

**COUNTY OF DELAWARE
OFFICE OF HOUSING
AND COMMUNITY DEVELOPMENT**



**URBAN COUNTY CONSOLIDATED PLAN
2018 – 2022
and
ANNUAL ACTION PLAN
FOR FISCAL YEAR 2018
(JULY 1, 2018 – JUNE 30, 2019)**

**SUBMITTED TO:
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

June 2018



DELAWARE COUNTY COUNCIL

John P. McBlain., Chairman
Colleen P. Morrone, Vice Chairman

Michael F. Culp
Kevin M. Madden
Brian P. Zidek

Marianne Grace, Executive Director

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

Linda F. Hill, Director

Philip Welsh
Assistant Director

Bernice Clark-Dickerson
CD Program Coordinator

Patricia A. Gabriele
Office Manager/Operations Coordinator

Maureen DeLong
Grant Accountant

Carol Murdock Catania
Housing Coordinator

Megan Swider
Community Development Manager

Delaware County Office of Housing and Community Development
600 North Jackson Street
Suite 101
Media, PA 19063-2521

Telephone: 610-891-5425 Facsimile: 610-566-0532
Website: <http://www.co.delaware.pa.us/hcd>
Email: ohcd@co.delaware.pa.us

Delaware County, Pennsylvania
Urban County Consolidated Plan 2018-2022
And
Fiscal Year 2018 Annual Action Plan

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Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

23-6003046

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN):

23-6003046

* c. Organizational DUNS:

076954890

d. Address:

* Street1:

600 N. Jackson Street

Street2:

Suite 101

* City:

Media

County/Parish:

Delaware

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19063-2561

e. Organizational Unit:

Department Name:

OHCD

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Linda

Middle Name:

F.

* Last Name:

Hill

Suffix:

Title: Director

Organizational Affiliation:

County Government

* Telephone Number:

610-891-5425

Fax Number:

610-566-0532

* Email: hilll@co.delaware.pa.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant/Entitlement Grants

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 1,2,7

* b. Program/Project 1,2,7

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2018

* b. End Date: 06/30/2019

18. Estimated Funding (\$):

* a. Federal	3,610,623
* b. Applicant	
* c. State	
* d. Local	
* e. Other	619,604
* f. Program Income	40,000
* g. TOTAL	4,270,227

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: Mrs.

* First Name: Linda

Middle Name: F.

* Last Name: Hill

Suffix:

* Title: Director

* Telephone Number: 610-891-5425

Fax Number: 510-566-0532

* Email: Hill@co.delaware.pa.us

* Signature of Authorized Representative: Linda Hill

* Date Signed: 06/28/2018

Application for Federal Assistance SF-424

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* 3. Date Received:

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23-6003046

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN):

23-6003046

* c. Organizational DUNS:

076954890

d. Address:

* Street1:

600 N. Jackson Street

Street2:

Suite 101

* City:

Media

County/Parish:

Delaware

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PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19063-2561

e. Organizational Unit:

Department Name:

OHCD

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

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* First Name:

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Middle Name:

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Title:

Director

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* Telephone Number:

610-891-5425

Fax Number:

610-566-0532

* Email:

hilll@co.delaware.pa.us

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* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

Home Investment Partnership Program (HOME)

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME

Attach supporting documents as specified in agency instructions.

Add Attachments

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View Attachments

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* a. Applicant 1,2,7

* b. Program/Project 1,2,7

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

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View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2018

* b. End Date: 06/30/2019

18. Estimated Funding (\$):

* a. Federal	971,710
* b. Applicant	
* c. State	
* d. Local	
* e. Other	751,031
* f. Program Income	
* g. TOTAL	1,722,741

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

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☒ ** I AGREE

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Authorized Representative:Prefix: Mrs. * First Name: LindaMiddle Name: F.

* Last Name: Hill

Suffix:

* Title: Director

* Telephone Number: 610-891-5425

Fax Number: 510-566-0532

* Email: Hill@co.delaware.pa.us

* Signature of Authorized Representative:



* Date Signed: 06/28/2018

Application for Federal Assistance SF-424

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Application for Federal Assistance SF-424

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B: County Government



Type of Applicant 2: Select Applicant Type:



Type of Applicant 3: Select Applicant Type:



* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grants Program (ESG)

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

ESG

Attach supporting documents as specified in agency instructions.

Add Attachments

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* a. Applicant 1,2,7

* b. Program/Project 1,2,7

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

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17. Proposed Project:

* a. Start Date: 07/01/2018

* b. End Date: 06/30/2019

18. Estimated Funding (\$):

* a. Federal	296,708
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	296,708

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Prefix: Mrs.

* First Name: Linda

Middle Name: F.

* Last Name: Hill

Suffix:

* Title: Director

* Telephone Number: 610-891-5425

Fax Number: 510-566-0532

* Email: HillL@co.delaware.pa.us

* Signature of Authorized Representative:

* Date Signed: 06/28/2018

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

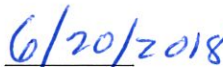
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official



Date

Director, OHCD
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.


Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official



Date



Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Ainda Lin
Signature of Authorized Official

6/20/2018
Date

Director, OHCD
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.


Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

6/20/2018
Date

Director, OHCA
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

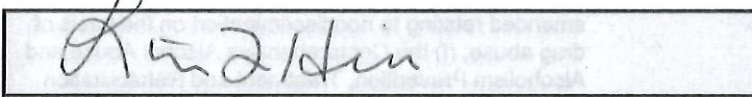
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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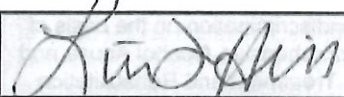
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2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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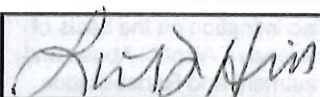
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Executive Summary

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

1. Introduction

As a designated Housing and Urban Development (HUD) entitlement community, Delaware County is required to prepare a Five Year Consolidated Plan (ConPlan) in order to implement Federal programs that fund housing, community development and economic development within the community. The Delaware County ConPlan is for the period of July 1, 2018 through June 30, 2022 and includes all the municipalities in Delaware County excluding the City of Chester, Haverford Township, and Upper Darby Township which prepare their own ConPlans. Delaware County has developed this document in consultation with public and private agencies.

Under the ConPlan regulations, HUD combined the applications and reporting requirements for four applicable formula-based Federal grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) Programs. Delaware County is not an entitlement community under the HOPWA program. The City of Philadelphia serves as the grantee for the Philadelphia Region. The County Human Services Department receives an allocation through the City and subcontracts with multiple providers for housing and supportive services.

By combining the process for the grant programs, HUD intended that communities develop a comprehensive vision that encompasses affordable housing, adequate infrastructure, fair housing, enhancement of civic design, vigorous economic development combined with human development and a continuum of care for helping the homeless. To enhance the consolidated nature of this document, Delaware County also considers other federal, state and local and private resources that may become available during the five-year period.

The ConPlan process requires Delaware County to state its plan to pursue its goals for all housing, community development and planning programs. It is these goals against which HUD will evaluate the ConPlan and Delaware County's performance. Consistency with the ConPlan is also a prerequisite to receiving funds under 20 additional Federal programs.

The ConPlan for Delaware County will serve the following functions: 1) A planning document that enables Delaware County to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development and economic development needs; 2) An

application for CDBG Program funds, HOME Program funds and ESG Program funds under HUD's formula grant; 3) A strategy document to be followed in carrying out HUD programs; and 4) A once year action plan that provides a basis for assessing performance in carrying out use of CDBG, HOME and ESG Program funds.

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

Non-Housing Community Development

- Improve public facilities and infrastructure in mature neighborhoods to benefit 100,000 low- and moderate-income persons through the investment of \$10,929,544;
- Remove slum or blighting influences through the preservation of 3 historic structures with the investment of \$450,000; and
- Provide public services for low- and moderate-income persons, including the overnight shelter of 3,500 persons through the investment of \$3,194,200.

Homelessness

- Provide rapid rehousing to 80 households through the investment of \$288,750; and
- Provide homeless prevention services to 300 persons through the investment of \$192,500.

Affordable Housing

- Rehabilitate 75 housing units for low- and moderate-income homeowners throughout the Urban County through an investment of \$1,725,000;
- Construct 116 affordable rental units, including 18 HOME units, for low- and moderate-income households throughout the Urban County through an investment of \$3,816,515;
- Rehabilitate 2 vacant, substandard housing units for resale to low- and moderate-income first time homebuyers through an investment of \$291,514; and
- Provide direct financial assistance to 100 low- and moderate-income first-time homebuyers through the investment of \$900,000.

Planning and Administration

- Provide project planning, implementation, oversight and reporting for all entitlement programs;
- Provide land use planning, comprehensive planning and special planning study assistance; and
- Support activities to affirmatively further fair housing goals.

3. Evaluation of past performance

During FY13-FY16, the County made significant progress in meeting its Housing and Community Development goals and priorities. A number of activities stand out as having a positive impact on improving the quality of life for the County's low- and moderate-income residents. The success of these activities was considered in developing the current ConPlan.

The objective of developing a housing continuum, in which all segments of the low- and moderate-income population have access to secure, safe, decent and affordable housing was furthered through the following accomplishments:

- 83 homebuyers received pre-purchase counseling and down payment and/or closing cost assistance;
- 31 existing homeowners received deferred loans to rehabilitate their homes and address lead based paint hazards and 29 homeowners were provided grants for home accessibility modifications;
- 169 safe, decent and affordable rental units were constructed and 100% occupied; and
- 2 homeowner units were rehabilitated and sold to low- and moderate-income homebuyers.

To further the goals of improving and developing public facilities and infrastructure the following accomplishments demonstrate the County's commitment to improving communities for our low- and moderate-income residents:

- 7 projects improved neighborhood facilities, 2 projects improved handicapped centers and 1 improved a homeless shelter;
- 13 park and/or recreational area improvements were completed;
- Critical water/sewer improvements were completed in 18 neighborhoods; and
- Streets and/or sidewalks were rehabilitated in 38 neighborhoods.

To further the goal of blight removal:

- 7 National Register listed/eligible structures were preserved; and
- 7 unsafe abandoned structures were demolished

The County supported its Continuum of Care system to address the needs of homeless persons and those at risk of homelessness through the operation of up to 15 programs per year:

- 447 persons were prevented from becoming homeless;
- 361 persons were rapidly re-housed in permanent housing; and
- 3,199 persons were provided emergency shelter.

In 2015, the County completed an Analysis of Impediments (AI) in cooperation with the Chester Economic Development Authority and the Delaware County Housing Authority (DCHA). In December 2017 HUD accepted the Assessment of Fair Housing 2018-2023 (AFH), completed in collaboration with DCHA. Delaware County contracts with the Housing Equality Center of Pennsylvania (HECP) to assist with addressing impediments found in the AI and the goals identified in the AFH.

4. Summary of citizen participation process and consultation process

Delaware County has adopted a Citizen Participation Plan describing the community engagement in developing its CDBG, HOME, and ESG programs. The Citizen Participation Plan is on file at OHCD.

During 2017, the Office of Housing and Community Development (OHCD) employed a robust public participation process in developing its Assessment of Fair Housing (AFH) in cooperation with the Delaware County Housing Authority (DCHA). OHCD and DCHA solicited views and recommendations from the public at large, organizations that represent protected classes, residents of public and assisted housing and persons most likely to have difficulty securing housing of their choice. The outreach was conducted through smaller roundtable discussions with representatives of the disability community, three public meetings with public housing residents, Section 8 Housing Choice Voucher recipients and residents-at-large, distribution of surveys for the community and service providers as well as numerous consultations with County agencies. Meeting notices were provided in both Spanish and English. More than 20 organizations and 280 individuals participated in the development of the Delaware County AFH. The Consolidated Plan is heavily informed by the findings and results of that outreach effort. In compliance with 24 CFR 91.100(4), Delaware County notified the adjacent units of government that it was completing this ConPlan and sent a copy of the Executive Summary to the PA Department of Community and Economic Development.

On May 10, 2018 a Draft ConPlan Executive Summary and Proposed List of FY 18 Activities was published in the Philadelphia Inquirer - Delaware County Edition alerting interested persons as to the availability of the document. The Draft ConPlan Executive Summary and Proposed List of FY 18 Activities was also posted on the County's website at www.co.delaware.pa.us/hcd.

A Public Hearing on the Proposed Plan was held by the Delaware County Council on May 22, 2018 at the County Courthouse in the Borough of Media. The public hearing was advertised in the Philadelphia Inquirer as well as on the County's website.

The public review and comment period was May 11 through June 11, 2018. County Council approved the submittal of the ConPlan including the FY 18 Action Plan to HUD on June 20, 2018. Notification of the availability of the final plan with a final list of activities was published on the County's website and advertised in the Philadelphia Inquirer on June 28, 2018.

The County also utilized comments received during the public participation process of the 2018 - 2022 Assessment of Fair Housing (AFH) to shape the ConPlan and Action Plan. Over 280 residents and over

100 public service professionals completed surveys during AFH public outreach. The results and comments of the surveys were addressed when the County established goals for the upcoming ConPlan.

5. Summary of public comments

A summary of public comments can be found in PR-15.

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

All comments or views were accepted.

7. Summary

The ConPlan and FY 18 Action Plan were formally approved by County Council by Resolution CP 2018-01 on June 20, 2018. The final list of activities is included in the appendices. Projects over the next 5 years will provide great benefit to the residents of low- and moderate-income neighborhoods in the County. We are confident we will maintain a high level of performance while looking for ways to improve the quality of life for the County's low- and moderate-income residents.

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

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	DELAWARE COUNTY	
CDBG Administrator	DELAWARE COUNTY	Office of Housing and Community Development
HOME Administrator	DELAWARE COUNTY	Office of Housing and Community Development
ESG Administrator	DELAWARE COUNTY	Office of Housing and Community Development

Narrative

The Delaware County Office of Housing and Community Development (OHCD) is responsible for the planning, implementation and reporting of the County's housing and community development programs in accordance with all federal requirements including the duty to affirmatively further fair housing. OHCD staff prepares the Consolidated Plan, Annual Action Plan and CAPER documents in consultation with both public and private entities including other County offices, the County's Continuum of Care for the Homeless, nonprofits and local municipalities. OHCD oversees the implementation of federally funded housing and community development programs and projects with over 30 municipal and nonprofit sub-recipient partners annually.

Consolidated Plan Public Contact Information

Copies of the Consolidated Plan and Annual Action Plans are available for review at:

Delaware County Office of Housing and Community Development
600 North Jackson Street, Suite 101
Media, PA 19063
Phone: 610-891-5425 Fax: 610-566-0532 TDD: 1-800-654-5984
Email: ochd@co.delaware.pa.us
www.co.delaware.pa.us/hcd

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This ConPlan has been developed in accordance with Title 1 of the Cranston-Gonzalez National Affordable Housing Act and pursuant to the requirements of HUD. To ensure activities undertaken with HUD entitlement programs are consistently developed with input from stakeholders, OHCD staff participate in numerous housing, community development and social services agencies and boards that operate within the County.

Additionally, OHCD carried out an especially robust consultation and public participation process while preparing the 2017 Assessment of Fair Housing (AFH) Plan. For this effort, the County, in coordination with the Delaware County Housing Authority (DCHA), solicited views and recommendations from the public-at-large, organizations that represent protected classes, residents of public and assisted housing and persons most likely to have difficulty securing housing of their choice. The outreach was conducted through smaller roundtable discussions with representatives of the disability community, three public meetings for public housing residents, Section 8 Housing Choice Voucher recipients and residents at large, distribution of surveys for the community and service providers as well as numerous consultations with County agencies. Meeting notices were provided in both Spanish and English. More than 20 organizations and 280 individuals participated in the development of the Delaware County AFH.

