (LHC) and Health Homes Production (HHP) grants from HUD's Office of Lead Hazard Control and Healthy Homes to make health and safety repairs for owner-occupied and rental units for residents with low incomes.</p>
4	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
	Associated Goals	Neighborhood Improvement
	Description	Implementing a fair housing program
	Basis for Relative Priority	The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. The greatest need is for owner-occupied and rental housing that is affordable for LMI households. The lowest barrier to creating this housing is to keep people in their current homes (Owner-Occupied Housing - Repair / Rehabilitation), renovate existing vacant rental housing (Rental Housing – Repair / Rehabilitation), remove lead and other hazards from the existing housing stock (Lead-Based Paint Abatement), and advance Fair Housing practices.
5	Priority Need Name	Accessibility Modifications
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood</p>
<p>Associated Goals</p>	<p>Stable and Affordable Housing</p>
<p>Description</p>	<p>Accessibility modifications to homes for independence</p>

	Basis for Relative Priority	The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. The greatest need is for owner-occupied and rental housing that is affordable for LMI households. The lowest barrier to creating this housing is to keep people in their current homes (Owner-Occupied Housing - Repair / Rehabilitation), renovate existing vacant rental housing (Rental Housing – Repair / Rehabilitation), remove lead and other hazards from the existing housing stock (Lead-Based Paint Abatement), advance Fair Housing practices, and modify homes for accessibility.
6	Priority Need Name	Housing for People with Special Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
	Associated Goals	Stable and Affordable Housing
	Description	Housing for people with special needs - mental illness, substance use disorder, homeless, disabled, veterans, and senior citizens
	Basis for Relative Priority	While there are some affordable housing developments specifically for some people with special needs (Rutherford House, Pearl House, and soon-to-be developed Venture Place), there is a high-priority need for rental homes for people returning from incarceration, especially sex offenders, senior citizens, and special needs populations who need on-site supportive services.
7	Priority Need Name	Homeownership Assistance
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood</p>
<p>Associated Goals</p>	<p>Stable and Affordable Housing</p>
<p>Description</p>	<p>Homeownership assistance such as downpayment assistance</p>
<p>Basis for Relative Priority</p>	<p>Paths to homeownership for LMI families is a high priority. The City has used CDBG funds for down-payment assistance in the past, and this assistance changes depending on the housing market and the assistance available from public and private lenders. With the current high cost of purchasing a home, assistance with a down payment may help a LMI new homebuyer purchase a home they otherwise would not be able to afford.</p>

8	Priority Need Name	Owner-Occupied Housing - New Construction
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
	Associated Goals	Stable and Affordable Housing
	Description	There is a tremendous need for small, newly constructed, in-fill homes in Lancaster that are affordable for families with low incomes to purchase. Habitat for Humanity of Southeast Ohio has constructed 1 - 2 homes per year as affordable, owner-occupied homes in existing neighborhoods. Newly constructed owner-occupied housing could also mean multi-family ownership (condominium) housing that is affordable for LMI families.
	Basis for Relative Priority	Due to the high cost of construction, the single-family homes that are being built in Lancaster are beyond the reach of low-income families. Habitat for Humanity's model of sweat equity, volunteer labor, and 0% interest mortgages makes homeownership a possibility for low-income families. Multi-family units that are sold as condominiums could also be a path to homeownership for LMI families.
9	Priority Need Name	Rental Housing - New Construction
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
Associated Goals	Stable and Affordable Housing
Description	New construction of multi-unit residential rentals that are affordable for people with low incomes.
Basis for Relative Priority	While there is a high barrier to new construction due to the cost, developers are adept at using subsidies to make the rents affordable for long periods of time and creating high quality housing.

10	Priority Need Name	Domestic Violence Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Lancaster
	Associated Goals	Homeless Services / Homelessness Prevention
	Description	The provision of services to domestic violence victims.
	Basis for Relative Priority	Sadly, there will always be a need for emergency housing and services for victims of domestic violence, and they are prioritized because of the emergency nature of the need for these services. The Lighthouse provides comprehensive services including assisting victims to secure permanent housing.
11	Priority Need Name	Emergency Shelter for Homeless

	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Lancaster
	Associated Goals	Homeless Services / Homelessness Prevention
	Description	The provision of emergency shelter for the homeless.
	Basis for Relative Priority	Sadly, there will always be a need for emergency housing and services for people experiencing homelessness, and this activity is prioritized because of the emergency nature of the need for these services. Local shelters provide comprehensive services including assisting people to secure permanent housing.
12	Priority Need Name	Neighborhood Infrastructure Improvements
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood</p>
<p>Associated Goals</p>	<p>Neighborhood Improvement</p>
<p>Description</p>	<p>Neighborhood Infrastructure Improvements</p>

	Basis for Relative Priority	The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. After the need for affordable housing, Neighborhood Infrastructure Improvements are a priority for the target areas to improve sidewalks and streetscapes and to create gathering places such as community centers to bring people together and build community among residents, business owners, the City, and public safety.
13	Priority Need Name	Employment Training
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Lancaster

	Associated Goals	Economic Development
	Description	Workforce development employment training
	Basis for Relative Priority	The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. After the need for affordable housing, there is a high-priority need for workforce development for the people who are not being served by the Fairfield Workforce Development Center or to connect people to the Workforce Development Center. This includes people experiencing homelessness, people returning from incarceration, and other people with special needs.
14	Priority Need Name	Economic Development Job Creation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	City of Lancaster
	Associated Goals	Economic Development
	Description	Creation of new, high paying, high quality, jobs for low- and moderate-income job seekers
	Basis for Relative Priority	<p>The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. After the need for affordable housing, there is a high-priority need for workforce development for the people experiencing homelessness, people returning from incarceration, and other people with special needs.</p> <p>In the past, there has been a need to incentivize employers to create new jobs for low- and moderate-income job seekers. However, since the pandemic, employers have struggled to fill their existing jobs and have not been creating new ones. If that changes, Job Creation may become a high priority.</p>
15	Priority Need Name	Commercial/Industrial Building Rehabilitation
	Priority Level	Low

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
Associated Goals	Economic Development
Description	The provision of commercial/industrial building rehabilitation.

	Basis for Relative Priority	<p>The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. After the need for affordable housing, for economic development, there is a high-priority need for workforce development for people experiencing homelessness, people returning from incarceration, and other people with special needs.</p> <p>Commercial building revitalization would have to be connected to job creation. In the past, there has been a need to incentivize employers to create new jobs for low- and moderate-income job seekers. However, since the pandemic, employers have struggled to fill their existing jobs and have not been creating new ones. In some cases, there is a need for commercial building renovation that will lead to job creation, this is just not a high priority.</p>
16	Priority Need Name	Commercial/Industrial Infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	City of Lancaster
	Associated Goals	Economic Development
	Description	Commercial/Industrial Infrastructure
	Basis for Relative Priority	The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. After the need for affordable housing, Commercial Infrastructure Improvements are a priority for the target areas to improve sidewalks and streetscapes, and Industrial Infrastructure Improvements may become a priority given the anticipated economic development growth in Lancaster.
17	Priority Need Name	Historic Preservation Assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	City of Lancaster
	Associated Goals	Stable and Affordable Housing
	Description	Residential Historic Preservation Assistance
	Basis for Relative Priority	The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. After the need for affordable housing, Historic Preservation is a priority for both residential and commercial properties to sustain the historic character of Lancaster's built environment.
18	Priority Need Name	Code Enforcement
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	City of Lancaster
	Associated Goals	Neighborhood Improvement
	Description	Enforcement of the property code for all residential and commercial buildings
	Basis for Relative Priority	While there are other funding sources available for Code Enforcement, if those sources were reduced or not available, funding this activity would become a high priority.
19	Priority Need Name	Alternative Transportation / Trails
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood
	Associated Goals	Neighborhood Improvement
	Description	Complete Streets infrastructure for pedestrians, bicyclists, people in wheelchairs, and mass transportation.
	Basis for Relative Priority	While there are other funding sources available for Alternative Transportation, if those sources were reduced or not available, funding this activity would become a high priority.
20	Priority Need Name	Transportation Services
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Lancaster
	Associated Goals	Neighborhood Improvement
	Description	The provision of transportation services.
	Basis for Relative Priority	While there are other funding sources available for Transportation Services, if those sources were reduced or not available, funding this activity would become a high priority.
21	Priority Need Name	Youth Center/Services
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Lancaster
	Associated Goals	Neighborhood Improvement
	Description	The provision of youth center/services.
	Basis for Relative Priority	While there are other funding sources available for youth centers and youth services, if those sources were reduced or not available, funding this activity would become a high priority.
22	Priority Need Name	Child Care Center/Services
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Lancaster
	Associated Goals	Neighborhood Improvement
	Description	The provision of child care center/services.
	Basis for Relative Priority	While there are other funding sources currently available for child care centers and child care services, if those sources were reduced or not available, funding this activity would become a high priority.
23	Priority Need Name	Parks and Recreation Facilities
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Lancaster
	Associated Goals	Neighborhood Improvement
	Description	The provision of parks and recreation facilities.
	Basis for Relative Priority	With the permanent tax levy that was approved by Lancaster's voters in 2022, the Parks Department should be able to fund all of its projects. However, there may be special projects that would benefit low- and moderate-income residents or special needs populations that are not funded by the tax levy funds.
24	Priority Need Name	Parking Facilities
	Priority Level	Low

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	City of Lancaster
Associated Goals	Neighborhood Improvement
Description	Parking Facilities
Basis for Relative Priority	While there are other funding sources available for parking, if those sources were reduced or not available, funding this activity would become a high priority.

