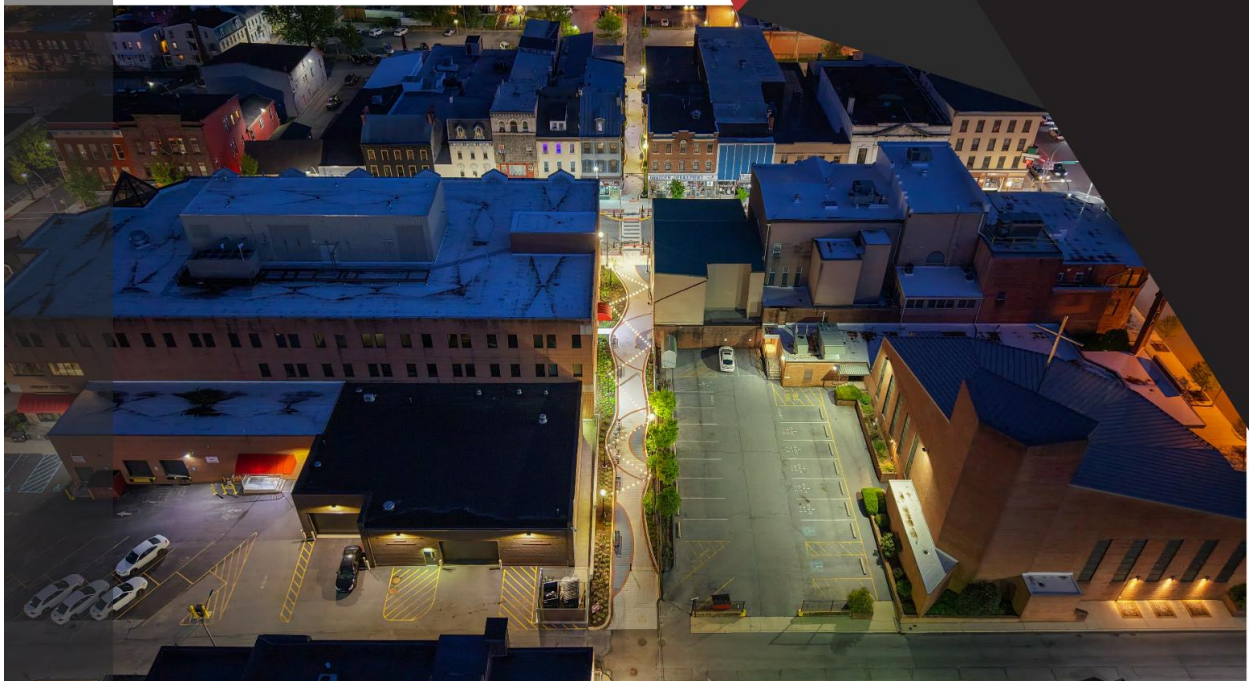


DRAFT



CDBG 2026 ANNUAL ACTION PLAN

Prepared for:

**CITY OF LEBANON
COMMUNITY & ECONOMIC
DEVELOPMENT OFFICE**

Annual Action Plan
2026

1

Executive Summary

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

1. Introduction

The City of Lebanon's Community Development Office serves as the lead agency in implementing the City's 2025–2029 Consolidated Plan (the Plan). The Plan was prepared in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD), utilizing the eCon Planning Suite and the Integrated Disbursement and Information System (IDIS).

The Consolidated Planning process included the analysis of demographic, economic, and housing data; an assessment of housing affordability and market conditions; identification of the needs of special populations, both homeless and non-homeless; and consultation with public and private agencies. Citizen participation was incorporated throughout the process in accordance with the City's adopted Citizen Participation Plan.

This Annual Action Plan represents the second year of the City's 2025–2029 Consolidated Plan and serves as the City's annual planning document prepared pursuant to the Housing and Community Development Act of 1974, as amended. The Action Plan identifies the activities the City will undertake during Program Year 2026 (July 1, 2026 through June 30, 2027) to address priority housing and community development needs using Community Development Block Grant (CDBG) funds. All proposed activities are designed to meet one or more of HUD's CDBG National Objectives, with a primary focus on benefiting low- and moderate-income persons.