Ongoing efforts with stakeholders, housing providers and related social service agencies along with AFH outreach informs the Five Year Plan and subsequent Annual Action Plans. Additionally, public input was considered alongside an analysis of data to identify the goals set forth in the Consolidated Plan.

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

Delaware County maintains a collaborative relationship with the DCHA through coordination of Fair Housing activities and partnerships in the development/redevelopment of affordable housing. Over the past four years, Delaware County has joined forces with DCHA in the redevelopment of 169 affordable rental units.

As a founding member of the Delaware County Homeless Services Coalition (HSC), County staff provide leadership to the Coalition. The HSC includes representatives from various systems of care such as those that serve the elderly, children and youth, behavioral health consumers including those with mental health and/or drug and alcohol issues, adult and family services, and veterans. Members of the HSC are committed to the development of close collaboration and cooperation among service providers, homeless and formerly homeless persons, funding sources, religious groups, government and interested members of the community.

Describe coordination with the Continuum of Care (CoC) 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 Delaware County Continuum of Care (CoC) Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. OHCD has an integral role in the CoC as an active member of these groups. The COCAT is comprised of representatives from the County's Office of Behavioral Health (OBH) and OHCD. The Division of Adult and Family Services (DAFS), Division of Mental Health and Division of Drug and Alcohol fall under the OBH umbrella. DAFS is the CoC Lead Agency and the Homeless Management Information System (HMIS) Lead Agency. The COCAT brings a breadth of knowledge about homelessness, special populations, housing and service resources.

The Homeless Services Coalition (HSC) is a group of over 90 members dedicated to assisting homeless individuals and families and has a critical role in the CoC. The HSC exists to assist Delaware County's homeless population become self-sufficient and secure safe and affordable housing. It promotes, coordinates and supports the development of homeless programs that provide comprehensive services including outreach, shelter, supportive services and housing to the homeless population, including the chronically homeless, families with children, veterans, unaccompanied youth and those at risk of homelessness. The HSC has multiple committees that work to implement the County's CoC Collaborative Plan to End Homelessness. At least one member of the COCAT serves on each committee to assure coordination between the planning and implementation of homeless services. OHCD has been an active member of the HSC since its inception.

The homeless service strategies presented in this ConPlan were developed by OHCD in conjunction with these entities and are aligned with the County's CoC Collaborative Plan. ConPlan goals addressing homelessness are:

- 1) Affordable Housing;
- 2) Rapid Rehousing;
- 3) Homeless Prevention; and
- 4) Public Services.

The plan includes specific strategies for:

- 1) Outreach and assessment of needs;
- 2) Emergency shelter and transitional housing needs;
- 3) Helping homeless households (HH) make the transition to permanent housing and independent living, including shortening the time a HH experiences homelessness, facilitating access to affordable housing units and preventing the recently homeless from becoming homeless again; and
- 4) Helping low income HHs avoid becoming homeless, especially HHs being discharged from publicly funded institutions and systems of care or receiving assistance from public or private agencies.

Delaware County has policies and protocols in place to ensure that persons being discharged from publicly funded institutions or systems of care are released to an appropriate setting and any necessary services are in place. The County's CoC discharge policies for Foster Care, Health Care, Mental Health Care and Corrections are included in the appendix.

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 CoC provides input into all funding for homeless programs. For over 20 years, the COCAT has worked together to identify financial and programmatic gaps, review and evaluate funding priorities, allocate funds, and ensure the needs of the populations are met. The HSC provides invaluable input regarding the targeting of resources as well as insight and recommendations regarding the CoC system and programmatic improvements.

The OHCD, DAFS and HSC homeless service providers collaborated to develop a plan for the implementation of the ESG Homeless Prevention (HP) and Rapid Rehousing (RRH) activities. The group discussed, developed and approved allocations, budgets, intake and assessment procedures, provider roles/responsibilities, and reporting and program operating guidelines. The collaboration resulted in the leveraging of other funds to support intake, assessment, housing search and case management. The COCAT continues to meet to ensure seamless implementation of the ESG program.

In addition to the public notices and hearings on housing and community development needs and the proposed plan, OHCD presented an overview of the consolidated planning process as well as the ESG funding levels to the CoC Governing Board at its quarterly meeting on December 5, 2017. OHCD solicited comments and recommendations regarding proposed ESG activities and allocations. The Board supported the annual allocation of \$178,205 to the Life Center Shelter and the balance of funds to HP and RRH activities with a minimum of 60% of those funds targeted to RRH. However, it was agreed that should other funds currently anticipated to support HP activities not be available, a larger percentage of ESG funds may need to be allocated to HP activities. In addition, on December 13, 2017, OHCD spoke at an HSC meeting regarding the ConPlan and distributed a Homeless Needs Assessment Survey to the approximately 50 persons in attendance.

The County's Homeless Management Information System (HMIS) includes all ESG requirements and provides outcome data used to evaluate performance. Delaware County requires all agencies that provide services to homeless individuals and households to actively participate in the HMIS. The CoC Governing Board oversees the development of policies and procedures for the administration of HMIS and those procedures are included as a component of the CoC Governance Charter.

The CoC's performance measures include:

- 1) Decreasing the length of time persons remain homeless;
- 2) Decreasing homeless recidivism;
- 3) Decreasing the number of homeless persons as well as the number of persons who become homeless for the first time;
- 4) Increasing employment and non-employment income;
- 5) Increasing use of mainstream benefits;
- 6) Increasing successful housing placements; and
- 7) Ensuring housing stability.

ESG activities have been designed to complement and coordinate with CoC performance measures. The goals and strategies of the CoC Collaborative Plan to End Homelessness promote shelter diversion as well as moving homeless households as quickly as possible into stable housing. Homeless Prevention and Rapid Rehousing activities funded with County ESG resources are strategies employed by the CoC. ESG funds are also utilized to provide emergency shelter which is an important component of the CoC community-wide coordinated approach to address housing crises as outlined in the CoC Collaborative Plan.

In addition, OHCD is a member of the HMIS Evaluation and Performance Committee of the CoC Governing Board which is responsible for further developing a comprehensive methodology and phased implementation plan to evaluate the performance of both the County's homeless services system and programs including those funded through the CoC, ESG and other sources.

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	COMMUNITY ACTION AGENCY OF DELAWARE COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Victims of Domestic Violence Services - Homeless Services - Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the COC Governing Board, HSC and McKinney funded provider. Participated in 12/5/17 COC Governing Board meeting and 12/13/18 HSC meeting. Agency is designated COC coordinated entry and assessment site. They will continue to operate shelters, transitional housing, rapid rehousing, homeless prevention activities and homeless supportive services. Completed Homeless Needs Assessment survey.
2	Agency/Group/Organization	FAMILY AND COMMUNITY SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 12/31/17 HSC meeting and 12/5/17 and 3/6/18 Governing Board Meetings. Agency will continue to serve those in need by coordinating the emergency food program, provide transitional/rapid rehousing housing to the HIV/AIDS population and PSH to the mental health and D&A population. Completed Homeless Needs Assessment survey.

3	Agency/Group/Organization	HORIZON HOUSE, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 12/31/17 HSC meeting and 12/5/17 and 3/6/18 Governing Board Meetings. Agency will continue to provide outreach and coordinated entry assessment services as well as PSH to the mental health and chronic homeless populations. Completed Homeless Needs Assessment survey.
4	Agency/Group/Organization	DELAWARE COUNTY OFFICE OF BEHAVIORAL HEALTH
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CoC and HMIS lead agency, member of the CoC Governing Board, COCAT, HSC and McKinney funded provider. Participated in the 12/31/17 HSC meeting and 12/5/17 and 3/6/18 Governing Board Meetings. As members of the COCAT, OHCD and the Office of Behavioral Health will continue to collaborate regarding the most effective use of limited County resources.

5	Agency/Group/Organization	DELAWARE COUNTY CHILDREN AND YOUTH SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Child Welfare Agency Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
6	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 12/5/17 Governing Board Meeting and the 12/13/17 HSC meeting. Agency will continue to collaborate with the CoC regarding foster care discharges and operate the Independent Living Program for youth discharged from the foster care system. Funding for the emergency shelters and transitional housing for families will continue to be provided by the agency. Completed Homeless Needs Assessment survey.
	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 12/5/17 and 3/6/18 Governing Board Meetings. Agency will continue to provide coordinated entry assessment services and operate day center, overnight shelter and PSH programs.

7	Agency/Group/Organization	WESLEY HOUSE COMMUNITY CORPORATION
	Agency/Group/Organization Type	Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 12/13/17 HSC meeting. Agency will continue to operate emergency shelter for families with children, single adult females and unaccompanied youth.
8	Agency/Group/Organization	LIFE CENTER OF DELAWARE COUNTY
	Agency/Group/Organization Type	Services - Elderly Persons Services - Persons with Disabilities Services - Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 12/13/17 HSC meeting. Agency will continue to operate emergency shelter for single adults.
9	Agency/Group/Organization	CATHOLIC SOCIAL SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS Services - Homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 3/6/18 Governing Board Meeting and the 12/13/17 HSC meeting. Agency is contracted to provide ESG Rapid Rehousing to literally homeless persons and will continue to provide housing search assistance, case management and supportive services.
10	Agency/Group/Organization	CROZER-KEYSTONE HEALTH SYSTEM, INC.
	Agency/Group/Organization Type	Services - Persons with Disabilities Services - Homeless Services - Health Health Agency Business Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 12/13/17 HSC meeting. Agency will continue to provide education and blended case management to homeless persons with disabilities. Completed Homeless Needs Assessment survey.
11	Agency/Group/Organization	DELAWARE COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 3/6/18 Governing Board Meeting. DCHA will continue to provide permanent housing for the homeless. DCHA will continue to collaborate with the CoC to provide graduates of S+C and PSH programs Section 8 vouchers when feasible. DCHA will apply for all available resources to support new subsidized permanent housing.
12	Agency/Group/Organization	HOLCOMB BEHAVIORAL HEALTH SYSTEMS
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 12/13/17 HSC Meeting. McKinney funds allocated to Holcomb's PSH program were re-allocated during the 2017 CoC application process. This PSH will not be operational after 7/1/18.
13	Agency/Group/Organization	MENTAL HEALTH PARTNERSHIPS
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 12/5/17 and 3/6/18 Governing Board meetings. Agency will continue to provide outreach, day center, shelter, rapid rehousing and supportive services.

14	Agency/Group/Organization	DOMESTIC ABUSE PROJECT OF DELAWARE COUNTY
	Agency/Group/Organization Type	Services - Children Services - Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 3/6/18 Governing Board meeting and 12/13/17 HSC meeting. Agency will continue to provide emergency shelter to victims of domestic abuse and their families. Completed Homeless Needs Assessment survey.
15	Agency/Group/Organization	FAMILY PROMISE OF DELAWARE COUNTY
	Agency/Group/Organization Type	Services - Children Services - Persons with Disabilities Services - Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 12/13/17 HSC meeting. Agency will continue to provide emergency shelter to families with children. Completed Homeless Needs Assessment survey.
16	Agency/Group/Organization	AIDS CARE GROUP
	Agency/Group/Organization Type	Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 12/13/17 HSC meeting. Agency will continue to provide education and health services for persons with HIV/AIDS. Completed Homeless Needs Assessment survey.

17	Agency/Group/Organization	BUCKS COUNTY INTERMEDIATE UNIT - REGION 8 SUPPORT COORDINATOR
	Agency/Group/Organization Type	Services - Children Services - Education Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 12/13/17 HSC meeting. Agency will continue to act as the management agent for Region #8 (includes Delaware County) for the PA Homeless Education Program.
19	Agency/Group/Organization	RALPH MOSES HOUSE
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
20	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 3/6/18 CoC Governing Board meeting and the 12/13/17 HSC meeting. Ralph Moses House will provide McKinney CoC funded transitional housing/rapid housing services.
	Agency/Group/Organization	FAMILY MANAGEMENT EMERGENCY SHELTER
	Agency/Group/Organization Type	Services - Children Services - Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 12/13/17 HSC meeting. Family Management Center will continue to provide emergency shelter for CYS involved families with children.
21	Agency/Group/Organization	COMCAST
	Agency/Group/Organization Type	Business Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County consulted with COMCAST, a broadband ISP, concerning the Internet Essentials program they offer to decrease the digital divide. The program allows low-income households to access affordable high speed internet without a credit check, contract or installation fee. The County is incorporating the distribution of brochures for the Internet Essentials program for all recipients of Federal housing assistance.

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

The Delaware County Coastal Zone Task Force did not participate in the process of developing this ConPlan, however the ConPlan was informed by its work. The Coastal Zone Task Force is staffed by the County Planning Department and is attended by OHCD Staff. It is the central forum for furthering its mission to “heighten awareness for the coastal zone’s importance by informing and educating stakeholders about their connection to the Delaware River and to facilitate the redevelopment of the waterfront...” The Task Force acts as a formal setting for discussion of issues affecting the Coastal Zone (primarily flooding) and other activities that are of local and regional waterfront-wide impact. It also serves to educate stakeholders on coastal Zone values and opportunities.

The Task Force meetings are held five times per year and are open to the public. Its members include, but are not limited to, municipal officials, environmental organizations, businesses, County and regional organizations such as the Delaware County Conservation District, the Delaware Valley Regional Planning commission, Pennsylvania Sea Grant and the Delaware County Transportation Management Association.

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

Table 3 – Other Local /Regional/Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Delaware County Office of Behavioral Health	Strategic Plan goals associated with homelessness and special needs are consistent with the CoC mission.
Delaware County 2015: Land Use Policy Framework	Delaware County Planning Department	The plan was established for elected and appointed officials to evaluate future proposals or policy changes to ensure that their decisions are consistent with shared countywide goals. The countywide goals are consistent with those outlined in the 5 Year plan.
Delaware County 2035: Open Space & Recreation	Delaware County Planning Department	The Open Space, Recreation and Greenway Plan is a component of the County's comprehensive plan, <i>Delaware County 2035</i> , which establishes an overall vision for the future of the County through the year 2035. It also sets policies for development, redevelopment, conservation, and economic initiatives.
Delaware County 2035: Economic Development Plan	Delaware County Planning Department	The Economic Development Plan outlines a long-range, place-based strategy identifying trends in industry, employment, and housing that affect the markets of the twenty-first century and connects them to an action plan tailored to the different types of places. The plan was integral in determining non-housing community development assets described in NA-50.
Delaware County 2035: Transportation Plan	Delaware County Planning Department	The plan identifies existing conditions, opportunities, and recommendations to improve, expand, and integrate the County's transportation network. It outlines actions to be taken over the course of the next eighteen years that are in line with the broader goals of <i>Delaware County 2035</i> . The framework of this plan is consistent with the OHCD's 2018-2022 ConPlan.
Delaware County 2035: Historic Preservation Plan	Delaware County Planning Department	The Historic Preservation Plan intends to capture the essence of the variety of historic resources in the County and seeks to better understand how to best identify, protect, and promote them. The County's comprehensive plan calls for simultaneously protecting these valuable resources while implementing smarter use of development around natural and historic areas. The plan is consistent with blight removal goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Growing From Within: A Blueprint for Growth in Delaware County	Delta Development Group	Growing from Within is Delaware County's ten-year economic development strategy. The plan identifies major themes and emerging opportunities in the County and establishes strategic planning objectives. It provides an action plan for spurring economic growth by utilizing existing assets and creating new opportunities. The plan was integral in determining non-housing community development assets described in NA-50.
Delaware County Assessment of Fair Housing	Delaware County OHCD	AFH goals are incorporated into the Strategic Plan.
DCHA 5 Year Action Plan for 2018 to 2022	Delaware County Housing Authority	DCHA collaborated with Delaware County on the Assessment of Fair Housing and will work together on achieving numerous goals established in that plan that have been incorporated into the Strategic Plan.
2016 Hazard Mitigation Plan	Delaware County Planning Department	The 2016 Hazard Mitigation Plan studies the risks the County faces from natural and human-made disasters. It is an update to the 2011 Hazard Mitigation Plan. The 2016 Update serves as a blueprint for reducing potential property damage and bodily harm. The County worked closely with Delaware County Emergency Services, local municipalities, and other planning partners to create this Plan in accordance with FEMA and PEMA requirements.