Narrative (Optional)

The priority needs were determined by Housing Coalition discussions, individual meetings with service providers, the Needs Assessment, and the Market Analysis. The greatest need is for owner-occupied and rental housing that is affordable for LMI households. The lowest barrier to creating this housing is to

keep people in their current homes (Owner-Occupied Housing - Repair / Rehabilitation), renovate existing vacant rental housing (Rental Housing – Repair / Rehabilitation), remove lead and other hazards from the existing housing stock (Lead-Based Paint Abatement), advance Fair Housing practices, modify homes for accessibility, provide housing for people with special needs, and provide downpayment assistance for new homebuyers (Homeownership Assistance).

While there is a high-cost barrier to building new homes, the Habitat for Humanity model is cost-effective and results in long-term affordability for families (Owner Occupied Housing – New Construction), and developers use subsidies to build new, multi-unit rentals that are affordable for LMI families (Rental Housing – New Construction).

The next category of priority is services to provide emergency shelter for victims of domestic violence and people experiencing homelessness. Next in priority are economic development activities: Neighborhood Infrastructure Improvements, Employment Training, Job Creation, Commercial Building Renovation, Commercial Building Infrastructure, and Historic Preservation. Other areas of priority are ones that are currently being funded by other sources. However, if that funding were decreased or eliminated, these areas would be of a high priority: Code Enforcement, Alternative Transportation, Transportation Services, Youth Center / Services, Child Care Center / Services, Parks and Recreation Facilities, and Parking Facilities.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Project Based Voucher PBV: Public Housing was established to provide decent and safe rental housing for eligible low-income families. The Metro Housing owns and manages ninety-six (96) three-bedroom housing units. The single-family and townhouse units are located on seven (7) scattered sites within the City of Lancaster. Initially, fifty (50) units were completed in 1991 followed by an additional fifty (50) units in 1994. Of the one hundred (100) units built, ten (10) were sold to low-income renters through the HOPE 1 Homeownership Program in 1995 for first time home-buyers. Two (2) were sold through the 5(h) program in 1996, this program allows public housing renters to purchase the house they are renting. Metro Housing housing stock was, therefore, reduced to eighty-eight (88) units. In February, 1997, eight (8) single-family homes were completed as replacement housing for the ten units that were previously sold. Metro Housing still maintains the remaining 96 units. Thirty-two units are located in non-LMI areas of the city. In December 2015, Metro Housing converted its Public Housing Program to Project Based Vouchers under HUD's Rental Assistance Demonstration (RAD). The conversion allowed for a more dependable source of funding from HUD to continue to operate and maintain Metro Housing's Public Housing stock.</p>
TBRA for Non-Homeless Special Needs	<p>PBV for NON-Homeless Special Needs: Seven of the ninety-six public housing units are accessible to persons with hearing or mobility impairments. Metro Housing developed a Transition Plan in 2008/2009 to ensure the assisted units and other buildings owned by Metro Housing were in compliance with accessibility needs. A list and timeline for the needed updates or corrections were prepared. Stimulus Capital Funds were used in 2010 for accessible playground equipment, energy-efficient windows, and new kitchens. These funds were used quickly to stimulate the local economy.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>New Unit Production</p>	<p>Prior to the pandemic, new unit production of single-family homes was fairly constant, from 28 annually to a high of 64. The production of new rental properties fluctuated from 45 in 2023 to 1 in 2015, up to 58 in 2016 and back down to 8 in 2018. During the height of the pandemic, housing construction stalled. Once supply-chain issues were resolved, 64 units of market-rate rentals were completed at East Pointe, and 222 new, market-rate apartments were completed at The Flats on Memorial in 2022. Earlier this year, 208 market-rate apartments were completed at The Bend. In the four years between 2019 and 2022, 150 building permits were issued for single-family home construction, averaging 38 per year which was lower than the average the previous 4 years (49).</p> <p>Currently, a 100-unit market-rate rental project at The Gateway site downtown is planned but has not yet started.</p> <p>For affordable housing, ADAMH and Lutheran Social Services are developing a 24-unit new construction multi-family project with on-site supportive services. These one-bedroom apartments will be rented to individuals and couples who were previously homeless, and Metro Housing will provide Project-Based Vouchers so that the residents will only pay 30% of their income for rent and utilities.</p> <p>Habitat for Humanity completed 1 new construction, single-family home on South Broad Street in 2022 and will complete another in 2023 on East 6th Street. Both are in-fill housing in existing neighborhoods.</p>
<p>Rehabilitation</p>	<p>There are 45 units of market-rate luxury rentals planned for The Essex, located near downtown, which is a historic renovation project that will have retail space on the first floor of an old, 3-story warehouse building. Concord Apartments is an existing apartment complex downtown with 30 1-bedroom and 2-bedroom units that are being converted to market rate.</p> <p>The City has a Rental Housing - Repair / Rehabilitation program to incentivize private owners of 1-4 unit vacant properties to renovate the units and create new units of safe, quality, affordable housing stock for LMI families.</p>
<p>Acquisition, including preservation</p>	<p>With CDBG-CV funds, the City is offering downpayment assistance to LMI homebuyers as a path to homeownership. We also work with our community partners to acquire property that has been tax-foreclosed by the Fairfield County Land Bank. Additionally, Habitat for Humanity builds 1-2 homes per year for LMI families.</p>

Table 50 – Influence of Market Conditions

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

Introduction

Community Development Block Grant

Lancaster is an "entitlement city" eligible to receive formula funding through HUD's Community Development Block Grant (CDBG) Program. Lancaster will receive FY 2018 CDBG entitlement funding in the amount of \$468,578 and a possibility of revolving loan program payments. Lancaster does not meet HUD's established thresholds for other formula based programs, consisting of: HOME Housing Partnerships Program, Emergency Shelter Grants, and others. Funding is made available by the State of Ohio, as a HUD formula grantee, for "non-entitlement" or "non-participating jurisdictions" for such programs. In some instances, as with emergency shelter grants and the Non-Profit Housing Development Program, funding may be allocated directly to the non-profit or governmental agency service providers.

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	511,498	50,000	0	561,498	2,048,000	Lancaster is an entitlement city, eligible to receive formula funding through HUD's Community Development Block Grant (CDBG) Program. Lancaster will receive FY 2023 CDBG entitlement funding in the amount of \$511,498. Program income has been received and will be received from revolving loan fund payments from homeowner housing rehabilitation and/or acquisition funds.

Table 51 - Anticipated Resources

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

The City of Lancaster leverages CDBG funds as matching funds for its Lead Hazard Control (LHC) and Healthy Homes Production (HHP) grants for housing rehabilitation activities. All of the non-profit organizations that receive CDBG funds use it to leverage private, state, and local funds.

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

If property owned by the City of Lancaster is appropriate for housing development, it may be used for an affordable housing project.

Discussion

CDBG funds allocated to the City of Lancaster are used to leverage other funds, both for in-house programs and for the programs operated by subgrantees. For example, \$70,000 of CDBG funds are used as a match for \$980,000 in Lead Hazard Control funds and \$70,000 in CDBG funds are used as a match for \$700,000 in HHP funds. Our subgrantees are leveraging their CDBG grants with funding from the United Way of Fairfield County, the Fairfield County Foundation, funding programs through the State of Ohio, philanthropic sources, and private donors.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lancaster Fairfield Community Action Agency	CHDO	Homelessness Ownership Planning Rental	Jurisdiction
Fairfield Metropolitan Housing Authority	PHA	Homelessness Ownership Planning Public Housing Rental	Jurisdiction
City of Lancaster	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Lutheran Social Services	Subrecipient	Homelessness Planning	Jurisdiction
Fairfield County Jobs and Family Services	Government	Homelessness Ownership Planning Rental	Jurisdiction
Fairfield Center for Disabilities	Subrecipient	Ownership Planning	Jurisdiction
Fairfield County Family, Adult and Children First Council	Non-profit organizations	Homelessness Ownership Planning Public Housing Rental	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fairfield County Regional Planning Commission	Government	Planning	Jurisdiction
Foundation Shelter	Non-profit organizations	Homelessness Planning	Jurisdiction
HABITAT FOR HUMANITY	Non-profit organizations	Ownership Planning	Jurisdiction
Information and Referral	Subrecipient	Homelessness Planning Rental	Jurisdiction
Meals on Wheels	Non-profit organizations	Planning	Jurisdiction
New Horizons Youth & Family Center	Subrecipient	Homelessness Planning Public Housing Rental	Jurisdiction
Southeastern Ohio Center for Independent Living	Non-profit organizations	Homelessness Ownership Planning Rental	Jurisdiction
Lighthouse	Subrecipient	Homelessness Planning	Jurisdiction
Recovery Center	Subrecipient	Homelessness Planning Public Housing Rental	Jurisdiction
United Way of Fairfield County	Non-profit organizations	Planning	Jurisdiction
Veterans Administration	Government	Homelessness Ownership Planning Rental	Jurisdiction
Southeastern Ohio Legal Services	Other	Homelessness Ownership Planning Public Housing	Jurisdiction
LANCASTER TRANSIT AUTHORITY	Government	Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LANCASTER CITY SCHOOLS SOUTH SCHOOL	Public institution	Homelessness Planning	Jurisdiction
Family Health Services	Subrecipient	Non-homeless special needs Planning public services	Jurisdiction
Big Brothers Big Sisters of Fairfield County, Ohio	Subrecipient	Non-homeless special needs Planning public services	Jurisdiction
Child Advocacy Center	Subrecipient	Non-homeless special needs Planning public services	Jurisdiction
Fairfield Medical Center	Private Industry	Non-homeless special needs Planning public services	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