2. Summarize the objectives and outcomes identified in the Plan

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

The City has organized its priority needs in accordance with the structure set forth in HUD regulations (24 CFR 91.215), including affordable housing, homelessness, and non-housing community development. Priority levels were assigned based on the degree of need demonstrated through data analysis conducted as part of the Needs Assessment and Market Analysis, input received during the consultation and citizen participation processes, and the availability of financial resources to address identified needs. Based on this analysis, housing needs have been identified as the highest priority, followed by homelessness and non-housing community development needs.

Consistent with these priorities, the City has identified the following primary objectives and anticipated outcomes for the five-year Consolidated Plan period:

- Reducing housing blight and deterioration among owner-occupied households;
- Increasing access to homeownership opportunities for City residents;
- Providing safe, decent, and accessible housing; and
- Supporting public facilities and infrastructure improvements that benefit low- and moderate-income persons.

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

CDBG funds may be used for a wide range of eligible activities, including housing rehabilitation; homeownership assistance; lead-based paint detection and remediation; construction or rehabilitation of public facilities and infrastructure; removal of architectural barriers; provision of public services; rehabilitation of commercial or industrial buildings; blight removal; and loans or grants to businesses.

3. Evaluation of past performance

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

The City of Lebanon has made meaningful progress toward achieving its housing and community development goals through prior Consolidated Plans and Annual Action Plans. Previous investments in public facilities and infrastructure improvements, code enforcement, blight elimination, housing rehabilitation, and public services have contributed to improved neighborhood conditions and enhanced quality of life for residents.

The City continues to address challenges resulting from the COVID-19 pandemic, including project delays and shifting community needs. Several activities originally scheduled for completion in earlier program years were successfully carried forward and completed through rebudgeting and strategic use of prior-year funds. Lessons learned from implementation challenges and completed projects informed the selection of priorities and activities included in the 2026 Annual Action Plan. The City remains committed to improving program delivery and achieving the goals established in the 2025-2029 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The ad was posted in the Lebanon Daily News - Legal Section for both public hearings. The first public hearing was published on March 21 ,2026 and the second public hearing was published on July 23, 2026.

5. Summary of public comments

To be supplied.

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

N/A

7. Summary

The City of Lebanon remains committed to using CDBG funds strategically to address priority housing and community development needs, particularly in low- and moderate-income neighborhoods. Through careful planning, coordination, citizen engagement, and leveraging of additional resources, the City will continue to work toward improving housing conditions, neighborhood stability, and quality of life for its residents.

Copies of the Consolidated Plan and Annual Action Plan are available on the City's website and at the following locations for public review: the City Clerk's Office, the Office of Community & Economic Development, and the Lebanon Community Library.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

The City of Lebanon is a member of the Lebanon County Coalition to End Homelessness, which is comprised of over 40 partners representing faith-based organizations, housing providers, private and governmental health providers, mental health providers, and social services providers. City staff are active participants on several committees; the groups and committees frequently discuss initiatives 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. City staff is also on the Affordable Housing Council Executive Board who administers the homebuyer education program.

City staff also work closely with other agencies including the Lebanon County Housing & Redevelopment Authority, the Lebanon City Land Bank, Habitat for Humanity, the Community Health Council, the Community of Lebanon Association, Lebanon Family Health Services, SARCC, DDS, DVI, Compeer, Chestnut Street Community Center, Youth Advocate Program, Communities in Schools, the Lebanon School District, Lebanon Valley Conservancy, REACH, PROBE, PCCD, DCNR and DCED.

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

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

Pennsylvania Balance of State Continuum of Care Program is designed to assist individuals and families experiencing homelessness and to provide the services needed to help those in need move into transitional and permanent housing, with the goal of long-term stability. As part of this program, many

of Pennsylvania's rural counties have joined together to advance efforts to end homelessness under what is called the Balance of State. The Balance of State consists of two CoCs - Eastern and Western - comprised of seven Regional Homeless Advisory Boards (RHABs) that identify local homeless issues, coordinate planning for projects, identify needs, and develop strategies and priorities to end homelessness in the local area. The City of Lebanon is in the Eastern COC region. Each region formed a Regional Advisory Board (RHAB) comprised of representatives of local entities involved in housing and homeless services.