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 Consolidated Plans for the City of Chester, City of Philadelphia, Upper Darby and Haverford Townships as well as the Commonwealth of Pennsylvania were consulted during the development of this document to ensure consistency. All subsequent Annual Plans will be submitted to these adjacent units of government for their review and comment.

Narrative

The County included the Delaware County Continuum of Care Discharge Planning Policy as part of the Grantee Appendix. The discharge policy includes specifics about coordination with foster care, health-care facilities, mental health facilities and corrections programs.

The Homeless Services Coalition of Delaware County (HSC) oversees and implements the policies of the County's Continuum of Care. The HSC is committed to the development of close collaboration and cooperation among service providers, homeless persons, religious groups, businesses, government and interested members of the community.

PR-15 Citizen Participation

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

In accordance with 24 CFR 91.115(e), Delaware County has adopted a Citizen Participation Plan outlining the citizen participation requirements of the CDBG program, HOME program and ESG program. The plan was amended in 2017 to include development of the County's Assessment of Fair Housing (AFH).

In accordance with 24 CFR 91.100(4), Delaware County notified adjacent units of government and the Pennsylvania Department of Community and Economic Development it was completing the ConPlan and Annual Action Plan.

According to the 2016 American Community Survey, nine percent (9%) of Delaware County citizens 18 and older speak a language other than English at home. Since 2013 the percentage of households that speak a language other than English at home has increased by less than 1 percentage point. The County's Citizen Participation Plan states that translators will be provided when requested. The County did not receive a request for a translator during the FY 17 citizen participation process or any year prior. The County distributed public hearing flyers in Spanish during the citizen participation process for the 2018-2022 AFH. The County did not receive any requests for translators during the outreach. The County will continue to monitor the percentage of households that speak a language other than English and adjust the Citizen Participation Plan accordingly.

On December 7, 2017, a needs assessment hearing was held to:

- 1) Summarize programs and requirements;
- 2) Review FY 2016 Consolidated Annual Performance and Evaluation Report;
- 3) Discuss the development of the 2018 – 2022 Consolidated Plan; and
- 4) Accept testimony on FY 18 housing and community development needs for preparation of the FY 18 Action Plan.

Table 4 – Citizen Participation Outreach

	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	News-paper Ad	<ul style="list-style-type: none"> - Minorities - Persons with disabilities - Non-targeted/ broad community - Residents of Public and Assisted Housing 	On October 26, 2017, an ad was published in the Philadelphia Inquirer - Delaware County Edition providing notice of 2018 application availability and notice of needs assessment hearing for the 5 Year ConPlan and FY 18 Action Plan.	No comments received.	No comments received.	
2	Public Meeting	<ul style="list-style-type: none"> - Minorities - Persons with disabilities - Non-targeted/ broad community - Residents of Public and Assisted Housing 	A public needs assessment hearing was held on December 7, 2017 soliciting comments on housing and community development needs for the 5 Year ConPlan and FY 18 Action Plan. One (1) municipal official was in attendance.	Comments were made in support of grant assistance to Upper Chichester Township for public facility and infrastructure improvements through the CDBG program.	All comments were accepted.	
3	News-paper Ad	<ul style="list-style-type: none"> - Minorities - Persons with disabilities - Non-targeted/ broad community - Residents of Public and Assisted Housing 	On May 17, 2018, an ad was published in the Philadelphia Inquirer - Delaware County Edition providing a summary of the proposed 5 Year ConPlan, list of activities proposed for FY 18 and notice of the public meeting on May 22, 2018. Ad requested public participation and comments on the proposed ConPlan and list of activities.	No comments were received.	No comments were received.	
4	Internet Outreach	<ul style="list-style-type: none"> - Minorities - Persons with disabilities - Non-targeted/ broad community - Residents of Public and Assisted Housing 	The FY 18 Proposed List of Activities and Executive Summary of the 5 Year ConPlan were posted to the OHCD website on May 17, 2018. In addition, the Proposed List of Activities was emailed on said date to all applicants.	Comment was received from Colwyn Borough asking for reconsideration of their primary CDBG application.	All comments accepted.	www.co.delaware.pa.us/hcd/index.html
5	Public Meeting	<ul style="list-style-type: none"> - Non-targeted/broad community - Program Applicants 	A public hearing on the proposed 5 Year ConPlan and 2018 Annual Action Plan was held by County Council on May 22, 2018.	Housing Equality of Pennsylvania was in attendance to thank Council for their continued support.	All comments accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Despite a diverse housing stock, residents of Delaware County struggle with cost burden, a lack of affordable units in their location of choice, a shortage of units for those households with very low incomes, and an aging public infrastructure.

More than one third (1/3) of all residents are paying 30% or more on housing while 17% of households are paying 50% or more towards housing costs. The largest number of persons affected by cost burden and severe housing cost burden, according to American Community Survey (ACS) data, are extremely low-income renters. When comparing low- and moderate-income renters to owners, the number of persons experiencing cost burden is almost equal. Low- and moderate-income homeowners fare somewhat better with severe cost burden, but still experience high housing costs. It is evident that elderly and small related householders have a greater incidence of housing costs that strain the budget.

The AFH also showed that housing needs disproportionately affect minority residents, specifically black, non-Hispanic residents in the mature neighborhoods. As referenced in the AFH, households experiencing one or more of the four housing problems of cost burden, severe cost burden, crowding, or substandard facilities included:

- 33.36% of White, non-Hispanic households;
- 47.63% Black, non-Hispanic households;
- 48.42% Hispanic households;
- 32.49% Asian or Pacific Islander households;
- 61.11% Native American, non-Hispanic households; and
- 43.64% Other, non-Hispanic households.

DCHA serves 603 households in public housing with an additional 182 households receiving project based rental assistance, and 2,834 households receiving Section 8 tenant based rental assistance. They also have over 30,000 households on their waiting list demonstrating a great need for more affordable housing. Of the residents currently served by DCHA, 78% are extremely low-income at 30% or less of Area Media Income (AMI). This is especially true for the families with children which make up the highest numbers of households served by the DCHA and on their waiting lists.

The lack of affordable housing is also a problem for the CoC system. For persons at risk of losing their housing, diversion or homeless prevention require a permanent affordable housing solution. Rapid Rehousing programs (RRH), transitional housing (TH) programs and shelters often operate at capacity and provide a limited number of bed and shelter options. In addition, the TH and RRH programs are

restricted to serving for a maximum 24 months. The limited nature of these programs highlights the need for more affordable housing solutions for the County's very low-income population.

The County's Non-Homeless Special Needs residents most often consist of the elderly and the disabled who would also benefit from added affordable housing solutions. Most often these residents are on fixed incomes that make the high cost of rent and housing in the County a burden. Even for homeowners this is a burden as the County has an older housing stock that typically requires more maintenance. The maintenance cost can be out of reach for many on fixed incomes.

Beyond an older housing stock, many of the County's facilities and infrastructure are also aging and in need of major systems repairs and updating. CDBG applications over the last 5 years confirm the need for facility updates which include accessibility modifications to efficiently serve their communities. This is especially true of the mature neighborhoods where municipal reports confirm older infrastructure that is failing and in need of repair. The repairs often place a fiscal strain on communities above the expensive operation costs. Storm water improvements are another problem in the mature neighborhoods that now must deal with the runoff problems associated with heavy development common in urban, built-out communities.

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

Summary of Housing Needs

Delaware County is largely built out: forty-four percent (44%) of County land area is comprised of residential uses; twenty-three percent (23%) is comprised of employment drivers, including business districts, commercial corridors, offices, civic uses, institutions and industrial uses; and the remaining land is comprised of open space, agricultural and recreation areas. Of the total 155,816 housing units, seventy-six percent (76%) are single family attached or detached structures. Sixteen percent (16%) of the housing stock is comprised of 2-unit structures and 8% of the housing stock contain 20 or more units.

The County's Comprehensive Plan, *Delaware County 2035*, describes the County's diverse built environment as Mature Neighborhoods and Growing Suburbs.

The areas of the County that are older more Mature Neighborhoods can be described as:

- Areas that are established and have realized most of their population, employment growth, and infrastructure build-out;
- Some are stable and thriving with affordable housing, access to transit, and a strong community identity;
- Some are experiencing population losses and deteriorating infrastructure systems;
- Over time, the prevalence of Mature Neighborhoods is moving toward the western boundary of the County; and
- Revitalization opportunities exist in a variety of scales and locations.

The areas of the County that are Growing Suburbs can be described as:

- Underlying areas that have undeveloped or agricultural land remaining and are experiencing or are forecast to experience population growth;
- Mostly residential with primarily single-family detached housing;
- Typically located in western Delaware County.

Delaware County's Assessment of Fair Housing 2018-2022 showed the County most struggles with high housing costs and cost burden. Public surveys and discussions concluded that residents struggle with finding quality housing in locations of their choosing. This is most significant for lowest income populations with few housing options and families with children that may not be able to find housing in their budget with enough bedrooms.

Table 5 - Housing Needs Assessment Demographics

Demographics	Base Year: 2010	Most Recent Year: 2016	% Change
Population	556,468	562,316	1%
Households	222,545	221,969	-0%
Median Income	\$61,876	\$66,576	8%

Table 6 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	13,750	14,505	23,540	13,695	79,559
Small Family Households	3,557	4,031	7,964	5,344	43,389
Large Family Households	820	849	1,795	1,187	8,539
Household contains at least one person aged 62-74	2,379	2,791	4,817	2,831	15,411
Household contains at least one person aged 75 or older	3,066	4,635	5,202	2,268	6,411
Households with one or more children aged 6 or younger	1,897	1,969	3,567	1,879	6,215

Housing Needs Summary Tables

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

Table 7 – Housing Problems Table

	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	234	139	190	83	646	73	35	4	48	160
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	29	115	4	163	0	20	34	10	64
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	179	122	104	89	494	49	43	103	15	210
Housing cost burden greater than 50% of income (and none of the above problems)	5,434	2,693	864	219	9,210	4,163	3,267	3,288	1,034	11,752
Housing cost burden greater than 30% of income (and none of the above problems)	376	2,594	3,687	802	7,459	699	3,014	4,928	2,758	11,399
Zero/negative Income (and none of the above problems)	544	0	0	0	544	560	0	0	0	560

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

Table 8 – Housing Problems 2

	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	5,874	2,983	1,283	401	10,541	4,298	3,363	3,432	1,107	12,200
Having none of four housing problems	1,361	3,204	7,490	3,768	15,823	1,083	4,931	11,319	8,419	25,752
Household has negative income, but none of the other housing problems	544	0	0	0	544	560	0	0	0	560

3. Cost Burden > 30%

Table 9 – 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	1,878	1,868	1,507	5,253	1,222	1,592	3,476	6,290
Large Related	580	227	185	992	182	509	896	1,587
Elderly	1,399	1,948	1,529	4,876	2,567	3,402	2,506	8,475
Other	2,365	1,496	1,543	5,404	968	900	1,317	3,185
Total need by income	6,222	5,539	4,764	16,525	4,939	6,403	8,195	19,537

4. Cost Burden > 50%

Table 10 – 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	1,710	851	234	2,795	1,157	1,012	1,429	3,598
Large Related	503	64	30	597	174	296	322	792
Elderly	1,257	1,251	535	3,043	2,008	1,491	875	4,374

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	2,287	636	145	3,068	910	530	635	2,075
Total need by income	5,757	2,802	944	9,503	4,249	3,329	3,261	10,839

5. Crowding (More than one person per room)

Table 11 – Crowding Information – 1/2

	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	160	77	159	84	480	49	59	82	10	200
Multiple, unrelated family households	19	74	0	8	101	0	8	55	15	78
Other, non-family households	15	15	60	0	90	0	10	0	0	10
Total need by income	194	166	219	92	671	49	77	137	25	288

Table 12 – Crowding Information – 2/2

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

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

ACS 2016 data shows that there are 58,422 single households within Delaware County, which account for 29% of the total number of households. To account for how many of these households are in need by family type, it is difficult to get specific data. However, the Delaware County Housing Authority (DCHA) maintains data about their waiting list. There are a total of 31,304 households on their waiting lists for Section 8 Housing Choice Vouchers (HCV) or units at their Public Housing properties. Specifically regarding single person households, there are 2,810 households on DCHA's HCV Singles List, about 9% of their total waitlist. It is important to note however that the HCV Singles List does not include any single adults who are disabled or single adults 62 years and older.

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 recently completed AFH identified that 11.8% of the County have a disability of one type or another. According to Social Security Benefit data, the average SSI payment for Delaware County in 2018 is \$750/month. An estimated 11,493 disabled persons receive SSI payments. The 2016 media gross rent was \$996/month, far exceeding the monthly SSI payment. Thus, Cost burden is especially severe for this population. With regard to estimating a total number of families in need, we can look at DCHA's waiting list as a sample of the number of families with a disability in need of housing assistance. As previously stated, there are a total of 31,304 households on the DCHA wait list for their public housing properties and Section 8 Housing Choice Voucher programs. According to DCHA statistics 21.2% of these applicants are disabled.

Little data exists to determine the number and type of families who are victims of domestic violence, dating violence, sexual assault and stalking. The County funds the Domestic Abuse Project (DAP) which operates a shelter for victims. Based on their data for the June 2016-June 2017 year, they served a total of 58 households, comprised of 134 persons at the shelter. The majority of households served had extremely low income, 30% AMI or less. DAP reports that each month there are 53-77 unmet requests for shelter by victims of domestic violence because the shelter is at full capacity. Given the 30 day limit on shelter stays and the low income of the residents, locating safe housing after exiting the shelter is difficult. The lack of affordable housing options is a major barrier for this population which results in the clients returning to an unsafe abusive situation.

What are the most common housing problems?

Housing cost burden is the most common housing problem prevalent in the County. This is true of both the renter population and owner population. According to 2009-2013 CHAS data, of households who have an income < 100% of AMI, 11,399 owners and 7,459 renters are faced with housing cost burden, or paying more than 30% of their income towards housing. Severe Housing Cost Burden, paying more than 50% of your income towards housing, affects 11,752 owners and 9,210 renters whose income is < 100% of AMI.

In total, 16,669 renters with incomes < 100 % of AMI are facing housing cost burden. Renters impacted by housing cost burden are predominately in the 0-30% AMI range while renters impacted by severe housing cost burden are predominately in the 50-80% AMI bracket.