As described in the institutional delivery system listing of non-profit organizations, private industry, and public institutions, a broad variety of strengths are provided to implement the components of the continuum of care plan. Community partners are continually sought for this delivery system.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			

Street Outreach Services			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		X
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
homeless prevention		X	

Table 53 - Homeless Prevention Services Summary

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

Lancaster-Fairfield Community Action Agency (LFCAA) continues to receive funding from the Columbus Health Department for funds from the U. S. Department of Housing and Urban Development, Housing Opportunities for Persons with AIDS (HOPWA). The HOPWA grant allows subsidy of up to ten units of housing for individuals or families with HIV/AIDS. The units are located within Fairfield County, which includes the City of Lancaster.

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

The Fairfield County Housing Coalition's Subcommittee on Homelessness identified the need for an Outreach Team to connect with people living outside where they are. As a result, Lutheran Social Services has hired an Outreach Worker funded by a local ADAMH grant. The Outreach Worker has met 250 people, the majority of which are single, who have a barrier to being housed including mental illness, substance use disorder, an incarceration background, PTSD, and lack of sufficient income for rent. Our intention is to add personnel to the Outreach Team to include additional social workers and people with the lived experience of homelessness.

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

The Fairfield County Housing Coalition meets on a monthly basis to actively involve agencies to address the institutional structure and service delivery system strategy. The strategy consists of a collaborative approach among members to discuss homelessness issues and the provision of solving those issues.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Stable and Affordable Housing	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood	Accessibility Modifications Homeownership Assistance Housing for People with Special Needs Lead-Based Paint Abatement Owner-Occupied Housing - Repair / Rehabilitation Rental Housing - Repair / Rehabilitation Historic Preservation Assistance Owner-Occupied Housing - New Construction Rental Housing - New Construction	CDBG: \$1,127,000	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 400 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Housing for Homeless added: 25 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeless Services / Homelessness Prevention	2023	2027	Homeless	City of Lancaster	Domestic Violence Services Emergency Shelter for Homeless	CDBG: \$383,924	Homeless Person Overnight Shelter: 2500 Persons Assisted Homelessness Prevention: 5000 Persons Assisted
3	Neighborhood Improvement	2023	2027	Non-Housing Community Development	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood	Child Care Center/Services Code Enforcement Fair Housing Neighborhood Infrastructure Improvements Parking Facilities Parks and Recreation Facilities Transportation Services Youth Center/Services Alternative Transportation / Trails	CDBG: \$136,674	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2023	2027	Non-Housing Community Development	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood	Commercial/Industrial Building Rehabilitation Commercial/Industrial Infrastructure Economic Development Job Creation Employment Training	CDBG: \$500,000	Jobs created/retained: 25 Jobs Businesses assisted: 25 Businesses Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Stable and Affordable Housing
	Goal Description	<p>Long-term housing that is owner-occupied or housing where the resident is paying no more than 30% of their income for housing and utilities. This includes acquisition, new construction, and repair/rehabilitation of single-family, 1-4 unit buildings, and multi-family housing.</p> <p>This goal is aligned with Goal 1 of the Fairfield County Strategic Plan for Affordable Housing: Improve availability and access to safe, quality, affordable housing</p> <p>During FY 2023 - FY 2027, the CDBG program will establish annual Stable and Affordable housing goals similar to the goals outlined in the FY 2023 CDBG Annual Action Plan.</p>
2	Goal Name	Homeless Services / Homelessness Prevention
	Goal Description	Provide emergency shelter, services to victims of domestic violence, services to people experiencing homelessness and services to prevent homelessness
3	Goal Name	Neighborhood Improvement
	Goal Description	<p>Improving the safety and livability of Lancaster's neighborhoods means making Lancaster an inclusive and welcoming place for everyone, bringing neighbors together, and improving neighborhood infrastructure.</p> <p>During FY 2023 - FY 2023, the CDBG program will establish annual suitable living environment goals similar to the goals outlined in the FY 2023 CDBG Annual Action Plan.</p>
4	Goal Name	Economic Development
	Goal Description	<p>Expansion of economic opportunity is one of the goals of the City of Lancaster's Consolidated Housing and Community Development Plan FY 2023 - FY 2027 to primarily benefit low and moderate income residents.</p> <p>Expanded economic opportunities include workforce development / job training services, job creation and retention, and small business development and support</p>

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

During FY 2023 - FY 2027, the Community Development Block Grant Program estimates the provision of affordable housing to approximately 630 low and moderate-income persons.

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

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

Obstacles in meeting the housing needs of the underserved are the availability of subsidized housing, the availability of sound affordable housing, the availability of housing accessible to the disabled, and incomes and credit ratings high enough with debt ratios low enough to result in the purchase of a home. Of Metro vouchers available, approximately 53% of assisted families are disabled, 24% are elderly, and over 78% have a female head of households.

The City of Lancaster's CDBG program, Metro, LFCAA, and numerous other agencies continually strive to secure affordable accessible units to address the accessibility needs.

Activities to Increase Resident Involvements

Metro has two staff members that are Family Self Sufficiency Coordinators that work closely with families who live in the PBV units for Dragonfly Dreams Housing and that are participating on the HCV Program. The coordinators strives to work with families to build relationships, trust, and establish goals for families who are trying to meet their basic needs. Several events are conducted on an annual basis for residents of the PBV Project, Dragonfly Dreams Housing (DDH). The events include a Christmas party, a cookout, a swimming pool party, couponing classes, and making available a photographer who takes family photos as well as graduation pictures. Metro also partners with a local greenhouse and offers a flower sale to DDH residents at a discount price and easy payment plan. Metro has initiated a neighborhood block watch program to communicate with DDH residents regarding security and safety issues.

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

No

Plan to remove the 'troubled' designation

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

Barriers to Affordable Housing

The City continues to analyze its public policies, tax structure, and zoning and subdivision regulations with respect to affordable housing. The governmental structure in Lancaster is conducive to affordable housing. The City supports affordable housing consistent with sound planning and development practices. The CD staff works closely with the City of Lancaster’s Engineering Department/Planning Commission to monitor the development of affordable housing. One of the most significant housing concerns is the ever increasing cost of housing in the city. With growth and demand for housing there is always the concern for the availability of affordable housing. The increase in demand for affordable rental housing is a major issue. Negative attitudes and community hostility towards affordable housing may be critical barriers to increasing affordable housing. The City diligently works toward addressing these attitudes. Additionally, the City works with HUD, the state, and the public housing authorities to increase efforts to provide housing to low-income residents.

The City faces several barriers that limit the development of a system to meet emergency housing needs, such as:

Access to Services; Assessing Need; and Community Awareness and Support

The City encourages networking among providers, which lessens the obstacles posed by the barriers.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Zoning, subdivision and site review regulations at the local level have been revised over time to create opportunities for affordable housing development throughout the city. The Community Development Director works in collaboration with the Zoning Administrator, Buildings Department, and Code Enforcement Department to identify barriers to affordable housing and opportunities for affordable housing development.

The City of Lancaster is revising its Zoning Code. A Steering Committee was formed to guide the process. The Community Development Director serves on the Steering Committee to ensure that barriers to affordable housing are addressed and opportunities for affordable housing development are identified.

The City will continue to lead and participate in the Fairfield County Housing Coalition and look for ways the members can partner together. The goals and action plans of the Housing Coalition address the needs of varying populations and consider the development of self sufficiency skills at all stages of life. One of the goals is to continue to build partnerships between mental health, elderly, and special needs populations and with nonprofits involved in affordable housing projects to increase inventory of affordable housing – ensuring consideration is given to accessibility for people of all ages. The City is working with a local for-profit developer of affordable housing projects, partnering with local non-profit

social service agencies to become housing developers, and creating relationships with outside for-profit and non-profit developers to build and renovate affordable housing in Lancaster for people with low incomes.

The Coalition has undertaken an extensive strategic planning process throughout the last year. This strategic planning process will result in action plans for additional affordable housing and related services and supports. The Coalition strategy group focused on barriers is monitoring progress of Ohio House Bill 150, which will prohibit rental discrimination based on lawful source of income.

The City's Healthy Homes program (homeowner housing rehab, repair, and lead hazard control) help to maintain affordable housing for low-income families by making physical repairs and renovations that bring the homes up to code. We will also continue to work with the City's Code Enforcement office to identify homeowners in need of assistance to maintain their homes and partner with Metro Housing, the Land Bank, Community Action, and Habitat for Humanity to foster and promote affordable homeownership opportunities.