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LEBANON COUNTY REDEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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

Table 3 – Other local / regional / federal planning efforts

The City of Lebanon and Lebanon County Coalition to End Homelessness discussed ways to improved coordination include increasing collaboration among providers in the field and improving communication. Some barriers to the work of the coalition which the authority is coordinating to overcome include increasing capacity through development of new facilities and increasing availability of affordable housing.

City Community Development staff consulted with the Bureaus of Planning, Police, Property Maintenance and Housing Inspections, and the Department of Public Works to identify needs and gaps within the City's affordable housing market, public policies, social service delivery mechanisms, housing goals, and public infrastructure. This process helps the City better understand its needs and enhances intra-Departmental coordination to ensure effective and compliant utilization of grant funding and proactive troubleshooting of potential challenges.

The City of Lebanon and the Central Valley Regional Housing Advisory Board (CVRHAB) work together with other municipalities and interest groups on similar issues pertaining to homelessness. Jointly they are effectively addressing: homeless prevention; outreach/assessment of homelessness; Emergency services for the homeless; and transitional housing for the homeless. The priority needs outlined in the Continuum of Care strategy were considered in allocating 2026 CDBG funds.

The City of Lebanon, Community & Economic Development Office is responsible for the coordination of the various planning activities and implementation of the CDBG program. Coordination and cooperation continue to be one of the most important elements in the implementation of the 5-Year Consolidated Plan and any subsequent Annual Action Plans. To ensure service delivery coordination is continued, it is essential that each department of the City and the agencies who are recipients of CDBG funds share data, exchange information and consult and coordinate with each of the other service providers.

AP-12 Participation – 91.105, 91.200(c)

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

In order to ensure maximum participation in the planning process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the City followed its Citizen Participation Plan updated in 2020. The Citizen Participation Plan describes the actions to be taken to encourage citizen participation in the development of the Consolidated Plan, any Substantial Amendments, the Annual Action Plan, and CAPER.

Access to Meetings, Information Records – to ensure that citizens, public agencies, and other interested parties have the opportunity to review and comment, the CPP ensures that the public will be provided with reasonable and timely access to meetings, information and records relating to proposed housing and community development activities, the proposed use of housing and community development funds, and the City's use of CDBG funds.

Technical Assistance – The City provides technical assistance to any persons or groups interested in developing CDBG funding proposals.

Public Notices – Notices of: (1) public hearings/public meetings related to the consolidated planning process, (2) funding availability and application meetings, (3) publication of the draft Consolidated Plan (including the Annual Action Plan), (4) proposed Substantial Amendments to the Consolidated Plan, and (5) publication of the draft CAPER, are published in the LDN and posted on the City's website.

Publication of Draft Documents – Notice of availability of the draft Consolidated Plan, Substantial Amendments, Annual Action Plan, and CAPER are published in the LDN.

Public Hearings/Public Meetings – The City holds public hearings/meetings annually, during different stages of the community development planning process to obtain citizen's views and to respond to proposals and questions. Prior to the draft Consolidated Plan and/or Annual Action Plan being published for its 30-day public comment period, one of the two hearings/meetings will be held. Public hearings and meetings are scheduled at times and location convenient to potential or actual beneficiaries. In all cases, meeting locations are wheelchair accessible. Special accommodation for persons with disabilities can be made upon request. In cases where significant number of non-English speaking residents

are expected to attend a public hearing/meeting, the City will supply an interpreter. The City has been able to reach more residents since offering the virtual option to view recordings of the meetings.

Public Comments – The views of citizens, public agencies and other interested parties are considered before the City submits the Annual Action Plan, and Substantial Amendments to the Consolidated Plan and the CAPER to HUD. Public Comments may be presented orally at public hearings and meetings, or may be submitted in writing to the city. Following publication of the draft Consolidated Plan and/or Action Plan and any Substantial Amendment to the Consolidated Plan and/or Action Plan, citizens are given at least 30 days in which to submit written comments. Following publication of the draft CAPER, citizens are given 15 days to submit written comments. A summary of all oral comments and full copies of all written comments is attached to the final document.

Availability of Final Documents – The adopted Consolidated Plan, approved Substantial Amendments, the Annual Plan and the CAPER are available to the public. Final documents are posted on the City’s website and are available upon request.