More homeowners than renters appear to be experiencing housing cost burden. Income ranges are the same as for renters, more owners of the lowest income, 0-30% AMI range, are experiencing housing cost burden and more owners in the 50-80% AMI range are experiencing severe housing cost burden.

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

Housing Cost Burden

Of the total renter households between 0-80% AMI, the most impacted by housing cost burden and severe housing cost burden are those with the lowest income at 0-30% AMI. Most of the households impacted by housing cost burden or severe housing cost burden, while very low income, are also households of the category, or defined as households not meeting, the small or large related, or elderly categories.

Owner households show varying statistics. 19,537 owner households are impacted by housing cost burden, and 10,839 owner households are impacted by severe housing cost burden. Of the owner households impacted by cost burden, most of these owners fall into the 50-80% AMI income bracket. The majority are elderly households, where the head of home is at least 62 years of age. This is also true of severe housing cost burden. Though the majority of owner households impacted by severe housing cost burden are still primarily elderly, they predominately fall into the 0-30% AMI income level.

Crowding

Crowding is defined as having more than one person per bedroom. Far fewer residents are impacted by crowding in the County and there is a dramatic difference in the number of renters that are impacted compared to the number of owners: 671 renters versus 288 owners experience crowding. For both renters and owners, it is most common in the 50-80% AMI category. Renter households that see crowding the most are single family households in the 0-30% AMI and 50-80% AMI income levels while single family households in the 50-80% AMI experience crowding the most for owners.

Substandard Housing

ACS 2016 data shows substandard housing conditions, homes lacking complete plumbing or complete kitchen facilities, to be very few and far between in Delaware County. Both have less than 2% of the population of occupied housing. CHAS 2009-2013 show substandard housing to be far more prevalent in renter households than owner households, and most commonly in the 0-30% AMI income bracket.

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.

In calendar year 2017, the County CoC system provided homeless prevention services to 493 households comprised of 402 persons. Based on data from the Homeless Management Information System (HMIS), 63.5% of the households served were families with children while 36.5% were single adult households.

Approximately 81% were Black/African American and 19 % were White. The majority served were female headed households (71%). 61% received income from employment, 26% from SSI, 13% from SSDI and 11% from TANF. Of all households assisted with homeless prevention resources in 2017, 90% had incomes <50% of AMI.

According to CHAS Data 2009-2013, there are 28,555 households in the County with incomes < 50% of AMI. These low income households comprise 19.5% of all Delaware County households. Small family households and households with at least one-person age 75 or older comprise the largest percentage of all households with incomes < 50% of AMI. Many of those at risk of homelessness are cost burdened or severely cost burdened, have fixed incomes, unstable or seasonal employment history often due to a lack of education or skills, some face family breakups, medical conditions or domestic violence. Many of these households only need a one-time payment of rental arrears to prevent an eviction and homelessness or a one-time payment of a security deposit, first month's rent and last month's rent to move to a different rental unit. Other households are in need of more than just financial assistance. They could benefit from financial literacy and budgeting skills training as well as employment and training opportunities so they can access employment that will provide a living wage. Another barrier facing some of these households is reliable affordable child care.

Unfortunately, many households in Rapid Rehousing (RRH) programs have not been able to establish employment that provides a living wage and can support the full rent payments that they are responsible for once RRH assistance ends. According to the National Low Income Housing Coalition, in Delaware County, the housing wage is \$23.27 per hour. That is the wage needed to afford the rent of an average 2-bedroom apartment. Meanwhile, the minimum wage is \$7.25 per hour. As with those who are at risk of homelessness, the lack of affordable reliable child care impacts many RRH client's ability to maintain their employment and, as a result, their housing as well. Many of the RRH clients do not have the education or skills to secure higher wage jobs. As such, many households need ongoing rental subsidies to remain in their housing unit after RRH assistance ends. Unfortunately, there is a significant waiting list at the Delaware County Housing Authority (DCHA) for the Public Housing and Section 8 Housing Voucher Rental Assistance Programs. DCHA is currently not issuing any new vouchers and does not anticipate issuing any vouchers in the foreseeable future due to funding cuts.

Some of the households who enter RRH programs have disabilities that hinder their ability to be self-sufficient. During their time in RRH, behavioral health and other support services are provided but some participants refuse to address these issues. Others with confirmed diagnosed disabilities that impair their ability to function on a daily basis are in need of permanent supportive housing (PSH). Unfortunately, there are a limited number of PSH units available in the County's CoC. In general, the lack of a living wage as well as the lack of affordable housing and PSH creates a significant barrier for RRH clients to become self-sufficient and live independently. The responses to the Homeless Needs Assessment Survey identified PSH as the number one priority and housing subsidies as the number three priority after emergency shelter.

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:

Estimate of the at-risk population is not provided.

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

Cost burden and severe cost burden are the most significant factors linked to instability and an increased risk of homelessness. During the preparation of our Assessment of Fair Housing (AFH), OHCD held various outreach sessions with county service providers and residents. The most common concerns regarding housing choice within Delaware County revolved around housing cost burden and housing costs being too high for low income residents to afford. As outlined in the AFH, of all households in the County, 36% are faced with housing cost burden and 17% are severely cost burdened. While this includes both homeowners and renters, renters within the County make up the largest population experiencing housing cost burden by far. Over half the County's renter population experiences housing cost burden, and 27.35% experience severe cost burden. The number of homeowners experiencing cost burden and severe cost burden is almost less than half at 29.8% and 12% respectively. As one would expect, residents with low incomes are the ones that predominately face cost burden and severe cost burden issues.

The age of Delaware County's housing stock is another issue as 74% of the structures were built before 1970. As a result, if rental units have not been properly maintained and have older windows, insulation, heating systems, etc. there are additional costs to the renter in terms of high utility expenses which exacerbates the affordability problem.

Discussion

High housing cost burden continues to exist for both renters and homeowners in Delaware County. The median home value according to ACS 2016 is \$233,300 (up from 2009 at \$224,000) while the median gross rent is \$996. Due to the high cost of homeownership and rent, many households struggle with housing cost burden, especially those households living on fixed incomes like the elderly and the disabled. The high cost of housing coupled with the older age of the housing stock can lead to maintenance issues and additional housing burdens like substandard housing. This adversely affects the lowest income populations whose incomes do not allow for maintenance or increased housing costs.

The rental stock in Delaware County is also older, with the median rental unit constructed in 1958. Aging rental structures may be in poor condition and expose households with few options to substandard living conditions. Additionally, many rental units do not have enough bedrooms to accommodate larger households, thus increasing the likelihood of crowding.

Data from broadbandmap.gov shows that more than 3 wireline data providers are available in over 90% of the County's low and moderate-income neighborhoods. DSL, fiber and/or Cable wireline technology is abundantly available in all neighborhoods, with all neighborhoods being at least 95% covered by two wireline technologies. 100% of these neighborhoods have access to more than 3 wireless providers. Data from broadbandmap.gov illustrates that the County's low and moderate-income neighborhoods are adequately served with broadband infrastructure from multiple providers.

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

Please refer to the County's AFH for comprehensive analysis of Disproportionately Greater Need: Housing Problems.

0%-30% of Area Median Income

Table 13 - Disproportionally Greater Need 0 - 30% AMI

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	11,227	1,376	1,104
White	7,718	1,016	804
Black / African American	2,651	298	222
Asian	398	0	23
American Indian, Alaska Native	10	10	0
Pacific Islander	0	0	0
Hispanic	360	30	45

**The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room; and 4) Cost Burden greater than 30%.*

Data Source: 2009-2013 CHAS

30%-50% of Area Median Income

Table 14 - Disproportionally Greater Need 30 - 50% AMI

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	11,945	2,531	0
White	8,640	2,022	0
Black / African American	2,481	350	0
Asian	318	97	0
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	356	0	0

**The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room; and 4) Cost Burden greater than 30%.*

Data Source: 2009-2013 CHAS

50%-80% of Area Median Income

Table 15 - Disproportionally Greater Need 50 - 80% AMI

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	13,327	10,184	0
White	9,677	7,976	0
Black / African American	2,800	1,725	0
Asian	365	211	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	322	164	0

*The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room; and 4) Cost Burden greater than 30%.

Data Source: 2009-2013 CHAS

80%-100% of Area Median Income

Table 16 - Disproportionally Greater Need 80 - 100% AMI

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	5,081	8,624	0
White	4,290	6,539	0
Black / African American	593	1,721	0
Asian	101	111	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	77	124	0

*The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room; and 4) Cost Burden greater than 30%.

Data Source: 2009-2013 CHAS

Discussion

Please refer to the County's AFH for a comprehensive discussion on Section NA-15.

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

Please refer to the County's AFH for comprehensive analysis of Disproportionately Greater Need: Severe Housing Problems.

0%-30% of Area Median Income

Table 17 – Severe Housing Problems 0 - 30% AMI

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	10,172	2,444	1,104
White	6,971	1,713	804
Black / African American	2,341	617	222
Asian	368	29	23
American Indian, Alaska Native	10	10	0
Pacific Islander	0	0	0
Hispanic	350	40	45

*The four **severe** housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; and 4) Cost Burden over 50%.

Data Source: 2009-2013 CHAS

30%-50% of Area Median Income

Table 18 – Severe Housing Problems 30 - 50% AMI

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	6,346	8,135	0
White	4,739	5,944	0
Black / African American	1,203	1,634	0
Asian	168	242	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	154	202	0

*The four **severe** housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; and 4) Cost Burden over 50%.

Data Source: 2009-2013 CHAS

50%-80% of Area Median Income

Table 19 – Severe Housing Problems 50 - 80% AMI

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	4,715	18,809	0
White	3,696	13,963	0
Black / African American	724	3,817	0
Asian	152	424	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	69	412	0

*The four **severe** housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; and 4) Cost Burden over 50%.

Data Source: 2009-2013 CHAS

80%-100% of Area Median Income

Table 20 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,508	12,187	0
White	1,289	9,543	0
Black / African American	148	2,172	0
Asian	28	185	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	10	191	0

*The four **severe** housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; and 4) Cost Burden over 50%.

Data Source: 2009-2013 CHAS

Discussion

Please refer to the County's AFH for a comprehensive discussion on Section NA-20.

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:

Please refer to the County's AFH for comprehensive analysis of Disproportionately Greater Need: Housing Cost Burdens.

Housing Cost Burden

Table 21 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	93,493	27,256	23,143	1,127
White	77,842	20,709	17,508	824
Black / African American	10,464	5,009	4,087	222
Asian	3,178	680	703	23
American Indian, Alaska Native	75	18	34	0
Pacific Islander	4	0	0	0
Hispanic	1,315	605	590	45

Data Source: 2009-2013 CHAS

Discussion:

Please refer to the County's AFH for a comprehensive discussion on NA-25.

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?

Please refer to the County's AFH for a comprehensive discussion on Section NA-30.

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

Please refer to the County's AFH for a comprehensive discussion on Section NA-30.

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

Please refer to the County's AFH for a comprehensive discussion on Section NA-30.

NA-35 Public Housing – 91.205(b)

Introduction

The Delaware County Housing Authority (DCHA) administers a variety of housing assistance programs for residents of 48 of the County's municipalities. The Chester Housing Authority (CHA) serves Chester City residents. DCHA Currently serves:

- 603 households in public housing
- 182 vouchers for project based rental assistance
- 2834 Section 8 Housing Choice Vouchers tenant based rental assistance (includes all vouchers listed below)
- 80 vouchers for Veterans Affairs Supportive Housing
- 89 vouchers for Family Unification programs
- 62 vouchers for disabled households

Please note these numbers reflect current data and are different than HUD provided data in Table 22.

The DCHA public housing population consists of the following:

- 21% White
- 76% Black/African American
- 1% Asian
- 3% Hispanic/Latino
- 32% Elderly/disabled

The DCHA Section 8 Housing Choice Voucher population consists of the following:

- 35% White
- 65% Black/African American
- 3% Hispanic/Latino
- 35% Elderly/disabled

Totals in Use

Table 22 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	569	2,744	127	2,399	55	96	55

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income (\$)	0	0	\$15,836	\$13,551	\$16,875	\$13,369	\$10,445	\$14,429	
Average length of stay	0	0	8	6	2	7	0	4	
Average Household size	0	0	2	2	3	2	1	4	
# Homeless at admission	0	0	0	1	0	0	0	1	
# of Elderly Program Participants (>62)	0	0	140	311	14	277	7	0	
# of Disabled Families	0	0	89	874	25	755	31	21	
# of Families requesting accessibility features	0	0	569	2,744	127	2,399	55	96	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Data Source: PIC (PIH Information Center)

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	139	1,216	16	1,093	18	48	36
Black/African American	0	0	425	1,511	108	1,295	37	45	19
Asian	0	0	1	10	1	6	0	3	0
American Indian/Alaska Native	0	0	1	5	1	4	0	0	0
Pacific Islander	0	0	3	2	1	1	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

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	18	69	5	59	1	3	1
Not Hispanic	0	0	551	2,675	122	2,340	54	93	54

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

Data Source: PIC (PIH Information Center)

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

According to ACS data 36,607 Delaware County residents have disability that includes an ambulatory difficulty. In its public housing inventory DCHA has 84 units for handicapped occupancy in compliance with Section 504 requirements.

Twenty-five percent of the DCHA waitlist is identified as elderly or disabled. The initial application does not require specific data regarding the type of disability and whether or not they require an accessible unit.

DCHA is responsive to any specific request for modifications from existing or new public housing tenants requiring reasonable accommodations or modification of their living space.

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

DCHA current waitlist is over 30,000 applicants, which demonstrates a high demand for additional affordable housing and public housing in Delaware County.

The DCHA waitlist population consists of the following:

- 18% White
- 70% Black/African American
- <1% Asian
- 4% Hispanic/Latino
- 25% Elderly/disabled

Most applicants require a bedroom size range of 2 to 3.

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

The needs of Public Housing residents and Section 8 Housing Choice Voucher holders are consistent with the County population at large. There is a high demand for affordable rental housing throughout the County especially for households with incomes between 0 - 30% AMI. Numerous goals in the AFH incorporate preserving and expanding the existing house stock for Public Housing residents, Section 8 Housing Choice Voucher holders and the population at large. During the AFH process public housing residents and the public at large both identified the need for affordable housing with 3 or more bedrooms, especially in areas outside of the mature neighborhoods.

Discussion

The majority of publicly supported housing within the County is located in the mature neighborhoods and 60% of Section 8 Housing Choice Voucher clients reside in the mature neighborhoods. This is not surprising since the AFH analysis found that 62% of existing rental units in the County are located in the mature neighborhoods due to the development pattern of the County.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Data for the sheltered and unsheltered homeless population included in the Homeless Needs Table was derived from the County's Point in Time (PIT) Count conducted on 1/24/17. To identify unsheltered homeless persons, an expansive outreach was conducted for a 24-hour period where different teams of 3-4 persons went to multiple geographic locations throughout the County; known areas where homeless persons have been found in the past as well as other locations that had not been searched previously. A survey was completed for homeless persons encountered that were not residents of any shelter or other homeless housing program. HMIS data was used to determine the number and characteristics of the homeless population that was sheltered. The 2017 PIT Count is included in the Grantee Appendix. Data for the remainder of the Homeless Needs Table was generated from the County's Homeless Management Information System (HMIS) for the period of 10/1/16-9/30/17. Data from the County's PIT Count were used to complete the Race and Ethnicity of Homeless Table.