The City continues to allocate CDBG funds for Affordable Rental Housing Renovation to convert vacant, unused units to newly renovated units available to families with HCVs.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Lancaster's Community Development Department will continue to be a lead member of the Fairfield County Housing Coalition. The Coalition continually works together to address homelessness and housing issues throughout Fairfield County. Throughout implementation, the Coalition continues to work together with community partners to identify action steps, roles and responsibilities, and funding sources to help make the strategies a reality to end homelessness in Fairfield County.

The Coalition has undertaken an extensive strategic planning process throughout the last year. This strategic planning process will result in action plans for additional affordable housing and related services and supports.

Fairfield County is part of Ohio's Balance of State Continuum of Care (CoC) Region 9 with Community Action and Lutheran Social Services serving as the two access points for homeless individuals and families. Both organizations are active members of the Housing Coalition. Community Action operates a supportive housing facility for families with a member with a disability and emergency housing for families (supported by the City's CDBG funds) and provides services to homeless pregnant youth. Lutheran Social Services operates an emergency shelter for individuals with an emphasis on serving homeless veterans. Another emergency shelter in Lancaster is operated by Foundation Shelters which houses individual adults.

The Fairfield County ADAMH board (Alcohol Drugs and Mental Health) funds outreach services through Lutheran Social Services to reach people where they are living outside and create a relationship with them over time so when housing is available and the person is ready to live indoors, the outreach team can facilitate their transition.

The Homeless Point in Time (PIT) Count for Fairfield County occurs annually. Volunteers interview people who come to a variety of free community meal sites and identify themselves as homeless. Backpacks filled with supplies and a resource guide are provided to those who are interviewed.

The ultimate goal of the community's plan continues to be to have sufficient resources in the outreach, prevention, transitional, supportive and permanent housing and in supportive services that minimize an emergency shelter stay for an individual or family. Combining housing with services is critical toward stabilizing households. The needs of the people served vary significantly among populations and sub-populations.

Addressing the emergency and transitional housing needs of homeless persons

Lutheran Social Services of Central Ohio provides a 24-bed emergency shelter, serving individual single men and women, providing overnight emergency shelter. Lancaster-Fairfield Community Action Agency's 24-hour emergency shelter provides temporary housing and case management for families. Lancaster-Fairfield Community Action Agency also implements a homeless youth/homeless pregnant youth program designed to link youths 16 to 24 years old with housing, education and health services. Another emergency shelter in Lancaster is operated by Foundation Shelters which houses individuals.

New Horizons is a non-profit agency that provides case management, housing, and other services to individuals with mental illnesses. The City provides CDBG funding to pay for rent and utilities for clients of New Horizons who are at risk of losing their housing and becoming homeless. For victims of domestic violence, The Lighthouse provides emergency housing and support, partially funded by a CDBG grant from the City.

All of these agencies refer individuals recovering from drug addiction to the Pearl House which provides supportive, transitional rental housing for families while one of the parents is in recovery. The development of the Pearl House was supported by CDBG funding from the City.

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

The agencies that provide emergency shelter also provide case management and services to assist individuals and families to transition to permanent housing and independent living (Community Action – families and unaccompanied pregnant youth; Lutheran Social Services – individuals with an emphasis on veterans; Foundation Shelters – adults; and the Lighthouse – victims of domestic violence and their children). Additionally, Fairfield 2-1-1 (individuals and families), Metro Housing (individuals and families), New Horizons (CDBG funds will assist 28 people with mental illness to remain stably housed this year), and Max Container Options (returning citizens) assist low-income families to transition to and secure permanent housing and independent living and facilitate access to affordable housing units, helping to prevent individuals and families who were recently homeless from becoming homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City's CDBG program will continue to implement strategies that address needs and gaps in community services identified in the CoC Plan and by the Housing Coalition that are focused on prevention and special populations, including those who are being discharged from publicly funded institutions and systems of care or who are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The agencies that provide emergency shelter also provide case management and services to assist individuals and families to avoid becoming homeless (Community Action – families and unaccompanied pregnant youth); Lutheran Social Services – individuals with an emphasis on veterans; Foundation Shelters – adults; and the Lighthouse – victims of domestic violence and their children). Additionally, Fairfield 2-1-1 (individuals and families), Metro Housing (individuals and families), New Horizons (people with mental illness), Max Container Options (returning citizens), and Job & Family Services (individuals and families) assist low-income families to avoid becoming homeless.

Prevention continues to be the most cost-effective method of providing service. It is also less disruptive to a family's life to maintain existing housing whenever this can be achieved. Homeless prevention activities target both homeless and at-risk households. Support that meets both short-term and long-term economic needs is a priority toward eliminating homelessness. While the long-term goal is to help at-risk households achieve financial self-sufficiency, having access to adequate emergency housing funds for rent, mortgage payments, deposits and utilities is crucial. Eviction prevention, landlord-tenant mediation, hard-skill and soft-skill training and financial literacy education are valuable services to help households with low incomes acquire the means to avoid homelessness.

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

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

The City of Lancaster has been awarded \$2.4 million in grants from HUD's Office of Lead Hazard Control and Healthy Homes for Lead Hazard Reduction and Healthy Homes Production. These grant funds provide lead hazard assessments and remediation, address other health hazards such as mold, and build the local lead-safe capacity. Both homeowner and rental housing occupied by low-income households will be brought in compliance with current building and code regulations to address the lead-based paint and other health hazard issues. The Community Development Department has worked diligently to address these issues by providing owner-occupied rehabilitation programs with lead-based compliance regulations and the continuation of the implementation of an owner-occupied emergency repair program to help address the overwhelming need to bring these homes in compliance. With funding from the OLHCHH Lead Hazard Control grant, we anticipate providing lead hazard control activities for 42 homes in the City of Lancaster. We are subgranting funds to the Lancaster Fairfield Community Action Agency to conduct lead hazard control activities in 18 homes in the county outside of Lancaster for a total of 60 lead-safe homes. The Healthy Homes Production grant will provide funding for another 42 homes in the city and 18 homes in Fairfield County.

The City has developed the following lead-based paint hazard reduction strategies: Public and private effort coordination to reduce lead-based paint hazards and protect children from exposure to lead-based paint and integrate lead hazard reduction procedures into the housing rehabilitation and homeowner acquisition programs. These procedures include testing and contractor's compliance with Ohio Department of Development's certification requirements for contractor participation in the lead-safe renovation and remodeling program; Continue to develop the technical capacity to ensure assessment and lead hazard reduction are appropriately managed and coordinated; Promote comprehensive public health and awareness programs to educate the public concerning the hazards associated with residential lead-based paint and to promote the screening of children at risk of lead exposure; Continue the distribution of brochures and continuing education regarding the lead-based paint hazards as it relates to the City's CDBG activities and programs and continue to address the cost-effectiveness of the City's lead-based paint reduction program.

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

The City has developed the following lead based paint hazard reduction strategies:

Public and private effort coordination to reduce lead based paint hazards and protect children from exposure to lead based paint; integrate lead hazard reduction procedures into the housing rehabilitation and homeowner acquisition programs. These procedures include testing and contractor's compliance with Ohio Department of Development's certification requirements for contractor participation in the lead safe renovation and remodeling program; continue to develop the technical capacity to ensure assessment and lead hazard reduction are appropriately managed and coordinated; promote

comprehensive public health and awareness programs to educate the public concerning the hazards associated with residential lead based paint and to promote the screening of children at risk of lead exposure; continue the distribution of brochures and continuing education regarding the lead based paint hazards as it relates to the City's community development block grant activities and programs; and continue to address the cost effectiveness of the City's lead based paint reduction program.

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

The City's community development staff continually attends training seminars on lead based paint requirements. The City works cooperatively with the U. S. Department of Housing and Urban Development and the Ohio Department of Development regarding the elimination of lead based paint hazards. The City, along with other community agencies, provides childhood lead poison screening and lead-based paint hazard education to LMI households through community outreach activities. The activity is consistent with the City's lead-based paint hazard abatement strategy.

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

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

The City of Lancaster's Community Development staff lead and participate in the Fairfield County Housing Coalition. The Housing Coalition is an active, cooperative, and diverse coalition that works together to serve residents in need. Lancaster is a very caring community that steps forward to serve people in need, including churches, volunteer groups, foundations, and generous individual and corporate donors. Service providers for homeless and low-income residents are responsible, caring, and professional.

The creation of jobs and employment opportunities provides the best long-term strategy for the elimination of poverty and improving the lives of low- and moderate-income persons within the city. Currently, employers are challenged with finding enough employees for the available jobs, especially living-wage, manufacturing positions. The City continues to work with community partners such as the Fairfield Workforce Development Center to assist people who are unemployed to become job-ready and to connect them with area training, certificate programs, and employers to fill these open jobs and provide long-term economic opportunities and stability for local families.

The City also promotes programs to help families in need to become more self-sufficient. The Community Development Department provides technical assistance and information to private and public organizations that seek to provide affordable housing and support services to the city's residents.