Response to Complaints – The City provides a timely, substantive written answer to every written citizen complaint relating to the Consolidated Plan, substantial amendments to the Plan and the performance report, where practicable, within 15 working days.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	The ad was posted in the Lebanon Daily News - Legal Section for both public hearings.	No comments were received.	No comments were not accepted.	
2	Public Hearing	Non-targeted/broad community	To be supplied.	No Comments were received.	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

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	706,998	20,000	0	726,998	0	

Table 5 - Expected Resources – Priority Table

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

The City of Lebanon will receive \$706,998 in FY 2026 Community Development Block Grant (CDBG) entitlement funds. In addition, the City anticipates receiving approximately \$20,000 in CDBG program income, primarily from the repayment of previously issued loans. These combined resources will be used to support eligible housing, community development, and public service activities that principally benefit low- and moderate-income persons and neighborhoods, in compliance with U.S. Department of Housing and Urban Development (HUD) regulations.

The City of Lebanon is not a HOME entitlement community and therefore intends to apply for HOME Investment Partnerships Program (HOME) funding through the Commonwealth of Pennsylvania during FY 2026. If awarded, HOME funds will be leveraged with other public and private resources to support the development and preservation of safe, decent, and affordable

housing, with an emphasis on sustainability and long-term community impact.

The City of Lebanon is also not an entitlement community for Emergency Solutions Grant (ESG) funding or Housing Opportunities for Persons with AIDS (HOPWA) funding.

In addition to federal resources, the City leverages local funding sources to support crime prevention, neighborhood stabilization, and code enforcement activities in areas where CDBG funding is not available or sufficient. These local investments complement federal programs and help address quality-of-life issues citywide.

The Lebanon County Housing Authority (LCHA) will continue to receive federal housing assistance during FY 2026, including an annual Capital Fund Program (CFP) entitlement for the modernization and maintenance of public housing units and related facilities. The LCHA also administers Section 8 Housing Choice Voucher Program funds, providing rental assistance to income-eligible households throughout Lebanon County.

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

CDBG funding will be used to improve existing City public facilities to benefit low- and moderate-income persons. These public facilities include street and watermain improvements.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Service	2026	2027	Non-Housing Community Development	City of Lebanon, PA	Public Services	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 5300 Households Assisted
2	Street and Infrastructure Improvements	2026	2027	Non-Housing Community Development	City of Lebanon, PA	Public Facilities and Infrastructure	CDBG: \$276,998.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4500 Households Assisted
3	Code Enforcement	2026	2027	Non-Housing Community Development	City of Lebanon, PA	Blight Elimination	CDBG: \$130,000.00	Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
4	Housing Rehabilitation and Homebuyer Assistance	2026	2027	Affordable Housing	City of Lebanon, PA	Affordable Housing Blight Elimination	CDBG: \$80,000.00	Administered by Redevelopment Authority, City-wide
5	Program Administration	2026	2027	Administration	City of Lebanon, PA	Administration	CDBG: \$140,000.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Service
	Goal Description	In PY 2026, the City of Lebanon will allocate \$100,000 in CDBG funds to continue its public service initiative to increase police presence and community engagement in low-income neighborhoods. This initiative enhances public safety and quality of life in targeted census tracts by deploying additional patrols, supporting community policing programs, and building relationships between officers and residents. The City anticipates assisting approximately 5,300 residents in low- and moderate-income areas during the first year.
2	Goal Name	Housing Rehabilitation
	Goal Description	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Goal Name	Code Enforcement
	Goal Description	Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
4	Goal Name	Public Services
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted
5	Goal Name	Administration
	Goal Description	Administration of the CDBG Program

Projects

AP-35 Projects – 91.220(d)

Introduction to be determined

The activities planned for Program Year 2026 directly respond to the priority needs identified through the Needs Assessment and Market Analysis in the City's 2025–2029 Consolidated Plan, as well as ongoing consultations with stakeholders and citizen participation efforts. The City of Lebanon will continue to prioritize investment in affordable housing, public facilities and infrastructure improvements, blight elimination, and essential public services.

These activities are designed to improve the quality of life for low- and moderate-income residents, promote neighborhood revitalization, and support sustainable community development. The projects selected for PY 2026 represent a balanced approach to addressing both immediate community needs and longer-term strategic goals outlined in the Consolidated Plan.