Homeless Needs Assessment

Table 26 - 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)	202	0	702	533	375	108
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	211	40	564	417	200	145
Chronically Homeless Individuals	16	10	44	20	16	382
Chronically Homeless Families	0	0	0	0	0	0
Veterans	10	1	39	32	23	91
Unaccompanied Child	18	1	54	36	20	138
Persons with HIV	15	0	44	32	15	198

Data Source

Comments:

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):

Data was provided for all categories.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	118	15
Black or African American	290	25
Asian	4	0
American Indian or Alaska Native	0	0
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	17	3
Non-Hispanic	396	37

Data Source:

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

The PIT Count indicates that on January 24, 2017 there were a total of 64 families that resided in emergency shelters (ES) or transitional housing (TH). Of those families, 64% or 41 families comprised of 141 persons were in ES with the remaining 36% or 23 families comprised of 61 persons residing in TH. Of the 453 persons who were homeless that day, 28.3 % were children under the age of 18. There were no unsheltered families as one of the County's goals is to ensure that no homeless families are without shelter. In addition to diversion strategies, the County operates a limited Temporary Emergency Shelter (TES) Program that utilizes hotel/motel vouchers for families and vulnerable adults when no shelter beds are available. The majority of families with children in need of assistance are female headed households (HH) with limited incomes.

The 2017 Housing Inventory Chart (HIC) data indicates that in addition to those families housed in ES and TH, there were 69 family Rapid Rehousing (RRH) units comprised of 220 beds. While classified by HUD as permanent housing, there is a 24-month limit to the amount of rental assistance that can be provided through RRH. Hence, there is a significant need for permanent affordable housing options as well as Permanent Supportive Housing (PSH) for families after their stays in ES, TH or RRH.

Regarding veterans, on 1/24/17 there were 11 homeless veterans, 10 of which were sheltered and only 1 was unsheltered. HMIS data indicates that 39 veterans experienced homelessness between 10/1/16-9/30/17. The majority of homeless veterans present as single adults. The County has worked closely with the VA and the local PHA to coordinate the use of VASH vouchers to provide subsidized permanent housing for homeless veterans. The 2017 HIC reflects an inventory of 95 VASH vouchers currently being utilized. All permanent housing programs in the County have a priority for placement of veterans. Our CoC also receives funds through the Supportive Services for Veterans Families Program (SSVF) which provides homeless prevention and RRH assistance to veterans and their families. The HIC indicates 11 RRH beds were occupied by veterans. The County has been very involved with the Veterans Housing Initiative which includes maintaining and managing a master list of homeless veterans. Delaware County recently met all the federal benchmarks and was recognized by HUD and the USICH for ending veteran homelessness in the County.

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

There were 453 individuals that were homeless on 1/24/17. Black/African Americans comprised 70% of those while 29% were White. The remaining 1% were Asian and Pacific Islanders. The percentage of Black/African Americans experiencing homelessness in the County is disproportionately higher than the overall percentage of Black/African Americans residing in the County which is approximately 21%. Hispanic individuals comprise 3.5% of the County's population and 4.4% of the homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

On 1/24/17, the date of the 2017 PIT Count, a total of 453 individuals were homeless with 413 (91.2%) being sheltered and 40 (8.8%) unsheltered. 49% of the sheltered populations were families with children while 51% were single adults. Of the sheltered single adults, 16 or 7.6% were chronically homeless. The 40 persons who were unsheltered were all single adults. 25% of those unsheltered single adults were chronically homeless. There were no chronically homeless families. Of all homeless individuals identified in the PIT Count, 2.4% or 11 were veterans and only 1 veteran was unsheltered.

On 1/24/17, there were a total of 379 homeless HHs. 64 family HHs were homeless; 41 of them residing in ES and 23 in TH. Of the 251 single adult HHs that were homeless, 40 were unsheltered, 170 resided in ES and 41 in TH.

Of the 453 homeless persons identified in the PIT Count, approximately 30.7% had serious mental illness, 20.8% had chronic substance abuse, 5.7% were chronically homeless, 9.5% were victims of

domestic violence, 2.4% were veterans, 3.3% had HIV/AIDS, 4.2% were unaccompanied youth and 3.3% were parenting youth.

The 1,220 persons that are estimated to have experienced homelessness is an unduplicated count of persons that were served in ES and TH during the period of 10/1/16-6/30/17. 44.5% of the persons were single adults while 55.5% were in HHs with children. In addition to the # of persons, it is helpful to consider HH information as well. Using HH size data from the Annual Homeless Assessment Report (AHAR), the average # of persons in a HH with children is 3.2. Hence, approximately 219 HHs with children and 564 single adult HHs experienced homelessness between 10/1/16 and 9/30/17. The majority (72%) of all HHs experiencing homelessness are single adult HHs.

There were 970 persons who entered the homeless system during the period of 10/1/16-9/30/17. Of those, 553 were persons in HHs with children and 417 were single adults. Utilizing an average of 3.2 persons/HH with children, there were approximately 173 HHs with children and 417 single adult HHs who became homeless between 10/1/16-9/30/17.

During that same period, 575 homeless persons exited ES and TH: 65% of those persons who exited were in HHs with children and 73% exited to permanent destinations, 20% exited to temporary destinations, 6% to institutional settings and 1% to other or unknown destinations.

The length of stay (LOS) for persons experiencing homelessness outlined in the above chart represents stays in both ES and TH. The average LOS for the period of 10/1/16-9/30/17 is 127 days. It is important to note that the LOS for persons in ES is 83 days for HHs with children and 138 days for single adults. The average LOS in TH, that typically has a 24-month maximum stay, is 309 days for HHs with children and 220 days for single adults.

Discussion:

Homelessness crosswalks and touches many service systems, populations, households, income levels, persons with disabilities, elderly, and other vulnerable populations faced with a myriad of barriers preventing them from achieving stable, safe and appropriate housing.

The lack of PSH for both HHs with children and single adults is the most significant need in our CoC. There is an extremely long waiting list for PHA subsidized housing and, due to federal funding cuts, the Delaware County Housing Authority (DCHA) is not issuing any Section 8 Housing Choice Vouchers and does not foresee the ability to do so anytime in the near future. PSH is only available to households with a disability. Therefore, due to the limited income of many households who do not have a disabling condition and are not eligible for PSH, more affordable housing targeted to the very low income is needed. While the County's CoC has created a significant number of new PSH with beds targeted to the chronically homeless as well as veterans, the demand for supportive housing is greater than the resources available. The majority of new PSH projects created in recent years are designated for

chronically homeless individuals so there is a gap in the number of PSH beds available for families and single adults with a disability who are not chronically homeless.

With ES, TH, and PSH generally operating at capacity with waiting lists, it is more critical than ever to prevent households from entering the homeless system as well as to rapidly rehouse those experiencing homelessness. Both prevention activities and RRH are essential components to the homeless service system. The County uses PA State HSBG, FEMA and ESG funds for homelessness prevention activities but these funds are typically not sufficient to meet the demand. Both CoC Program resources and County ESG funds are utilized for RRH but funds are limited and many households need more than the 24 months of rental assistance that is permissible under RRH program guidelines.

Lastly, while access to housing for the homeless population is our primary goal, it is important that appropriate supportive services are in place to assist persons achieve self-sufficiency. Many homeless HHs require intensive case management and other services to be successful. Unfortunately, funding for supportive services has been dwindling as the federal priority for McKinney CoC funding has shifted to housing. The same is true for emergency shelters. Funding for the operation of emergency shelters in our CoC has been stagnant while costs have increased. The shelters historically operate at or close to full capacity so the lack of sufficient resources to operate the shelters puts our CoC at risk of losing shelter beds. Unfortunately, this would most likely result in the undesired outcome of an increase in the number of unsheltered homeless in our County.

The needs identified above mirror the priorities that were identified by members of the HSC at their meeting on December 13, 2017. A Homeless Needs Assessment Survey was distributed at the meeting and analysis of the results indicate the following were highest priority needs: 1) Permanent Supportive Housing 2) Emergency Shelter 3) Housing Subsidies 4) Homeless Prevention Assistance.

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

Introduction:

The non-homeless special needs population is comprised of the elderly; frail elderly; persons with mental/physical/intellectual disabilities; persons with drug and/or alcohol addiction; and victims of domestic violence. Also considered are the needs of persons with HIV/AIDS.

Because most persons with special needs have very limited fixed incomes, the most significant barrier to affordable housing for the non-homeless special needs population is cost burden.

Persons with different special needs require different levels of supportive services in order to remain in the community. While some have great needs, others require only housing that is physically accessible. In all cases, affordable housing for these populations is limited.

Describe the characteristics of special needs populations in your community:

The County's population is following the statewide movement to trend older. Elderly households who are 80+ years and require assistance with 3 or more activities of daily living are considered frail elderly. According to the ACS, there are 25,353 County residents who are 80+ years old. There are 38,433 persons who are 75 years and older who have an independent living difficulty. The 2010 census shows that the 55-59 year old cohort increased 45% in the past ten years, foreshadowing a wave of County seniors who will require increased investment in health care and social services. According to 2009-2013 CHAS data, 22,890 elderly and frail elderly households have incomes < 80% of AMI and comprise 46% of all households with incomes < 80% of AMI. Both elderly and frail elderly homeowners and renters experience cost burden. 37% of the elderly whose incomes are < 80 % of AMI are cost burdened while an additional 37% are severely cost burdened.

An estimated 10,000 County residents receive public mental health services in a typical year. Persons with greatest need include those with serious medical conditions, high risk behaviors, significant criminal involvement, unresolved transition-age issues, chronic homelessness, extreme poverty and serious co-occurring conditions including cognitive deficits, intellectual disabilities and drug and alcohol addictions.

The American Association on Intellectual and Development Disabilities defines intellectual disability as disability characterized by significant limitations in both intellectual functioning and in adaptive behavior, which covers many everyday social and practical skills beginning prior to the age of 18. As of March 2018, 2,265 persons were registered with the County: 57.7% male, 42.3% female, 70.5% White, 23.3% Black/African American, 2.1% Asian and 4.2% other.

According to the ACS, 65,028 of County's residents have a disability with 6.5% of residents reporting ambulatory difficulty.

The 2013 National Survey on Drug Use and Health reports that opiate use is the most abused substance for ages 12-26. A high percentage of users are young adults ages 20-28. Of all the adult admissions into treatment facilities, 73.8% are opiate users. (Delaware County Drug and Alcohol Treatment Plan, May 2016). Heroin use has been identified as one of the largest substance abuse trends, particularly in the 18-30 age category. Among this population there is also an increase in the use of prescription drugs which includes opioids and benzodiazepines. The County also reports an increase in cocaine use. Like much of the Country, the County has acknowledged that heroin use has reached epidemic proportions and this trend has resulted in an increase of overdoses.

Traditionally, domestic violence was a term used to describe physical abuse in a marriage or co-habitation situation. More recently, persons who suffer from emotional abuse as well as sexual assault and stalking at the hands of any intimate partner have been considered under this term. While it is not possible to quantify the total number of victims of domestic violence in the County, the National Coalition on Domestic Violence reports that 1 in 3 women and 1 in 4 men have been victims of physical violence by an intimate partner. 1 in 7 women and 1 in 18 men have been stalked by an intimate partner to the point in which they felt very fearful or believed that they or someone close to them would be harmed or killed.

The Delaware County Domestic Abuse Project reported that it served 134 persons in its safe house shelter during FY 2016, 85% of which identified as Black or African American, and not Hispanic or Latino.

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

While many County residents struggle with cost burden, housing maintenance and repair, additional supportive service needs for special needs populations include:

Elderly - self-care difficulty and independent living difficulty

Frail Elderly – transition services from hospitals to home

Mental and Intellectual Disabilities – In-home supports, life-sharing services, mental health services

Physically Disabled – accessible housing, transportation services

Drug and Alcohol Addiction – sober living facilities

Victims of Domestic Violence - safe housing

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

Delaware County is part of the Philadelphia EMSA for purposes of the Housing Opportunities for Persons with AIDS (HOPWA) program. The CDC HIV Surveillance Report indicates that there are currently 17,666 persons living with AIDS in the ESMA, with 599 new cases reported last year. According to the PA Department of Health there are 1,736 persons with HIV in the County.

Estimates of unmet housing needs for this population are overwhelmingly for tenant-based rental assistance, followed by short term rent, mortgage and utility assistance. The unmet need for facility based housing (permanent, short or transitional) was identified as minimal (HOPWA CAPER and HOPWA Beneficiary Verification Worksheet).

Discussion:

While many households struggle with housing cost burden, home maintenance and repair, the County's special needs population is particularly vulnerable with an array of challenges requiring different levels and types of services for special needs individuals to remain self-sufficient in the community.

During the County's recently completed Assessment of Fair Housing (AFH), outreach sessions were held with service providers and case managers from various County programs and agencies that serve the disability community. The most common obstacle for persons with disabilities discussed at these sessions was the need to find affordable housing in neighborhoods in which the clients want to live. Along with DCHA, the County is working towards establishing a stakeholders group for persons with disabilities to meet at a minimum of two times per year. This group is expected to be established in year one of the Consolidated Plan. The objective of the stakeholder group will be to assist persons with disabilities in coordinating resources and services that are essential to accessing and/or maintaining permanent housing.

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

Describe the jurisdiction's need for Public Facilities:

Greenspace and recreational facilities are critical to the physical and economic health of County residents. The Delaware County Open Space, Recreation and Greenway Plan, adopted in April 2015, noted that “Open land, which once constituted much of the County, has now given way to development, particularly over the last fifty years. This was primarily due to social, economic, technological, and industrial shifts. What remains of this important resource, so crucial to our quality of life, is in short supply and under a great deal of development pressure.”

Additionally, existing neighborhood facilities, including senior and community centers as well as other public gathering spaces, are older and require major system repairs to efficiently serve the community. Neighborhood facilities are costly to operate and many are not handicap accessible.

How were these needs determined?

Since 2013, Delaware County has been drafting *Delaware County 2035* which is the Comprehensive Plan for Delaware County and provides a policy framework for land use decisions in the County. Public input gathered during the planning process has been incorporated in determining the needs for public facilities.

Over the past five years the County has received CDBG application requests for \$38,665,476 in projects. Over 11% of those requests were for park, open space or recreational improvements. Over 7% of those requests were for neighborhood facilities including handicapped centers, libraries and community centers.

According to the 2016 ACS, 22.4% of the County is 60 years or older and 14.1% of the County is between the age of 50-59. As County residents continue to age in place while children establish households in the growing suburbs, the need for modern accessible senior centers will increase.

Describe the jurisdiction's need for Public Improvements:

The County's mature neighborhoods consist of older infrastructure which is failing and in need of repair. Fixing failing infrastructure is a financial strain on local communities. Emergency repairs are costly compared to rehabilitation. Further, these aging inefficient systems are expensive to operate.

Sewer improvements are needed to prevent inflow and infiltration and continue to provide low cost sewer services to neighborhoods. Storm water improvements are a particular problem in mature neighborhoods of the County that must address storm water runoff problems that are the result of development that occurred in the past. These communities are urban areas and essentially “built out” with little land available to address storm water run-off, as required.

How were these needs determined?

Since 2013, the County has been drafting *Delaware County 2035*, the Comprehensive Plan for Delaware County providing a policy framework for land use decisions in the County. Public input gathered during the planning process has been incorporated in determining the needs for public facilities.

Over the past five years the County has received CDBG application requests for \$38,665,476 in projects. Over 64% of those requests were for Municipal public improvements.