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

The community development block grant funding along with other resources will continue to provide available affordable housing and economic resources and opportunities to assist persons most in need. The City will also promote programs to help families in need to become more self-sufficient.

The Community Development Department will provide technical assistance and information to private and public organizations that seek to provide affordable housing and support services to the city's residents.

SP-80 Monitoring – 91.230

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

The City of Lancaster's Community Development Department continues to be the lead agency in monitoring the implementation progress of CDBG funded activities. The Community Development Department monitors annual program compliance by comparing annual program requests with the five-year Consolidated Housing and Community Development Plan. Requests for funds from grantees are reviewed by both the Assistant Director and the Executive Director prior to approval and submission to the Mayor for final approval. Recommendations for funding are presented at a public meeting of the Economic Development Committee which includes 3 City Council members.

Review of grantee activity is not merely for compliance but is conducted to improve the grantees' delivery of services to the community. At the beginning of the program year, the Community Development Department works with the City's Law Director to verify grantee agreements and make edits if necessary. The Community Development Department then hosts a meeting of all grantees where agreements are signed. As grantees submit invoices, the Community Development Department staff review the status of the grantee's project. Quarterly, the Community Development Department Director conducts site visits to visit every grantee at least once during the year and to monitor all grantee projects for compliance with HUD standards.

Overall performance is monitored by means of the Consolidated Annual Performance Evaluation Report. During preparation of the annual performance report, all projects are reviewed as to their original intent and determinations are made about the degree of success of the project in meeting the original goals and priorities. Dialogs are held with grantees for discussion of performance and positive suggestions are offered to improve service delivery.

The City of Lancaster's Community Development Department has a Policies and Procedures Manual in reference to the Community Development Block Grant Program and the Community Housing Impact and Preservation Program. The manual provides a detailed description of the administrative and implementation guidelines in reference to the housing programs provided by the City. A major overhaul of the Policies and Procedures Manual is underway to incorporate additional programming and update related administrative and implementation guidelines.

Recently, the Lancaster-Fairfield Chamber of Commerce transformed its Equality Task Force to a more robust Diversity, Equity, Inclusion, and Belonging (DEIB) Committee. The purpose of the DEIB Committee is to help create a rich, intellectual learning environment within the Lancaster and Fairfield County business community. The Community Development Director is part of the DEIB Committee. Part of the DEIB Committee's action plans are to increase outreach to and support of minority businesses.

Expected Resources

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

Introduction

Community Development Block Grant

Lancaster is an "entitlement city" eligible to receive formula funding through HUD's Community Development Block Grant (CDBG) Program. Lancaster will receive FY 2018 CDBG entitlement funding in the amount of \$468,578 and a possibility of revolving loan program payments. Lancaster does not meet HUD's established thresholds for other formula based programs, consisting of: HOME Housing Partnerships Program, Emergency Shelter Grants, and others. Funding is made available by the State of Ohio, as a HUD formula grantee, for "non-entitlement" or "non-participating jurisdictions" for such programs. In some instances, as with emergency shelter grants and the Non-Profit

Housing Development Program, funding may be allocated directly to the non-profit or governmental agency service providers.

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	511,498	50,000	0	561,498	2,048,000	Lancaster is an entitlement city, eligible to receive formula funding through HUD's Community Development Block Grant (CDBG) Program. Lancaster will receive FY 2023 CDBG entitlement funding in the amount of \$511,498. Program income has been received and will be received from revolving loan fund payments from homeowner housing rehabilitation and/or acquisition funds.

Table 55 - Expected Resources – Priority Table

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

The City of Lancaster leverages CDBG funds as matching funds for its Lead Hazard Control (LHC) and Healthy Homes Production (HHP) grants for housing rehabilitation activities. All of the non-profit organizations that receive CDBG funds use it to leverage private, state, and local funds.

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

If property owned by the City of Lancaster is appropriate for housing development, it may be used for an affordable housing project.

Discussion

CDBG funds allocated to the City of Lancaster are used to leverage other funds, both for in-house programs and for the programs operated by subgrantees. For example, \$70,000 of CDBG funds are used as a match for \$980,000 in Lead Hazard Control funds and \$70,000 in CDBG funds are used as a match for \$700,000 in HHP funds. Our subgrantees are leveraging their CDBG grants with funding from the United Way of Fairfield County, the Fairfield County Foundation, funding programs through the State of Ohio, philanthropic sources, and private donors.

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	Stable and Affordable Housing	2013	2017	Affordable Housing Public Housing Non-Homeless Special Needs	City of Lancaster South Broad Street Scipio Smith Neighborhood West Side Neighborhood Cedar Hill Road Area East Main Street South End Neighborhood	Accessibility Modifications Housing for People with Special Needs Lead-Based Paint Abatement Owner-Occupied Housing - Repair / Rehabilitation Rental Housing - Repair / Rehabilitation Owner-Occupied Housing - New Construction	CDBG: \$327,000	Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 88 Household Housing Unit
2	Homeless Services / Homelessness Prevention	2023	2027	Homeless	City of Lancaster	Domestic Violence Services Emergency Shelter for Homeless	CDBG: \$76,724	Homeless Person Overnight Shelter: 660 Persons Assisted Homelessness Prevention: 1030 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Neighborhood Improvement	2013	2017	Non-Housing Community Development	City of Lancaster	Fair Housing	CDBG: \$5,474	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Stable and Affordable Housing
	Goal Description	Six activities described in the FY 2023 Annual Action Plan will address stable and affordable housing. The activities are: HOUSING UNITS IMPROVED - City of Lancaster Housing Rehabilitation and Repair (5 units)- \$95,000; City of Lancaster Lead Hazard Control (1 unit) \$23,500; City of Lancaster Healthy Homes Production (2 units) \$23,500; Fairfield Center for Disabilities home modifications (80 units) \$10,000; AFFORDABLE HOUSING NEW CONSTRUCTION: Habitat for Humanity of Southeast Ohio (1 unit) \$35,000; AFFORDABLE RENTAL HOUSING: City of Lancaster Affordable Rental Housing Renovation (7 units) \$140,000.
2	Goal Name	Homeless Services / Homelessness Prevention
	Goal Description	Five activities described in the FY 2023 Annual Action Plan will address homeless services and homelessness prevention. The activities are: HOMELESS SHELTER - Lancaster Fairfield Community Action (60 persons) \$25,000; The Lighthouse (300 persons) \$15,000; Lutheran Social Services (300 persons) \$15,000; HOMELESSNESS PREVENTION: Fairfield County 2-1-1 (1000 persons) \$11,724; New Horizons (30 persons) \$10,000.
3	Goal Name	Neighborhood Improvement
	Goal Description	One activity described in the FY 2023 Annual Action Plan will address neighborhood improvement. The activity is: City of Lancaster Fair Housing - \$5,474.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Lancaster anticipates having available approximately \$511,498 in Community Development Block Grant Entitlement (CDBG) funds and \$50,000 in program income funds for use in FY 2023 which commences on September 1, 2023. The source of the funding is entitlement funds from the U. S. Department of Housing and Urban Development (HUD).

A total of 12 projects have been designated to receive FY 2023 CDBG funding. One hundred percent of the funds allocated are earmarked to benefit low and moderate income households within the city.

Projects

#	Project Name

Table 57 – Project Information

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

The City's allocation priorities are consistent with the CDBG priorities and objectives outlined in the FY 2023 - FY 2027 Consolidated Housing and Community Development Plan.

One-third of CDBG funds are allocated for housing activities to be implemented by the City of Lancaster's Community Development Department. With these funds, the City offers grants for homeowners with low incomes for emergency home repairs and rehab to correct code violations, mostly around electrical, plumbing, heating, and roof renovations and for lead hazard control and other healthy homes remediation repairs. Another \$185,000 is designated for affordable housing - 1 new construction home by Habitat for Humanity for a LMI family, rental housing rehabilitation/renovation of 7 units, and home modifications for approximately 80 households serving the elderly and people with disabilities.

A small portion (approximately 1%) of the FY23 funding is allocated for neighborhood improvement, specific to fair housing activities.

The remaining funds are used as grants to community non-profits to help address needs for those who are homeless and to prevent homelessness: homelessness prevention (Fairfield County 2-1-1), rent for people with mental illness (New Horizons), and emergency shelter for individuals and families

(Community Action, Lutheran Social Services, The Lighthouse domestic shelter).

Our greatest underserved need is for affordable housing for the most vulnerable people in our community - people with very low incomes who have mental illness, substance addiction, a history of eviction, disabilities (mental, physical, developmental), homeless, and those with justice involvement. Our barrier to addressing this need is the lack of capacity among non-profits to own and develop affordable housing. We continue to look to partner with non-profit developers from other communities to build the capacity of local non-profits that are interested in owning, developing, and managing supportive housing for these hard-to-house populations.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Est nu of f wil the act
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AP-50 Geographic Distribution – 91.220(f)

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

1) Assistance will be directed to benefit low-income individuals and families throughout Lancaster, specifically in areas with high percentages of residents with low incomes. According to the 2022 U.S. Census Bureau, 92.1% of the population identifies as white (14.7% of whom are below the poverty level), 1.7% as Black or African American (34.4% below the poverty level), 2% as Hispanic or Latino (22.9% below the poverty level), 4.5% as two or more races (11% below), under 1% as Asian (35% below) and under 1% as Native American (42.9% below) (ACS S1701).