The table below outlines the specific activities and budgets for the City's 2026 CDBG Program.

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

The City of Lebanon's allocation priorities for Program Year 2026 are based on the priority needs identified in the 2025–2029 Consolidated Plan through data analysis, stakeholder consultation, and citizen input. Funded activities include program administration, crime prevention public services, street improvements, code enforcement, housing rehabilitation, and homebuyer assistance, all of which are eligible uses of CDBG funds and consistent with HUD's National Objectives.

These projects were selected because they address pressing needs in low- and moderate-income neighborhoods, can be implemented within available resources, and produce measurable improvements to neighborhood stability, public safety, and housing conditions. Limited CDBG funding and challenges associated with an aging city remain, and the city will continue to address these through partnerships and additional funding opportunities.

AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
City of Lebanon, PA	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

1. Increasing home ownership opportunities for City residents

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

2. Reduce Housing Blight and Deterioration among Owner Households

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

Table 8 - One Year Goals for Affordable Housing by Support Requirement

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

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

AP-60 Public Housing – 91.220(h)

Introduction

Public housing and Housing Choice Voucher programs within the City of Lebanon are administered by the Lebanon County Housing Authority (LCHA), which serves as the Public Housing Agency for Lebanon County, including the City of Lebanon. The city does not own, operate, or manage public housing units. The Lebanon County Housing Authority is designated by HUD as a High Performer and has not made any significant changes to its Capital Fund Grant Plan. The Authority's Five-Year Plan for Fiscal Years 2025–2029 is included as Appendix 5.

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

Please see the Lebanon County Housing Authority's Five-Year Plan for Fiscal Years 2025-2029, Draft Annual Plan Update 2026.

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

Please see the Lebanon County Housing Authority's Five-Year Plan for Fiscal Years 2025-2029, Draft Annual Plan Update 2026.

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

Please see the Lebanon County Housing Authority's Five-Year Plan for Fiscal Years 2025-2026, Draft Annual Plan Update 2026.

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

Introduction

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

The City's priority homeless objectives are to:

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

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

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

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

The following represents the City's one-year goals for reducing and ending homelessness:

1. Improve outreach coordination among various service providers;
2. Increase supply of affordable housing that provides transitional housing, rapid rehousing, and permanent housing; and
3. Improve understanding of individual needs through the annual PIT count organized by the Lebanon County Collation to End Homelessness.

To achieve these goals in the absence of ESG funding, the city will collaborate with the Lebanon County Collation to End Homelessness and assist in pursuing alternative funding such as through the

Addressing the emergency shelter and transitional housing needs of homeless persons

Over the next year the city intends to implement several objectives with regards to emergency shelters and transitional housing:

Objective 1: Continue support for CVRHAB initiatives:

- Action Step 1: Attend all meetings, events and functions related to CVRHAB strategic planning.
- Action Step 2: Reach out to the agencies CVRHAB funds to provide future CDBG funding strategies for addressing homelessness and recent homeless persons through emergency and transitional housing needs.

Objective 2: Develop an educational system that informs City residents of the homeless challenges the Lebanon Community faces.

- Action Step 1: Reserve space on the City's website to discuss the homelessness issues and where shelters and transitional housing exist.
- Action Step 2: Continue to promote service agencies programs to assist homeless and at risk of homelessness.

The Community Action Partnership (CAP) is a county agency that provides an array of services to Lebanon County residents through a variety of programs. A few of the services include rental assistance, shelter assistance, bridge housing and permanent affordable housing, shelter housing, and barrier remediation. Lebanon County Christian Ministries to be able to provide services such as emergency shelters and the Fresh Start Program. Lebanon Rescue Mission provides temporary housing to individuals and families while connecting them to needed services and help to get them a job.

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

The city plans to continue correlation with CVRHAB CoC strategic plan for helping the homeless make the transition to permanent housing and independent living.

The city also will continue to work with service agencies to promote their services. A few of these

service agencies that provide transitional assistance include:

The Community Action Partnership (CAP) is a county agency that provides an array of services to Lebanon County residents through a variety of programs. A few of the services include rental assistance, shelter assistance, bridge housing and permanent affordable housing, shelter housing, and barrier remediation.