Phase II of the National Pollutant Discharge Elimination System (NPDES) Program requires all owners of municipal separate storm sewer systems (MS4S) to prepare pollutant reduction plans to reduce downstream flooding and water quality problems resulting from storm water run-off. Every municipality in Delaware County is an MS4 and is required to have a permit, which is issued by the Pennsylvania Department of Environmental Protection.

Describe the jurisdiction's need for Public Services:

Within Delaware County, there is a network of social service agencies that provide outreach and services for residents. The needs of County residents include, but is not limited to literacy, afterschool programs for youth, financial literacy, employment and training, recreational programming, services for the elderly, community safety, legal assistance and substance abuse counseling. Mental and physical health resources as well as, nutrition and food assistance are but some of the services needed.

Other public service needs are directly related to finding safe, affordable, long term housing. Those services include first time homebuyer counseling, assistance with foreclosure proceedings, landlord tenant mediation, legal services and housing search assistance.

As the Housing First model of emergency housing provision is realized, there are increasingly limited resources available for the operation of emergency shelters. As a result, facilities may be forced to reduce the number of persons they assist or terminate services altogether. The loss of shelters removes the last safety net for the most at-risk persons in the community.

How were these needs determined?

In October 2017, Delaware County, in collaboration with DCHA, completed its Five-Year Assessment of Fair Housing and conducted an extensive outreach effort to determine the County's housing and public service needs.

The County also consulted with the CoC and HSC during the preparation of the ConPlan to solicit input from service providers concerning public service needs. This consultation included completion of a Homeless Needs Assessment survey by 39 County service providers. The survey identified the following

needs, in order: 1) Permanent Supportive Housing 2) Emergency Shelter 3) Housing Subsidies 4) Senior Services 5) Homeless Prevention Assistance

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The County is made up of a highly diverse array of neighborhoods and housing options. From the mature neighborhoods to the growing suburbs, the County offers a more evenly distributed number of single-family detached, single-family attached, and multifamily (2 or more units) homes as compared to the other three surrounding southeastern Pennsylvania suburban counties. Due to this highly developed landscape there is considerable development pressure. Undeveloped land is expensive and presents barriers to increasing the amount of affordable housing.

According to the National Low Income Housing Coalition, the Fair Market Rent (FMR) for a County two-bedroom unit is \$1,211/month. To afford a two-bedroom unit at FMR, one would need to make \$23.29/hour (\$48,440/year) or work three full time jobs at minimum wage. The demand for affordable housing is high: ACS Data 2015 data shows that 34% of residents are paying 30% or more of their monthly income on housing costs, while 17% are paying more than 50%. The median home value continues to increase, the median home value according to ACS 2016 is \$8,900 more than the 2009 ACS.

The County continues to invest in creating more affordable rental and homeownership opportunities for its residents. This includes the construction of 472 affordable rental units, 315 affordable senior rental units, and 62 affordable homeownership units. DCHA manages 369 of these units. Over the next few years the County is aware of funding requests for additional senior units at Kinder Park Phase IV, Simpson's Gardens Phase II, St. Joseph's Place and Presby's Inspired Life.

The County funds homeownership opportunities through its Homeownership First program helping 20 low/moderate income persons a year become first time home buyers. The County's Housing Rehabilitation Loan Program works to preserve the existing affordable housing stock by helping 15-20 low/moderate income homeowners a year make major systems repairs.

DCHA currently operates 603 Public Housing units and administers 2,834 Section 8 Housing Choice Vouchers throughout 46 of the County's municipalities. Each development includes accessible units and provisions to make reasonable accommodations for disabled residents.

According to the AFH 2018-2022, the highest number of housing concerns consist of severe cost burden, low property values, blight, and high renter rates found generally in the mature neighborhoods. These areas are burdened by an aging infrastructure, lower incomes and aging housing stock. However, these neighborhoods do have many community assets that present opportunity. These neighborhoods have extensive access to public transportation, are highly walkable, feature community facilities, and feature town centers which coincide with assets highly desired in national housing trends.

The County consulted with COMCAST, a broadband ISP, concerning the “Internet Essentials” program they offer to decrease the digital divide. The program allows low-income households to access affordable high speed internet without a credit check, contract or installation fee. The County distributes brochures for the “Internet Essentials” program to all recipients of Federal housing assistance.

The County consults with FEMA and PA DEP on flood-prone areas and water resources when projects may have an impact. The County Planning Department is the founder of the Coastal Zone Task Force whose mission is "To heighten awareness of the coastal zone's importance by informing and educating stakeholders about their connection to the Delaware River and to facilitate the redevelopment of the waterfront..." They meet 5 times per year and provide an information sharing portion at each meeting where stakeholders can discuss current/proposed projects that may impact the Coastal Zone.

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

Introduction

Delaware County is a built-out urban community with little open space available for residential development. County land use consists of 44% residential uses, 23% employment drivers including business districts, commercial corridors, offices, civic uses, institutions and industrial uses, with the remaining land comprised of open space, agricultural and recreation areas. Of the total 155,816 housing units, 76% are single family attached or detached structures and 16% is comprised of 2-19 unit structures and 8% contain 20 or more units.

The County's Comprehensive Plan, *Delaware County 2035*, describes the County's diverse built environment as Mature Neighborhoods and Growing Suburbs.

The areas of the County that are older, more Mature Neighborhoods can be described as having:

- Dense population, employment growth, and infrastructure build-out;
- Some are stable and thriving with affordable housing, access to transit, and a strong community identity;
- Some are experiencing population losses and deteriorating infrastructure systems;
- The prevalence of Mature Neighborhoods is moving toward the western boundary of the County; and
- Revitalization opportunities exist in a variety of scales and locations.

The areas of the County that are Growing Suburbs can be described as:

- Underlying areas that have undeveloped or agricultural land remaining and are experiencing or are forecast to experience population growth;
- Mostly residential with primarily single-family detached housing; and
- Typically located in western Delaware County.

Open space that is available is primarily located within the western growing suburbs. Land available for development in the growing suburbs is expensive and often faces local opposition towards development providing multiple residential development barriers. Infill development is expected in the mature neighborhoods. It is expected that infill development will include rental occupied senior units to accommodate the aging population of the County.

All residential properties by number of units

Table 27 – Residential Properties by Unit Number

Property Type	Number	% of Total Units
1-unit detached structure	77,874	50%
1-unit, attached structure	39,966	26%
2-4 units	13,444	9%
5-19 units	10,717	7%
20 or more units	13,219	8%
Mobile Home, boat, RV, van, etc	596	0%
Total	155,816	100%

Data Source: 2009-2013 ACS

Unit Size by Tenure

Table 28 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	209	0%	1,290	3%
1 bedroom	2,210	2%	13,338	35%
2 bedrooms	13,318	12%	14,287	37%
3 or more bedrooms	90,933	85%	9,426	25%
Total	106,670	99%	38,341	100%

Data Source: 2009-2013 ACS

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

The County has provided financing to assist in the development of housing for households earning up to 60% of the Area Medium Income with HOME, CDBG, NSP and local Affordable Housing Fund Program assets. The County has assisted in the construction of the units below.

561 **affordable rental units** have been developed and are owned and managed by a PHA or private developer:

- Fairgrounds 215 Units
- Jefferis Square 36 Units
- Kinder Park 98 Units
- Pen Hills 49 Units
- Sharon Hill Commons 51 Units
- Scattered Site 11 Units
- Upland Estates 50 Units
- Upland Terrace 51 Units

315 affordable private rental units have been developed as **senior rental housing**:

- Concord Pointe 64 Units
- Chestnut Ridge 68 Units
- Darby Court Apartments 27 Units
- Parkview at Naamans Creek 79 Units
- Simpson Gardens 41 Units
- Studevan School 36 Units

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

No units will be lost due to the HOME affordability period expiring in the County's portfolio over the next 5 years.

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

It is apparent from the Assessment of Fair Housing and current ACS data that the availability of housing units does not meet the current needs of the population. According to the National Low Income Housing Coalition's "Out of Reach 2017" report, the annual income needed to afford a 2-bedroom home at Fair Market Rent in Delaware County is \$48,440. This is the equivalent of working 3.2 full-time jobs at minimum wage.

Additionally, the waiting list for the DCHA for both their affordable developments and Section 8 Housing Choice Voucher program is over 30,000 households long. The list grows each year, and while the County continues to work with DCHA and other affordable housing developers yearly, there is still a great need for more affordable housing units, especially for the County's lowest income populations.

Describe the need for specific types of housing:

According to the ACS, 29.5% of Delaware County's population will be 60 years or older in the upcoming 5 years. ACS data also shows that 33% of homeowners and 54% of renters spend more than 30% of household income on housing. Consultation with the Delaware County Office of Services for the Aging (COSA) reinforced an emerging need for affordable senior housing. According to the HUD Fair Market Rent Documentation System, 1- and 2-bedroom unit rents have increased approximately 20% in the past ten years while annual income for older adults has increased minimally. Based on the above, the County anticipates the need for additional affordable senior housing.

During an outreach session held with Delaware County's Fair Housing Task Force, the issue of availability of accessible housing was addressed. Service providers from the area voiced concerns regarding the lack of accessible units for their clients in a range of sizes and locations.

Discussion

According to the ACS, over half the County's renter population experiences housing cost burden and 27% experience extreme cost burden. Homeowners experience cost burden at a rate of 29% with 12% experiencing extreme cost burden. Although the County has continued to provide financial assistance for the development of affordable rental and homeownership developments it is known that a shortage of affordable units exists. The County will continue to explore all available options to increase the affordable housing stock.

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

Introduction

The economic recession that hit the country in 2008-09 created a vastly different housing market than earlier years. Nationally, homeownership, which hit an all-time high in the early to mid-2000s, has dropped off significantly and is at the lowest rate across the country in decades. This is the result of both the economy and shifting cultural preferences. Rental units are attractive to many who are looking to downsize and desire no-maintenance living. At the same time, many millennials came of age during the economic recession and are hesitant to commit to long term mortgages. Many live at home with parents longer than previous generations while others prefer rental units that are more affordable than buying a home and provide greater job flexibility. Due to these shifts, an increase in rental properties is a national trend and decreasing homeownership numbers should not necessarily be seen as a negative indicator for a community. The level of homeownership remains relatively high, within the County: 69% of housing units are owner occupied and 31% renter occupied. Of the County's estimated 222,471 housing units (ACS 2009-2013), 17,700 are estimated to be vacant. Both the homeowner and rental vacancy rates are within the healthy range: 8.8% for rental units and a tighter market - 2% for homeowner units. Median contract rent in the County increased 44% in the past 13 years and home values have increased twice that in the same period.

Cost of Housing

Table 29 – Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$127,000	\$234,100	84%
Median Contract Rent	\$575	\$826	44%

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Table 30 - Rent Paid

Rent Paid	Number	%
Less than \$500	4,785	12.5%
\$500-999	21,651	56.5%
\$1,000-1,499	7,408	19.3%
\$1,500-1,999	2,344	6.1%
\$2,000 or more	2,153	5.6%
Total	38,341	100.0%

Data Source: 2009-2013 ACS

Housing Affordability

Table 31 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,492	No Data
50% HAMFI	5,362	5,330
80% HAMFI	21,352	18,620
100% HAMFI	No Data	29,537
Total	28,206	53,487

Data Source: 2009-2013 CHAS

Monthly Rent

Table 32 – Monthly Rent (\$)

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	883	1,047	1,266	1,587	1,787
High HOME Rent	883	1,047	1,266	1,549	1,708
Low HOME Rent	765	820	983	1,136	1,267

Alternate Data Source Name: 2018 HUD Home Program Gross Rent Limits

Is there sufficient housing for households at all income levels?

Slightly more than one third (1/3) of housing units are affordable to households earning 30-100% of the HAMFI. Further, the land development pattern of the County has resulted in an uneven distribution of these affordable units with a majority located in the mature neighborhoods (ACS). This dichotomy is true of both rental and homeowner units.

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

The housing market for both renters and owners is not expected to experience drastic change in the next five years. However, a number of trends warrant further analysis of their impact on the affordable housing environment in the County.

Although the vast majority of renters are estimated to pay between \$500-\$999 monthly, less than fair market rent, the trend towards renting is expected to spur higher rents as vacancy decreases and construction of units with modern amenities in the growing suburbs increases.

For March 2018, Zillow reported that 2.6% households occupied by homeowners were delinquent on their mortgage. These homeowners are at risk of foreclosure and possible short sale, which may drive down housing values in some local markets. However, this effect may be muted as it was also reported

that the average number of days on the market is at a historic low – 88 days – in June, 2017. This may indicate a dearth of homes for sale and thus, higher housing values.

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

According to the 2016 ACS, area median rent in Delaware County is \$704 for no bedrooms, \$850 for one bedroom, \$1,055 for two bedrooms, \$1,216 for three bedrooms and \$1,540 for four bedrooms. Area median rent is below fair market rent and high HOME rent for all room sizes. All area median rents, except no bedroom, are below low HOME rent limits. The ACS estimates that over half of the County's renter population is experiencing cost burden, paying more than 30% of gross income on housing.

The AFH concluded that affordability of units in a range of sizes, location and type of affordable housing and lack of access to opportunity due to high housing costs were the top obstacles to affordable housing in the County. The County does not anticipate losing any affordable units during the next five years. Data suggests (see tables above) that additional affordable units will be required to meet the population that has grown over 1% since 2010.

Discussion

The County is a built-out urban community with little land available for development. Land that is available is costly and does not offer opportunities for investments in affordable housing. Preservation of existing affordable housing is essential to ensure housing opportunities at all income levels. The Homeownership First Program, Housing Rehabilitation Program, CHDO set-aside and Housing Development Funds are a few resources the County will utilize to preserve, maintain and expand the portfolio of affordable owner and renter occupied housing.

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

Introduction

Delaware County boasts a truly diverse housing inventory. The County offers a more evenly distributed number of single-family detached, single-family attached, and multifamily (2 or more units) homes as compared to the other three surrounding southeastern Pennsylvania suburban counties. A majority of the county's housing stock is single-family detached homes, this housing type is most common in the growing suburbs of the county, while the mature neighborhoods offer a large percentage of single-family attached homes in the form of twins or row homes. A majority of the homes are owner occupied, almost 70%. Over the past decade, more multi-family units were built than any other housing type.

The housing stock is older, with only 5-6% of the homes being built after the year 2000, according to ACS 2016 data. A large percentage of the homes were built during the post-World War II housing boom. The older nature of the County's housing stock presents challenges for homeowners to maintain their homes. This is especially true in the mature neighborhoods of the County where income levels are lower and housing ages are higher. Additionally, those areas have higher vacancy and renter rates, though the county as a whole has a vacancy rate of only 8%. The age of the homes also presents an additional challenge when it comes to lead paint. According to the same ACS data, 83% of the homes were built pre-1980 which puts them at risk for lead paint. Lead paint remediation can be a costly process for all households, especially those with low- and moderate-incomes.

Definitions

Delaware County determines that a unit is in "standard" condition if it meets the existing Housing Quality Standards of the Section 8 Housing Choice Voucher Program. A unit is "substandard condition but suitable for rehabilitation" if the dwelling unit is in poor condition but structurally or financially feasible for rehabilitation (i.e. the cost of acquisition and rehabilitation is less than the unit's market value after rehabilitation). No project activities will be undertaken on dwellings where the cost of rehabilitation exceeds 75% of the total estimated cost of replacement after rehabilitation.