Additionally, 6 specific areas are targeted for comprehensive improvement (housing, commercial buildings, and infrastructure):

2) South Broad Street / Downtown: Census Tract 320 Block Group 4 - 87.25% LMI

3) South End Neighborhood: Census Tract 323 BG 2 (52.50% LMI) and BG 4 (81.97% LMI) - Together, these block groups average 67.23% LMI and are located just south of the South Broad Street area.

4) The Scipio Smith Neighborhood: Census Tract 322 BG 3 - 63.50% LMI

5) West Side Neighborhood: Census Tract 317 BGs 1 -5 - Together, these 5 block groups average 73.28% LMI residents.

6) Cedar Hill Road Area: Census Tract 316 BG 4 - Just south of the West Side Neighborhood, Cedar Hill Road has 80.36% LMI

7) East Main Street: Census Tract 313 BG 3 - 88.41% LMI

Geographic Distribution

Target Area	Percentage of Funds
City of Lancaster	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

1) Because 56.93% of the residents of the city of Lancaster have low and moderate incomes (HUD's Low- and Moderate-Income Area Data), CDBG funds can be used for city-wide projects and services. Also, utilizing CDBG funds for city-wide activities can still make an impact because of Lancaster's relatively

small size (40,552 according to the 2020 Census).

Additionally, 6 specific areas are targeted for comprehensive improvement (housing, commercial buildings, and infrastructure):

2) South Broad Street / Downtown: Census Tract 320 Block Group 4 - With 87.25% LMI in this block group, improving the section of South Broad Street between Walnut Street and Memorial Drive will extend the Downtown District, revitalize an area of disinvestment, connect the South End Neighborhood to Downtown, and connect Downtown with the Bike Path.

3) South End Neighborhood: Census Tract 323 BG 2 (52.50% LMI) and BG 4 (81.97% LMI) - Together, these block groups average 67.23% LMI and are located just south of the South Broad Street area. While this area is more residential than commercial, there are some neighborhood commercial buildings, an elementary school, and two City parks. The goal for this area is to maintain it as an affordable neighborhood for homeownership with neighborhood commercial districts and easy walking and cycling access to Downtown and the Bike Path (which then gives access across the city).

4) The Scipio Smith Neighborhood: Census Tract 322 BG 3 - With 63.50% LMI, this area east of downtown is Lancaster's only historically African American neighborhood and has a mix of housing and neighborhood commercial buildings in need of renovation. Walnut Street was recently named Scipio Smith Street from High Street to Maple Street to honor Lancaster's first African American business owner who was also the first minister of the Allen Chapel AME church which still stands and was recently renovated.

5) West Side Neighborhood: Census Tract 317 BGs 1 -5 - Together, these 5 block groups average 73.28% LMI residents. Built in the 1940s around the Anchor Hocking manufacturing plant, the West Side Neighborhood has some of the most deteriorated housing stock and highest percentage of rental housing in the city. Adjacent to the West Side, the City is investing \$40 million into its new water treatment facility located at Miller Park and with it, Miller Park and the old General Sherman Jr. High building, now owned by the Parks Department with plans to be renovated as a community center. This is still an area of affordable homeownership, however, gentrification looms as homes are being purchased by out-of-towners for cash which is driving up values.

6) Cedar Hill Road Area: Census Tract 316 BG 4 - Just south of the West Side Neighborhood, Cedar Hill Road has 80.36% LMI is a main artery in and out of the city as it is located between Downtown and the 33-Bypass. The City's Planning Department has recently conducted public input surveys to assess the needs and desires of the residents and business owners and create a comprehensive plan for beautification and planned development.

7) East Main Street: Census Tract 313 BG 3 - With 88.41% LMI, this residential area around the Fairfield Medical Center is a residential island, surrounded by a commercial corridor, the hospital, and Lancaster's Eastside Industrial Park. The housing in this neighborhood is severely deteriorated, and there is little

walkability / cycling connectivity other than the Bike Path.

Discussion

The City of Lancaster Community Development Department has always focused CDBG funding on Census Block Groups that have over 51% LMI residents, and we will continue to provide our programs city-wide and for households that qualify as low- and moderate-income. Additionally, for the first time, we are identifying 6 priority areas with extremely high percentages of LMI residents where the City is conducting projects, residents are getting organized and are engaged with the City, and areas where the City would like to conduct projects and have resident involvement.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Lancaster's Community Development Departments creates safe, quality, affordable housing on many levels. The City conducts in-house Owner-Occupied Housing Repair/Rehabilitation and Rental Housing Repair/Rehabilitation programs for LMI residents and grants funds to subgrantees that are building new single-family homes (Habitat for Humanity) and new construction multi-family buildings for LMI residents.

One of the most significant housing concerns continues to be the ever-increasing cost of housing in the city. With growth and demand for housing, there is always the concern for the availability of affordable housing. The increase in demand for affordable rental housing is a major issue. Negative attitudes and community fears/resistance towards affordable housing may be critical barriers to increasing affordable housing. The City diligently works toward addressing these attitudes. Additionally, the City works with HUD, the state, and the public housing authorities to increase efforts to provide housing to low-income residents.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	121
Special-Needs	0
Total	121

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	120
Acquisition of Existing Units	0
Total	121

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

The City of Lancaster anticipates the one-year goal for the number of households supported under the Community Development Block Grant Program for housing and housing-related activities is approximately 121 low- and moderate-income households. The activities and

accomplishments (number of households) are as follows:

PRODUCTION OF NEW UNITS (1) – Habitat for Humanity of Southeast Ohio

REHAB OF EXISTING UNITS (120) – Owner-Occupied Housing Repair / Rehabilitation and Repair (8), Lead Hazard Control (7), Healthy Homes Production (15), and Rental Housing Repair/Rehabilitation (10); Fairfield Center for disAbilities home modifications (80)

AP-60 Public Housing – 91.220(h)

Introduction

In collaboration with our CDBG-funded programs, the City of Lancaster Community Development Department partners with the Fairfield Metropolitan Housing Authority (Metro), which provides affordable rental and homeownership opportunities. As the public housing entity for Fairfield County, Metro Housing provides 1,106 Housing Choice Vouchers (HCV) from HUD to subsidize the rent for low-income families. A non-profit subsidiary of Metro, Dragonfly Dreams, owns and operates 96 units of affordable rental housing (developed through HUD's HOPE program) which are rented at below-market rates to families with low incomes. Further, Metro also developed 7 units of homeowners housing units and manages a Family Self-Sufficiency program.

In 2022, Metro began the venture to manage 3 multi-family properties located within Lancaster city limits. All three properties serve the mental health community. Orchard Place consists of 8 units, Ault Manor consists of 8 units, and Cherry Gardens consists of 7 units.

In 2020, Metro entered into a Cooperation Agreement with Columbus MHA for a rental complex located within Fairfield County. The Agreement reserved, at minimum, 10% of the complex's stock for Metro HCV. In early 2022, the first leases were signed and as of June 2023, a total of 19 families have been housed in this complex.

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

The funds being made available for Affordable Rental Housing Renovation will be used for non-profit and for-profit landlords to renovate existing, vacant rental units and make them available to LMI tenants with Housing Choice Vouchers to increase the number of units that accept HCVs as payment.

Further, the City of Lancaster's Community Development Department will collaborate with Metro to connect families to CDBG subgrantees including: family and youth services (parenting classes, afterschool tutoring, youth mentoring, teen activities), tax return services, and volunteer activities for those who live in the Southend neighborhood. Together, we will also partner with Southeast Ohio Legal Services to provide education for tenants to know their rights and responsibilities, avoid eviction, and maintain secure housing.

As active members of the Housing Coalition, the City's Community Development Department and Metro will continue to partner with other local agencies to prevent and reduce homelessness and to support those persons who are homeless to secure temporary and permanent housing.

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

participate in homeownership

The Fairfield Metropolitan Housing Authority (Metro) Housing Choice Voucher (HCV) Homeownership Program is designed to expand homeownership opportunities for voucher participants. The program assists HCV participants to transition from rental assistance to homeownership using their voucher assistance. The HCV Homeownership Program is available to all voucher holders who meet the minimum qualifications set forth in the HCV homeownership Action Plan and who have the ability to independently secure a mortgage loan. Metro also offers a homeownership program to Dragonfly Dreams Housing residents.

The City's Community Development Department will involve Metro in our collaboration activities around promoting homeownership opportunities with the Fairfield County Land Bank, Fairfield County Habitat for Humanity, and Community Action to benefit Dragonfly Dreams Housing residents and HCV participants.

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

The Fairfield Metropolitan Housing Authority is not designated as troubled.

Discussion

In prior years, the City's CDBG program has allocated funding to Fairfield Metropolitan Housing Authority to provide homeownership assistance to Housing Choice Voucher participants and to Public Housing participants. FY23 funding is allocated for Habitat for Humanity of Southeast Ohio (a Community Based Development Organization - CBDO) toward the construction of 1 new home in Lancaster. We will make sure Metro Housing staff are aware of the opportunity for families with low incomes to apply to become a Habitat for Humanity partner family and encourage their Housing Choice Voucher participants to apply. The City will continue our efforts to collaborate with Metro Housing, the Fairfield County Land Bank, and Community Action to expand homeownership opportunities for low-income families in Lancaster.