Lebanon County Christian Ministries to be able to provide services such as emergency shelters and the Fresh Start Program.

Lebanon Rescue Mission provides temporary housing to individuals and families while connecting them to needed services and help to get them a job.

Lebanon County Mental Health/Intellectual Disability/Early Intervention and Housing and Redevelopment Authority partnered to create transitional housing for transition-age youth. Lebanon County is experiencing a greater number of transition-aged youth identified with serious mental illness, as well as substance abuse issues, that lack housing support to be successful in a community setting. The first house is currently being renovated with plans to create several other homes for this type of housing and social service support.

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.

Objective: The City will work with CoC to implement their Strategic Plan goals as follows:

- Action: Plan and develop a rental education program utilizing best practices in renter self-advocacy. Rental education program will also address the issue of substandard units and code-violators.
- Action: Provide tenant and landlord education/mediations services to tenants and landlords.
- Action: Evaluate current discharge planning from these systems to help stem the flow of individuals leaving facilities and institutional settings and entering homelessness because they lack stable housing options.

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

Introduction:

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

Currently, purchasing affordable housing has become very difficult. Houses are selling above asking price and are getting many offers which make it very difficult for anyone purchasing a home through a program like the First Time Home Buyer.

The City of Lebanon, Community Health Council of Lebanon County and our Lebanon County Planning Department partnered together in 2023 to complete a Housing Study. That information assisted the City in preparation for this plan. Additional housing initiatives had been started from that plan and the City will be seeking other funding sources in 2026 and 2027.

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

The City of Lebanon adopted a new Zoning Ordinance in 2020 which helped to remove barriers and create new opportunities for affordable housing.

The Lebanon City Land Bank was also created in 2019 to purchase blighted properties and properties that are sold at the Judicial Tax Sale to rehab and create affordable housing. Most the of properties will be sold to first-time homebuyers.

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

Actions planned to address obstacles to meeting underserved needs

The City will continue to cooperate with various social service agencies, low-income housing advocates and affordable housing providers to address the underserved needs of area residents. In order to affirmatively further fair housing, the City partnered with community organizations hired a consultant to complete a Housing Analysis which was completed in Fall 2023. Additionally, Fair Housing information is on display in public areas of City Hall.

Actions planned to foster and maintain affordable housing

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

The City of Lebanon created a Land Bank in 2019 to purchase blighted properties and rehab to create affordable housing.

The City has also awarded over \$150,000 in Fiscal Recovery Funds to non-profits like Habitat for Humanity who will use those funds to create affordable housing from blighted properties in the City of Lebanon.

Actions planned to reduce lead-based paint hazards

In 2026, the City of Lebanon will continue to administer its Housing Rehabilitation Program that can assist eligible homeowners with reducing and/or abating lead hazards in their properties. The city will continue to assist in the promotion and education of this project to reduce lead-based paint hazards in the City of Lebanon. Additionally, the city will continue to promote the "Lead-Free Promise Project" which provides education on testing your home and children for lead as well as the various programs to get lead out of your home.

Actions planned to reduce the number of poverty-level families

The resources the City of Lebanon has to reduce the number of persons with incomes below the

poverty level are limited. The city assists low to moderate income residents through its housing programs.

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

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

Actions planned to develop institutional structure

The Community Development Office oversees Lebanon's housing and community development programs and is responsible for all performance measurement activities. The monitoring requirements and procedures under the 2026 Action Plan will utilize existing monitoring systems and experience in administering federal and state programs and funds.

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

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

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

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

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

objectives. Community input will be sought in this analysis.

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

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

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

Lebanon's Community Development Office is responsible for enhancing the coordination among housing providers, service agencies, and public entities. During the 2026 program year, the city intends to continue to cooperate with various agencies in the region to meet the housing and supportive needs of residents.

Discussion:

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

The City of Lebanon has been blessed with Fiscal Recovery Funds that have been able to greatly help community needs that were existing before the pandemic as well as needs that arose because of the pandemic.

Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	20,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

In Fiscal Year 2026, the city anticipates receiving approximately \$20,000.00 in program income, all of which will be receipted in IDIS and committed to activities. The City does not have any section 108 guarantees, urban renewal settlements, funds returned to the line of credit and float-funded activities.