Condition of Units

Table 33 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	32,249	30%	18,183	47%
With two selected Conditions	226	0%	828	2%
With three selected Conditions	52	0%	120	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	74,143	70%	19,210	50%
Total	106,670	100%	38,341	99%

Data Source: 2009-2013 ACS

Year Unit Built

Table 34 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,587	7%	2,797	7%
1980-1999	15,869	15%	5,117	13%
1950-1979	53,023	50%	19,068	50%
Before 1950	30,191	28%	11,359	30%
Total	106,670	100%	38,341	100%

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Table 35 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	83,214	78%	30,427	79%
Housing Units Built Before 1980 with Children Present	4,695	4%	3,550	9%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

Table 36 - Vacant Units

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

2005-2009 ACS Data

Vacant Units Data

The County does not maintain a list of vacant or REO units. The 2016 ACS estimates 16,565 vacant units and Zillow shows over 2,000 listings as foreclosure/pre-foreclosure properties in Delaware County.

Need for Owner and Rental Rehabilitation

According to ACS 2016 data, the County has a total of 203,610 occupied housing units (almost 93% of total units). Of the occupied units, over 70% are owner-occupied. Most renter-occupied housing is found in the eastern mature neighborhoods of the county while homeownership is highest in the western growing suburbs. Over 90% of the owner-occupied housing and of renter-occupied housing are built before 1980 revealing an aging and in need of maintenance housing stock.

The condition of homes varies between owner-occupied and renter-occupied housing. In total, 30% of owner-occupied homes and 47% of renter-occupied housing are shown as presenting one of the selected housing conditions. Homes having more than one selected condition are not prevalent in owner-occupied housing, and only 2% of renter-homes registered as having two selected housing conditions. It is apparent that while cost burden is the most prevalent condition plaguing Delaware County residents, the County has a lower median income than surrounding southeastern PA suburban counties making finding affordable housing and the maintenance of older properties a challenge for low-income homeowners and renters.

The high cost of housing and challenges of maintaining an older home confirms the need for programs that aid homeowners and landlords in the rehabilitation of their properties in order to preserve the affordable housing stock in the County. Many of these households may reside in units that have been poorly maintained and without sufficient upgrades over the years. This can lead to both low-income homeowners and renters residing in unsafe and overcrowded units and the continued deterioration of the County's affordable housing stock.

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

With an older housing stock, it is reasonable to expect that there is a sizable number of housing units with lead based paint present. This environmental concern places developing children six years old and younger at risk of health hazards from lead chips and dust. The use of lead paint in residential housing was banned in 1978, but is often found in homes built before then. Over 90% of the total number of occupied homes in Delaware County were built prior to 1980 (ACS 2016) putting their occupants at reasonable risk for exposure to lead paint.

Table 39 indicates housing units built prior to 1980 with children present are few, only 4% of owner occupied housing and 9% of renter occupied housing (CHAS 2009-2013). This is a great decrease from the number of homes listed as a risk from the 2005-2009 CHAS data. However, the physical and cognitive risks of exposure to lead paint by young children are great and these risks should still be taken seriously.

According to 2009-2013 CHAS data, 79,430 households (39%) in Delaware County earn between 0%-80% AMI. When looking at households with children 6 and under, CHAS estimates that 12,635 households (53%) earn between 0-80% AMI. With the high cost of lead remediation services, it is likely, especially so for families with young children, that low income homeowners do not have the means to eliminate lead based paint hazards. Additionally, renters may reside in units where landlords have not taken the appropriate steps to identify and correct lead based paint hazards.

Discussion

The County has an older housing stock, with the majority of residences built prior to 1980. As major systems fail, homeowners are often unable to afford repair costs on top of regular monthly expenditures. Low-income owners struggling to afford repairs will often forgo them, leading to unsafe conditions in the home. Over time, multiple units within a neighborhood can fall into disrepair and affect the value of the whole neighborhood. The County will continue to promote and operate the owner-occupied housing rehabilitation program to arrest this condition.

The most imminent natural hazard risk for communities in Delaware County is the potential of flooding. To combat and reduce risk to residential neighborhoods facing growing concerns about flooding which is a potentially increasing hazard due to climate change, the county has adopted a multi-jurisdictional Hazard Mitigation Plan. Flood risk is not limited to low-income areas of the community, as 48 of the 49 municipalities in Delaware County were determined to have special flood hazard areas. However, areas of highest repetitive loss include more mature neighborhoods in the east, Chester City, Darby Borough, Upland Borough, and Upper Darby Township, all of which are areas with higher populations of low-moderate income households.

The Hazard Mitigation Plan offers suggestions to help reduce flooding and strategic actions in case of disaster. Much of the county, especially in these areas of continued flooding, are built out and highly developed. To curb the amount of storm water run-off that increases risks of flooding, all municipalities in Delaware County are MS4s and required to participate in the National Pollutant Discharge Elimination System (NPDES) Program to help reduce downstream flooding. Additionally, the Delaware County Department of Emergency Services facilitates drills and trainings quarterly to help prepare for disasters at the municipal level. They also act as the lead entity in the planning and coordination of County resources in response to emergencies.

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

Introduction

DCHA currently operates 603 public housing units. In addition, it is responsible for the administration of 2,834 vouchers. The HUD provided data below is inconsistent with DCHA provided data.

Totals Number of Units

Table 37 – Total Number of Units by Program Type

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	0	627	2,813	112	2,701	345	847	412
# of accessible units	0	0	No Data	No Data	No Data	No data	No Data	No Data	No Data

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

Data Source: PIC (PIH Information Center)

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:

Over the past 15 years DCHA has redeveloped communities in Darby Township, Radnor Township, Upland Borough, Chester Township, Ridley Township and Nether Providence Township. During the same period the County of Delaware has invested more than \$12 million into the redevelopment of DCHA assisted housing communities.

Each of the affordable housing developments the County has helped to fund are subject to an annual inspection. The County inspects between 80-100 units per year on a rotating basis to ensure that the developments are being maintained and in satisfactory condition. They are done based on the total number of units in the development and past unit inspection history. All developments are inspected at a least once every three years. Inspections typically result in zero to minimal findings that are representative of typical wear and tear of a rental unit. All findings are required to be resolved within 45-days, with the exception of any life safety items such as smoke detectors that must be resolved within 24-hours.

Public Housing Condition

Table 38 - Public Housing Condition

Public Housing Development	Average Inspection Score
https://www.hud.gov/sites/documents/DOC_4419.PDF	Provided at website below.

Public Housing Development Conditions

Inspection scores for PHA developments in Delaware County can be found at the following address: https://www.hud.gov/sites/documents/DOC_4419.PDF

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

The third phase of DCHA's Kinder Park Redevelopment Project was completed in February of 2018. Upon completion of phase III a total of 154 affordable units will be occupied along with a new community center. The developer is currently seeking funding for phase IV which will include a 75-unit senior building. Phase IV construction is expected to begin in FY 19 pending securing low income housing tax credits.

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

DCHA seeks to improve the living environment for its residents through the following objectives:

- Improve public housing management;
- Maintain current status of voucher management system;
- Increase customer satisfaction;
- Concentrate on efforts to improve specific management functions (e.g. public housing finance, voucher unit inspections);
- Renovate or modernize public housing units;
- Demolish or dispose of obsolete public housing;
- Provide replacement public housing;
- Provide replacement vouchers;
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income housing developments;
- Skip applicants on the waiting list to select the first eligible applicant that meets the criteria to achieve the goal of de-concentration;
- Promote income mixing by assuring access for lower income households into higher income developments;
- Implement public housing security improvements;
- Offer programs to enhance the economic and social self-sufficiency of residents; and

- Address mentally and physically disabled residents and other special needs populations through engaging partners that offer programs for drug and alcohol dependency, persons with HIV/AIDS, and victims of domestic violence.

Discussion:

The County and DCHA collaborate to ensure low-income households have decent affordable options for housing. With decreasing HOME and PHA funds the County has successfully partnered with local developers utilizing the LIHTC program to increase and improve the affordable housing inventory.

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

Introduction

Delaware County has a comprehensive, coordinated approach to providing shelter, supportive services and housing assistance to those who are homeless, or at risk of homelessness, through an extensive countywide CoC system that fosters self-sufficiency. The CoC system encompasses prevention services, outreach, coordinated entry (CE), day centers, emergency shelters (ES), transitional housing (TH), rapid rehousing (RRH) and permanent supportive housing (PSH), as well as appropriate supportive services.

Please see the attached chart entitled “Delaware County Continuum of Care Homeless Programs and Services” for a summary of the housing and supportive services available to the homeless and those at risk of homelessness. Also attached is Delaware County’s 2017 Housing Inventory Count (HIC) which provides more detail regarding the number and type of ES, TH, RRH, PSH and Other Permanent Housing beds that are available in the County’s CoC system.

The County’s Survival Guide to Homeless Services is designed as a foldable card for homeless consumers. The guide lists places people can go to receive shelter, prepared meals, clothing, behavioral health care, medical care, housing and government and legal services. Multiple copies of this guide are distributed during outreach and annually to all public libraries, school districts, municipalities, hospitals, law enforcement agencies, elected officials and social service agencies in the County.

Table 43 below was generated utilizing data from the County’s 2017 HIC. Please note that the table does not identify the number of RRH beds in the County’s CoC system. In addition to the 128 PSH beds for families and the 223 PSH beds for single adults, there are 220 RRH beds for families and 46 RRH beds for single adults. There are also 11 RRH beds for veterans funded through the Supportive Services for Veteran Families (SSVF) program. The HIC also identifies 8 beds of “other permanent housing” for single adults and 17 beds of “other permanent housing” for families.

The County’s CoC has been proactive in reallocating CoC funds to support new RRH and PSH initiatives as well as applying for new PSH projects to increase the availability of and access to affordable housing for homeless households.

While classified by HUD as permanent housing, there is a 24-month limit to the amount of rental assistance that can be provided through RRH. Hence, there is a significant need for permanent affordable housing options as well as PSH for families and individuals with and without disabilities after their stays in ES, TH or RRH.

The gaps in services and facilities in the County are generally related to a lack of funding. The identified areas where additional funding could close gaps and improve our system of care are: 1) Homeless Prevention; 2) RRH; 3) Shelter Operations; 4) PSH; and 5) Affordable Housing.

Other services that would enhance the CoC are the addition of housing navigators, job training and employment services for the homeless, and funding for the continued operation of the Donations Warehouse which is utilized by homeless households to acquire furniture and household items when they transition to permanent housing.

While the County has an extensive CoC homeless system with an array of services and facilities, the demand exceeds the resources available. Given the current fiscal climate, our goal is to be able to maintain existing resources and expand when financially feasible.

Facilities and Housing Targeted to Homeless Households

Table 39 - 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)	157	0	63	128	0
Households with Only Adults	165	11	51	223	0
Chronically Homeless Households	0	0	0	66	18
Veterans	0	0	0	95	0
Unaccompanied Youth	2	0	7	5	0

Data Source: 2017 HIC

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.

During the period of 10/1/16-9/30/17, the percentage of participants in CoC projects that received non-cash benefits and/or non-earned income as defined by HUD was 51% at program exit. The HMIS module utilized at CE is designed to identify the mainstream benefits that participants are or are not receiving. For all mainstream benefits, it is determined whether persons are currently receiving mainstream benefits, have applied, need to apply or are not eligible and/or applicable for them. After identifying what might be available and eligible to the participant, the CE Specialist & subsequent Case Managers (CM) include application to those benefits not currently being received as an immediate need in the stability plans created with participants. CMs also use the PA State COMPASS web based program that helps determine eligibility for certain mainstream resources. The list of mainstream services utilized by the homeless is extensive. Some of those services & funding streams utilized are as follows: TANF, SSI, SSDI, SNAP (Food Stamps) Medicare/Medicaid, Head Start, Career Link and Workforce Investment Board employment and training programs, community health centers, mental health and substance abuse treatment, VA Medical Center, Legal Aid, FEMA State Children's Health Insurance Program, Healthcare

for the Homeless, PHA Section 8 and Public Housing, PATH, and FEMA's Emergency Food and Shelter Program. Please see the attached chart entitled "Mainstream Resources" for a summary of the resources in the County that, while not specifically targeted to the homeless, are utilized by the homeless.

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.

Please refer to the attachments referenced in the introduction for a summary of the services and facilities available to the County's homeless population.

Chronically Homeless (CH): There are two PATH (Projects for Assistance in Transition from Homelessness) funded providers of outreach in the County that provide outreach on the streets and in shelters. There are two day centers for the homeless, many of which are CH, that provide case management, laundry, clothes, meals, public transportation tokens and an array of other services. The CoC has adopted the practices outlined in HUD's Notice on Prioritizing Persons Experiencing Chronic Homelessness. The development of a permanent housing clearinghouse that reduces barriers and prioritizes the most vulnerable is underway. Currently there are 66 dedicated CH beds with another 18 under development. From 2012-2017, the PIT Counts reveal a 16% decrease in chronic homelessness.

Families with Children: The PIT Count indicates that on January 24, 2017 there were a total of 64 families that resided in ES or TH. Of the 453 persons who were homeless that day, 28.3 % were children under the age of 18. There were no unsheltered families as one of the County's goals is to ensure that no homeless families are without shelter. In addition to diversion strategies, the County operates a Temporary Emergency Shelter (TES) Program that utilizes hotel/motel vouchers for families when no shelter beds are available. Unfortunately, funds are limited for this program. The majority of families with children in need of assistance are female headed households (HH) with limited incomes. A critical service for families with children is the Recreational Therapy Program that ensures all homeless children in ES and TH programs are enrolled in school or early intervention programs, including Head Start. The Recreational Therapist assesses all homeless children in ES and TH and works collaboratively with parents, psychologists, early child education programs and schools to ensure the needs of the children are being met.

Veterans: The County's CoC outreach providers work closely with the VA Medical Center's outreach program to identify and engage homeless vets. Collaboration with the VA and the Delaware County Housing Authority (DCHA) has resulted in the allocation and utilization of 95 VASH vouchers for homeless vets. For the past four years the SSVF Program has been utilized to improve access to housing for homeless vets through RRH and to prevent homelessness for vets at risk of becoming homeless. Based on PIT data, from 2012-2017 veterans' homelessness has decreased by 35%. The County has been very involved with the Veterans Housing Initiative which includes maintaining and managing a master

list of homeless vets. Delaware County recently met all the federal benchmarks and was recognized by HUD and the USICH for ending veteran homelessness in the County.

Unaccompanied Youth: The unaccompanied youth population < 18 years old are currently served by Children and Youth Services (CYS). Once a child turns 18, a permanency plan is put into place to prevent homelessness. CYS utilizes Independent Living Programs (ILP) to support youth aging out of foster care. However, based on CYS experience it is believed that the unaccompanied homeless youth population is under identified in the County as those who are not in ILP's or other community residences are most likely to couch surf and not live on the streets. Recently a Transition Age Youth (TAY) collaborative was developed which includes representatives from the mental health, foster care and juvenile justice systems as well as youth providers. The Collaborative Leadership Team and the TAY Homeless Task Force has developed a strategy to end youth homelessness. As part of that strategy, a new TAY Bridge to PH Program was developed and is currently operational.

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

Introduction

Delaware County's special needs residents are supported by an interconnected system of facilities and services to meet their housing needs. In addition to the County-operated skilled nursing facility, Fair Acres, the County Office of Services for the Aging (COSA) provides a continuum of services to seniors to enable them to remain in their homes. Persons with severe mental illness and intellectual disabilities are served by a network of private agencies that provide residential and support services via contract with the County.