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

Introduction

The City of Lancaster's Community Development Director will continue to lead the Fairfield County Housing Coalition. The Coalition continually works together to accomplish actions outlined within the Fairfield County Strategic Plan for Affordable Housing, assigning sub-committees for projects as needed. Some of the strategies require teamwork and collaboration from major systems of care in Fairfield County. Other strategies are simpler and may be accomplished by a single agency or program.

Throughout implementation, the Coalition continues to work together with community partners to identify action steps, roles and responsibilities, and funding sources to provide services to those experiencing homelessness and to prevent homelessness in Fairfield County.

Fairfield County is part of Ohio's Balance of State Continuum of Care Region 9 with Community Action and Lutheran Social Services serving as the two access points for homeless individuals and families. Both of these organizations are active members of the Housing Coalition. Community Action operates a supportive housing facility for families with a member with a disability and emergency housing for families (supported by the City's CDBG funds) and also provides services to homeless pregnant youth. Lutheran Social Services operates an emergency shelter for individuals with an emphasis on serving homeless veterans. Another emergency shelter in Lancaster is operated by Foundation Shelters which houses individual adults.

New Horizons is a non-profit agency that provides case management, housing, and other services to individuals with mental illnesses. The City provides CDBG funding to pay for rent and utilities for clients of New Horizons who are at risk of losing their housing and becoming homeless. For victims of domestic violence, The Lighthouse provides emergency housing and support, partially funded by a CDBG grant from the City. The Pearl House provides supportive, transitional rental housing for families with at least one parent in recovery from drug addiction. The development of the Pearl House was supported by CDBG funding from the City.

Another special needs population is returning citizens who are released from incarceration from the Fairfield County Jail which is located in Lancaster and the Southeastern Correctional Institution, which is part of the Ohio Department of Corrections, located 6 miles south of Lancaster. Two of the City's previous CDBG subgrantees, Max Container Options and Connexion West, provide employment opportunities, housing, and support for returning citizens.

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

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

individual needs

The Fairfield County Housing Coalition's Subcommittee on Homeless met several times in 2020 to collaborate on serving the needs of people experiencing homelessness. As a result, the consensus was that our community has comprehensive services, and people living outside know about the services (or that a call to 211 will connect them with services), however, all of the services required people to go to the service location to receive assistance. Consequently, the service providers have begun to locate their staff in the community (for example, at the municipal court on the days of eviction hearings and at free meal sites). Further, ADAMH has funded Lutheran Social Services to hire a social worker as an Outreach Worker to go out into the community, get to know people who are unsheltered, and create a relationship with them in order to connect them with services and provide immediate support. The City will continue working with our community partners to pursue this activity and further the Affordable Housing Strategic Plan which includes reducing stigma, providing services, and creating affordable, supportive housing for homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency shelter and transitional housing needs of homeless persons, Community Action operates emergency housing for families and services to connect homeless pregnant youth to emergency and transitional housing. Lutheran Social Services operates an emergency shelter for individuals with an emphasis on serving homeless veterans. Other emergency shelters in Lancaster are operated by Foundation Shelters which houses individual adults and the Lighthouse which provides emergency housing for victims of domestic violence. All of these agencies refer individuals recovering from drug addiction to the Pearl House which provides supportive, transitional rental housing for families while one of the parents is in recovery.

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

The agencies that provide emergency shelter also provide case management and services to assist individuals and families to transition to permanent housing and independent living (Community Action – families and unaccompanied pregnant youth; Lutheran Social Services – individuals with an emphasis on veterans; Foundation Shelters – adults; and the Lighthouse – victims of domestic violence and their children). Additionally, Fairfield 2-1-1 (individuals and families), Metro Housing (individuals and families), New Horizons (CDBG funds will assist 28 people with mental illness to remain stably housed this year), and Max Container Options and Connexion West (returning citizens) assist low-income families to transition to and secure permanent housing and independent living and facilitate access to

affordable housing units, helping to prevent individuals and families who were recently homeless from becoming homeless again.

The City increased its grant to Community Action in FY20 to support case management services at their Family Shelter with the express intent of shortening the period of time that families experience homelessness. Previously, with limited funding for case management staff, and therefore limited case management services, families were living in emergency housing for an average of 90 days. With increased funding and increased services, Community Action's case management staff can focus more of their time on assisting the family work through the obstacles to permanent housing (finding a decent, affordable apartment, securing rental/deposit assistance, finding employment, legal issues, credit issues, etc.) more quickly and moving into permanent housing within 30-45 days. This makes the shelter housing and Community Action's Case Management services available for more families. Community Action anticipates housing and serving 50 families this year.

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

The City's CDBG program will continue to implement strategies that address needs and gaps in community services identified in the Fairfield County Strategic Plan for Affordable Housing and the CoC Plan that are focused on prevention and special populations, including those who are being discharged from publicly funded institutions and systems of care or who are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The agencies that provide emergency shelter also provide case management and services to assist individuals and families to avoid becoming homeless (Community Action – families and unaccompanied pregnant youth); Lutheran Social Services – individuals with an emphasis on veterans; Foundation Shelters – adults; and the Lighthouse – victims of domestic violence and their children). Additionally, Fairfield 2-1-1 (individuals and families), Metro Housing (individuals and families), New Horizons (people with mental illness), Max Container Options and Connexion West (returning citizens), and Job & Family Services (individuals and families) assist low-income families to avoid becoming homeless.

Discussion

In reference to the City of Lancaster's FY 2023 Community Development Block Grant Program allocations, the City proposed funding for five agencies for programs that are directly related to

preventing homelessness for low-income individuals and families within the city.

The agencies are as follows:

1. Lancaster Fairfield County Community Action Agency – Family shelter
2. Lutheran Social Services – emergency shelter for individuals
3. The Lighthouse – services for victims of domestic violence
4. Fairfield County 2-1-1 – providing information and referral for housing resources to low-income people and families.
5. New Horizons – rent and utility subsidies for low-income people with mental illnesses living independently

The City will also continue its participation serving as a lead agency of the Fairfield County Housing Coalition.

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

Introduction:

The City continues to analyze its public policies, tax structure, and zoning and subdivision regulations with respect to affordable housing. The governmental structure in Lancaster is conducive to affordable housing. The City supports affordable housing consistent with sound planning and development practices. The CD staff works closely with the City of Lancaster's Engineering Department/Planning Commission to monitor the development of affordable housing.

One barrier to affordable housing is the number of landlords that do not accept Housing Choice Vouchers as a source of payment which results in a reduced number of units available for families using HCVs. The City of Lancaster does not have an ordinance in place banning housing discrimination based on the source of a tenant's income.

One of the most significant housing concerns is the ever-increasing cost of housing in the city. With growth and demand for housing, there is always the concern for the availability of affordable housing. The increase in demand for affordable rental housing is a major issue. Negative attitudes and community fear/resistance towards affordable housing are critical barriers to increasing affordable housing. The City works toward addressing these attitudes. Additionally, the City works with HUD, the state, and the public housing authorities to increase efforts to provide housing to low-income residents.

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

FY 2023 funds are allocated for Rental Housing Repair / Renovation to convert vacant, unused units to newly renovated units available to families with HCVs. Further, the City's Community Development Director served on the Steering Committee to redevelop the City's zoning code. As part of the work of redeveloping the City's zoning code, the new code reduces barriers to affordable housing.

Further, the City of Lancaster recently adopted a city-wide Community Reinvestment Area (CRA) where new developments can receive up to 15% tax abatement on property improvements. For the first time, the City is incorporating affordability requirements tied to these tax abatements to incentivize developers to set aside a percentage of the units at affordable rents for LMI families.

Discussion:

The greatest barrier to affordable housing in Lancaster is the lack of supply of decent, safe housing. Much of the housing stock is pre-1960s, is in great need of repair, and has lead hazards. There is community resistance to building new, subsidized rental units for low-income families. CDBG FY 2023 funds are allocated to rehabilitate existing, scattered site rental units for low-income families.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Lancaster's Consolidated Housing and Community Development Plan FY 2023 - FY 2027 adequately describes the City's planned strategies to address the fostering and maintaining of affordable housing, the evaluation and reduction of lead based paint hazards, the reduction of the number of poverty level families, the development of the institutional structure, and the efforts to enhance coordination.

Actions planned to address obstacles to meeting underserved needs

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

The City's recommended allocation of FY2023 CDBG funds includes grants for public services that address underserved needs such as Rental Housing Repair/Rehabilitation, accessible ramps and other modifications (Fairfield Center for disAbilities), and housing for special needs individuals (New Horizons).

The obstacles to addressing underserved needs are the lack of funding and government funding regulations. Public service agencies need funding for ongoing operations, however, the time required for compliance and monitoring exceeds the 15% cap allowed. Outside of government funding, our local non-profits are building their capacity (funding, personnel, expertise) to meet the need, specifically for developing and providing affordable rental housing. The opioid crisis has hit our community hard, and the resources that have come into our community to assist those with substance use disorder are dwarfed by the overwhelming need. This has resulted in an increase in the number of people who are living outside by choice / due to mental health issues and substance use.

Actions planned to foster and maintain affordable housing

The City will continue to lead the Fairfield Housing Coalition and look for ways the members can partner together. The goals and action plans of the Housing Coalition address the needs of varying populations and consider the development of self sufficiency skills at all stages of life. One of the goals is to continue to build partnerships between mental health, elderly, and special needs populations and with nonprofits involved in affordable housing projects to increase inventory of affordable housing – ensuring consideration is given to accessibility for people of all ages. The City is working with a local for-profit developer of affordable housing projects, partnering with local non-profit social service agencies to become housing developers, and creating relationships with outside for-profit and non-profit developers to build and renovate affordable housing in Lancaster for people with low incomes.

We will also work with individual members of the Coalition to find ways for the City to support their

efforts including promoting their programs, services, and events.

The City's Healthy Homes program (homeowner housing rehab, repair, and lead hazard control) helps to maintain affordable housing for low-income families by making physical repairs and renovations that bring the homes up to code. We will also continue to work with the City's Code Enforcement office to identify homeowners in need of assistance to maintain their homes and partner with Metro Housing, the Land Bank, Community Action, and Habitat for Humanity to foster and promote affordable homeownership opportunities.

Actions planned to reduce lead-based paint hazards

The City of Lancaster has been awarded \$2.4 million in grants from HUD's Office of Lead Hazard Control and Healthy Homes for Lead Hazard Reduction and Healthy Homes Production. These grant funds provide lead hazard assessments and remediation, address other health hazards such as mold, and build the local lead-safe capacity. Both homeowner and rental housing occupied by low-income households will be brought in compliance with current building and code regulations to address the lead-based paint and other health hazard issues. The Community Development Department has worked diligently to address these issues by providing owner-occupied rehabilitation programs with lead-based compliance regulations and the continuation of the implementation of an Owner-Occupied Housing Repair / Rehabilitation to help address the overwhelming need to bring these homes in compliance. With funding from the OLHCHH Lead Hazard Control grant, we anticipate providing lead hazard control activities for 42 homes in the City of Lancaster. We are sub-granting funds to the Lancaster Fairfield Community Action Agency to conduct lead hazard control activities in 18 homes in the county outside of Lancaster for a total of 60 lead-safe homes. The Healthy Homes Production grant will provide funding for another 42 homes in the city and 18 homes in Fairfield County.

The City has developed the following lead-based paint hazard reduction strategies: Public and private effort coordination to reduce lead-based paint hazards and protect children from exposure to lead-based paint and integrate lead hazard reduction procedures into the housing rehabilitation and homeowner acquisition programs. These procedures include testing and contractor's compliance with Ohio Department of Development's certification requirements for contractor participation in the lead-safe renovation and remodeling program; Continue to develop the technical capacity to ensure assessment and lead hazard reduction are appropriately managed and coordinated; Promote comprehensive public health and awareness programs to educate the public concerning the hazards associated with residential lead-based paint and to promote the screening of children at risk of lead exposure; Continue the distribution of brochures and continuing education regarding the lead-based paint hazards as it relates to the City's CDBG activities and programs and continue to address the cost-effectiveness of the City's lead-based paint reduction program.

Actions planned to reduce the number of poverty-level families

The Fairfield County Housing Coalition adopted a Strategic Plan for Affordable Housing which

encompasses the City of Lancaster. The Coalition reviewed existing needs assessments and studies, data from multiple systems of care, and input from homeless and low-income residents. The planning efforts realized the many strengths the community possesses. It has relatively low levels of poverty and unemployment and a higher-than-average rate of homeownership. Service providers for homeless and low-income residents are responsible, caring, and professional. Fairfield County has a cooperative and diverse housing coalition that works together to serve residents in need. Lancaster is a very caring community that steps forward to serve people in need, including churches, volunteer groups, foundations, and generous individual and corporate donors.

The creation of jobs and employment opportunities provides the best long-term strategy for the elimination of poverty and improving the lives of low- and moderate-income persons within the city. Currently, employers are challenged with finding enough employees for the available jobs, especially living-wage, manufacturing positions. The City continues to work with community partners such as the Fairfield Workforce Development Center to assist people who are unemployed to become job-ready and to connect them with area training, certificate programs, and employers to fill these open jobs and provide long-term economic opportunities and stability for local families.

The City will also promote programs to help families in need to become more self-sufficient. The Community Development Department will provide technical assistance and information to private and public organizations that seek to provide affordable housing and support services to the city's residents.

Actions planned to develop institutional structure

The City of Lancaster will continue to work with the Housing Coalition and other community partners to strengthen existing institutional structures and develop new ones where needed.

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

The consolidated planning process established by the City utilizes several methods to facilitate community involvement. The Community Development Department functions as the lead agency to coordinate and manage the planning process. A Citizen Participation Plan has been adopted by the City that outlines the consolidated planning process and encourages participation of the general public, public and private housing and social service agencies, and civic and non-profit organizations. The City makes a special effort and encourages active participation to include low and very low-income segments of the community in the planning process.

Our process is inclusive to reach out to all stakeholders. We announce our public hearings by email, on our website, and with a physical posting in City Hall. We hold two public meetings to present the City's CDBG program and to solicit feedback from the public, from private housing owners, and from social

service agencies.

Discussion:

The City of Lancaster's Community Development Department will continue its efforts to provide a foundation for establishing a meaningful process to address its community development and affordable housing needs.

Program Specific Requirements

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

Introduction:

The Consolidated Housing and Community Development Plan is intended to integrate several HUD programs administered through HUD's Community Planning and Development Division. These include the Community Development Block Grant (CDBG) program, the HOME Investment Partnership Program, and several Emergency Shelter Grant programs. While each of these programs is formula-based and provides funding directly to "entitled" communities, the City of Lancaster is eligible to receive direct funding only under the Community Development Block Grant program. The available funding through the City's CDBG entitlement program for FY 2023 is \$497,967.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
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.	100.00%

According to the most recent published census data, 56.93% percent of all households within the city had low and moderate incomes, which was an increase from the HUD 2010 census data percentage of 49.9%. Families and individuals having the lowest income levels reflect the highest degree of need. This is true with regard to housing costs. Housing costs are determined by factors that are largely beyond the control of an individual or family. Those with the lowest income are required to devote a greater proportion of their income to housing than households with higher incomes.

Census tract and block group income data are used for determining projects and activities which illustrate an area-wide benefit. The city is comprised of 40 census block groups of which 22 census block groups have a low and moderate-income percentage of over 51 percent.

100% of CDBG funds will be used to benefit low- and moderate-income individuals in Lancaster from September 2023 – August 2024.

Appendix - Alternate/Local Data Sources

1	Data Source Name Housing Market Analysis Update
	List the name of the organization or individual who originated the data set. City of Lancaster Community Development Department
	Provide a brief summary of the data set. The housing market analysis update consists of data relating to the overall city's housing market which includes the number of housing units, the cost of housing, the condition of housing, listing of public and assisted housing units and homeless facilities, and narratives regarding special needs facilities and services, barriers to affordable housing, non-housing community development assets, and general housing needs.
	What was the purpose for developing this data set? The development of the data set was instrumental in providing the data required to prepare the city's FY 2023-2027 Consolidated Housing and Community Development Plan.
	Provide the year (and optionally month, or month and day) for when the data was collected. June, 2023
	Briefly describe the methodology for the data collection. The Community Development Department relied on data sources provided from the U. S. Department of Census, the City of Lancaster's Certified Building Department statistical housing data, and the Fairfield Metropolitan Housing Authority's Annual Action Plan.
	Describe the total population from which the sample was taken. As of the census of 2020, Lancaster, Ohio had a population of 40,438 people: 16,451 households, and 9,951 families. This is an increase of 1,658, or .04%, from 2010.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. non-applicable
2	Data Source Name Administrative Data
	List the name of the organization or individual who originated the data set. City of Lancaster Community Development Department

	<p>Provide a brief summary of the data set.</p> <p>The administrative data set consists of data relating to the Fairfield County Housing Coalition, the Continuum of Care Plan, the Point in Time Homeless Count, the Fairfield Metropolitan Housing Authority's Annual Action Plan, the Community Action citizens' survey results, and the U. S. Department of Census.</p>
	<p>What was the purpose for developing this data set?</p> <p>The development of the data set was instrumental in providing the data required to prepare the city's FY 2023-27 Consolidated Housing and Community Development Plan.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The coverage of this data includes residents, business owners, community, civic, and business leaders, social service organizations, elected officials, and the public housing authority. It covers the entire city and is not concentrated in any one geographic area or among a certain population.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2023</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The results of the citizens' survey conducted by Community Action are still in progress as are the 2023 Point in Time Homeless Count.</p>
<p>3</p>	<p>Data Source Name</p> <p>Metro Public Housing</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Fairfield Metro Housing Authority (Metro) Staff</p> <p>Provide a brief summary of the data set.</p> <p>Metro Public housing data</p> <p>What was the purpose for developing this data set?</p> <p>Tracking voucher usage</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Very comprehensive</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2022</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
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