The County has recently expanded its Veterans Affairs Office and works to identify and engage veterans and coordinate with the VA Medical Center's outreach program. Finally, unaccompanied youth are supported by the County's Children and Youth Services agency to assist with the unique challenges of this population.

There is a strong intersystem collaboration process between County departments and other agencies regarding discharge planning. The County has protocols in place to insure that persons discharged from publicly funded institutions or systems of care, are released to an appropriate setting and any necessary services are in place.

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.

COSA offers senior programming including Adult Day Care, Caregiver Support, Home Delivered Meals, Personal Care, Pre-admission Assessment, Protective Services, Respite Care, and Nursing Home Transition. COSA also manages a Senior Repair and Modification Grant Program to aid homeowners remain safe in their homes. In its 4-year plan, COSA identified limited affordable options such as personal care boarding homes and assisted living facilities as an unmet need in the County.

The County Office of Behavioral Health (OBH) offers supportive living services (SLS) which combine housing assistance with intensive services to help those with mental illness maintain housing. The SLS provides housing and/or subsidies, supports, and residential rehabilitation services. Currently, there are over 250 participants in an array of SLS options. Unfortunately, the demand for this type of supportive housing exceeds current capacity.

The County's AFH extensively examined the housing needs of persons with physical disabilities. The following issues were identified by service providers: lack of affordable/accessible units in a range of sizes, location of accessible housing, lack of funding for housing accessibility modifications, lack of access

to publicly supported housing, lack of access to opportunity due to high housing cost, and lack of affordable in-home community based supportive services.

The Delaware County Office of Intellectual Disabilities (OID) contracts with agencies to provide support to persons with Intellectual Disabilities (ID). Residential programs such as group homes, intermediate care, large congregate care and others house over 800 persons with an ID. An approximate 2,270 individuals utilize support services such as in home supports, day services, family supports, supported employment and coordination programs. As of March 2018, there are 380 individuals projected to need various levels of supports within the next 5 years. There is a need for affordable housing and lifesharing services so that placement in a more restrictive institutional setting is not necessary.

The County's OBH Division of Drug and Alcohol contracts with providers for recovery housing services. Many individuals leave residential programs and never follow through with aftercare referrals because of a lack of stable housing. The need for more supportive housing is greatly needed so that people can maintain sobriety and continue their journey of recovery.

Currently, two private agencies provide housing counseling, referral and intensive case management to persons with HIV/AIDS. Additional assistance is available via Short Term Rental Assistance and Tenant Based Rental Assistance provided through the HOPWA Program. Service gaps for persons with HIV/AIDS include no SRO programs for single adults; limited access to public housing and Section 8 rental assistance vouchers; and expungement services.

The Delaware County Housing authority (DCHA) has a total of 285 public housing units for seniors. As these seniors age there is a need for affordable in-home support services so that they can age in place.

The Domestic Abuse Project of Delaware County (DAP) operates short- and long-term supportive counseling, safe emergency shelter as well as community outreach and education. They report that monthly there are 53-77 unmet requests for shelter by victims of domestic violence. Low/moderate income residents self-select for shelter services, given the absence of alternatives available to higher income victims. The lack of options is a major barrier for this population and, unfortunately, can result in a client's return to the abusive situation. Often clients must be referred to other emergency shelters after their stay at the DAP shelter. Locating safe and affordable housing after exiting shelter is extremely difficult.

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

OBH is legally mandated to coordinate mental health services under the PA Mental Health Procedures Act of 1966. OBH maintains contractual agreements with inpatient units for acute psychiatric hospitalization. OBH maintains a Letter of Agreement with Norristown State Hospital (NSH) that frames the relationship between the two entities regarding long term care of persons with serious mental illnesses. OBH and NSH protocols assure that persons in long-term care do not become homeless upon

discharge. All persons discharged from NSH have an approved housing plan. To ensure no one is discharged into homelessness, priority access to a continuum of Community Residential Services is given along with placement supports such as case management, treatment and rehabilitative services to all NSH clients as well as those in community hospitals and residential facilities.

For persons discharged from hospitals, the County employs a Hospital Discharge Protocol geared at preventing homelessness and provides guidelines for coordinated planning between hospital social workers and community housing and human service personnel. The protocol outlines responsibilities for aftercare planning and includes housing referrals for persons without a home to return to. Children, transition age youth and existing agency families are referred to Children and Youth Services; persons over 60 years old are referred to County Services for the Aging; and persons with mental health or substance abuse disorders and other low income households are referred to OBH. The protocol assures, to the extent practicable, that all individuals released from health care facilities receive priority access to services and housing. To prevent discharge to the street, the protocol dictates these persons receive priority access to situation appropriate emergency housing resources along with appropriate medical follow up.

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 Delaware County Department of Human Services (DHS) is responsible for the administration of coordinated human services for the behavioral health, drug and alcohol, intellectual disabilities and HIV/AIDS populations. The proposed 2018-2019 Human Services Plan states that the County has a dire shortage of housing for individuals with disabilities. As a Department that is fully integrated, DHS has always approached the housing shortage non-categorically in that they share the existing housing resources, ensure the most appropriate resource is accessed, and combine funding to ensure cost is not a barrier. Their goal is and always has been to have a fluid system that promotes movement to the least restrictive level of care and independent living when appropriate. This is achieved through numerous collaborative efforts and coalitions established in the County that regularly meet to address housing needs for persons who are not homeless but have other special needs.

In addition, the County's AFH determined the need to establish a stakeholders group for advocates of persons with disabilities. DCHA, DHS and OHCD have committed to establish such a stakeholders group, known as the Disability Housing Options Team (DHOT), that would meet at a minimum of two times per year. The DHOT will be established in year one of the Consolidated Plan. The objective of the DHOT will be to assist persons with disabilities in coordinating resources and services that are essential to accessing and/or maintaining permanent housing.

OHCD, DHS and the DHOT will support DCHA's application for funding through HUD's Mainstream Voucher Program. The vouchers will be available to support and enable persons transitioning out of

institutional or segregated settings, persons at risk of institutionalization, and other persons with special needs, such as mental illness and intellectual disabilities, live independently in the community.

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))

Answered above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Land use planning laws in Pennsylvania leave Counties without regulatory authority over the development of municipal land use planning, subdivision and land development ordinances. Local governments enact and enforce zoning and land use regulations that control the development of private land through use, density and design regulations. These regulations have a tremendous effect on a community's housing supply and housing affordability.

In addition to land use and zoning laws, a number of contributing factors were identified while developing the County's AFH in 2017 that create and/or exacerbate barriers to affordable housing. Please see the AFH for a complete discussion of contributing factors. Barriers identified include:

- Loss of affordable housing;
- Lack of assistance for housing accessibility modifications;
- Lack of access to opportunity due to high housing costs ;
- Location and type of affordable housing;
- Lack of private investment in specific neighborhoods;
- Access to publicly supported housing for persons with disabilities;
- Location of accessible housing;
- Impediments to mobility;
- Quality of affordable housing information programs;
- Lack of resources for fair housing agencies and organizations;
- Source of income discrimination;
- Availability of affordable units in a range of sizes;
- Lack of affordable in-home or community-based supportive services;
- Lack of affordable, accessible housing in range of unit sizes;
- Regulatory barriers to providing housing and supportive services for persons with disabilities;
- Admissions and occupancy policies and procedures including preferences in publicly supported housing.

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

Introduction

The largest share of workers in Delaware County are employed by the “meds and eds” sector with over 44,000 workers. Delaware County has an educated citizenry. The County’s Workforce Investment Plan for 2017-2019 notes that a slightly higher percentage of the County’s workforce has an advanced degree (36%), than the region (33%). Additionally, there are fewer persons (8%) in the County who did not graduate high school than the region (12%). Although the County’s current unemployment rate of 4.6%, is only slightly higher than the national rate of 4.1%, the Plan points to a potential mismatch between available jobs and educational levels. That is, while County residents are highly educated, many available positions do not require a bachelor’s degree but only job training.

The County’s Workforce Development Board (WDB) collaborates with the Delaware County Community College to provide resources for job seekers and employers. They provide programs in conjunction with employers to ensure a sufficient supply of workers to support the business community. It has been projected that private sector investments in the energy sector will spur infrastructure investment, job opportunities and revitalization of local economies along the Delaware Riverfront.

The County coordinates its economic development strategy with the region through participation in the development of the Comprehensive Economic Development Strategy, *Investing in People and Places* which covers the nine county DVRPC Region. The strategy includes an overview of the greater Philadelphia regional economy, identifies strengths, weaknesses, and opportunities and institutes performance measures.

Economic Development Market Analysis

Business Activity

Table 40 - 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	289	233	0	0	0
Arts, Entertainment, Accommodations	17,065	16,554	11	11	0
Construction	7,494	8,416	5	5	0
Education and Health Care Services	44,008	41,589	28	26	-2
Finance, Insurance, and Real Estate	14,909	14,542	9	9	0
Information	3,449	2,590	2	2	0
Manufacturing	10,804	13,030	7	8	1
Other Services	6,987	6,960	4	4	0
Professional, Scientific, Management Services	20,748	16,774	13	11	-2
Public Administration	0	0	0	0	0
Retail Trade	18,934	19,713	12	13	1
Transportation and Warehousing	5,918	10,262	4	7	3
Wholesale Trade	7,382	6,818	5	4	-1
Total	157,987	157,481	--	--	--

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 41 - Labor Force

Total Population in the Civilian Labor Force	206,591
Civilian Employed Population 16 years and over	189,040
Unemployment Rate	8.50%
Unemployment Rate for Ages 16-24	17.78%
Unemployment Rate for Ages 25-65	6.04%

Data Source: 2009-2013 ACS

Table 42 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	52,453
Farming, fisheries and forestry occupations	7,735
Service	16,710
Sales and office	48,204
Construction, extraction, maintenance and repair	13,677
Production, transportation and material moving	8,863

Data Source: 2009-2013 ACS

Table 43 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	100,986	57%
30-59 Minutes	61,963	35%
60 or More Minutes	14,164	8%
Total	177,113	100%

Data Source: 2009-2013 ACS

Education:**Table 44 - 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	4,812	1,076	3,971
High school graduate (includes equivalency)	41,685	4,638	13,513
Some college or Associate's degree	43,069	3,418	8,781
Bachelor's degree or higher	66,844	3,230	9,669

Data Source: 2009-2013 ACS

Table 45 - Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	253	307	700	1,538	2,971
9th to 12th grade, no diploma	3,812	1,704	1,589	4,021	6,080
High school graduate, GED, or alternative	12,793	10,604	12,373	36,874	25,660
Some college, no degree	17,417	10,054	8,110	19,080	8,078
Associate's degree	1,707	4,297	4,736	9,001	2,231
Bachelor's degree	4,350	12,995	11,726	22,616	7,981
Graduate or professional degree	236	5,322	8,635	18,507	7,591

Data Source: 2009-2013 ACS

Table 46 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months (\$)
Less than high school graduate	21,529
High school graduate (includes equivalency)	31,622
Some college or Associate's degree	38,121
Bachelor's degree	55,669
Graduate or professional degree	74,595

Data Source: 2009-2013 ACS

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

Table 45 demonstrates that education and health care services account for the largest share of workers (28%) and jobs (26%). This is by far the most significant sector in the County as well as the greater Philadelphia region. The next three largest sectors include professional, scientific, management services; retail trade; and arts, entertainment, accommodations.

Describe the workforce and infrastructure needs of the business community:

According to 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs) data provided in the above Business Activity table, the County has an undersupply of workers for manufacturing, retail trade, transportation and warehousing sectors. These positions typically do not require a bachelor's degree or higher education. Since the County's workforce is generally more educated than the surrounding region it is hard for employers to maintain workers in the undersupplied fields that do not offer opportunity for growth and promotion such as the oversupplied fields of education, health care, business professionals, management and the scientific community.

Delaware County has the strongest public transportation network among the suburban southeastern Pennsylvania counties in terms of variety of transportation modes and ridership. Transit service in Delaware County is comprised of regional rail, light and heavy rail (trolley and high speed/elevated lines), and bus service operated by the Southeastern Pennsylvania Transportation Authority (SEPTA). More than ten percent (10.4%) of Delaware County residents take public transit to work, a much higher percentage than in surrounding counties (2011-2015 ACS 5-year Estimates). Trends strongly suggest that an increasing number of Delaware County residents will take public transportation to and from work in the future. The transportation network is expected to be strengthened with the restoration of a 3-mile stretch of regional rail service from Middletown Township to Chester Heights Borough. The Wawa station in Chester Heights closed in 1986. A new station at Wawa will be constructed with an ADA accessible platform, 600 car parking deck and multimodal connections including public buses and corporate shuttles. The Wawa station will provide efficient public transportation to the western growing suburbs that previously lacked regional rail access. Service is expected to be restored to the Wawa Station by early 2022.

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.

In January 2018 Econsult Solutions, Inc. completed a report titled *The Potential Economic Impacts of the Mariner East Pipelines*. This report, commissioned by the pipeline industry, estimated the total potential economic impact from all Mariner East construction throughout the state of Pennsylvania to be \$9.1

billion, supporting approximately 9,500 total jobs each year over six years of construction, with earnings of \$2.7 billion.

While many remain skeptical of these potential impacts, the resulting expansion of the Marcus Hook Industrial Complex has already spurred redevelopment along the Marcus Hook waterfront. Additional spin-off economic benefits have been evidenced for surrounding small businesses, an increase in construction jobs and increased tax revenues which benefit the local school district.

Certainly, infrastructure changes in the form of the construction of the Mariner East 2 pipeline, currently under construction, is critical to this industry.

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

Over 17,000 people are employed in the County by health systems and hospitals and the WDB projects that over 400 job openings in the health care industry will be available annually. The open positions will all require some level of postsecondary training which aligns with the County's educated population. Most of these occupations are expecting a double digit growth in employment from 2014 – 2024.

The undersupplied workforces including manufacturing, transportation and warehouse workers should benefit from the County's On-the-job Training Program (OJT). Residents that do not have secondary education or prior experience will be given opportunities to obtain and keep jobs they might not have qualified for without the OJT program.

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 Delaware County WDB was established through the Workforce Innovation and Opportunity Act (WIOA) Federal Workforce Investment Act. This legislation was enacted in July 2014 and authorizes WDBs to establish goals for workforce programs in their local communities. The Delaware County WDB (WDB) is led by 39 leaders from private business, organized labor, education, economic development, human services and community-based organizations. WDB's goal is to make sure that Delaware County has a dynamic and high quality workforce by working with businesses to improve the skill levels of all current and potential workers.

WDB operates two state of the art career-link job centers for job seekers, employers, youth and other interested individuals. Career workshops are also scheduled at these locations each month. Delaware County's OJT program opens new opportunities for jobseekers and provides incentives to local employers to train and retain employees for skilled positions. Jobs available depend on current

employer needs and are therefore subject to change at any given time, but there are generally opportunities in energy, healthcare and advanced manufacturing industries.

The Ability to Benefit Program is a college pathway for motivated adults who did not complete high school or earn their high school equivalency but want to prepare for a high-priority occupation in our region. The program allows individuals to simultaneously prepare for high school equivalency and get started on an industry-recognized credential, saving time and money to become workforce ready.

Finally, the WDB collaborates with social service agencies to provide job services to unemployed and underemployed veterans.

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.

County staff participated in the development of the Regional CEDS *Investing in People & Places: Greater Philadelphia's Economic Development Strategy*. This document fulfills the U.S. Economic Development Administration (EDA)'s requirement for a regional Comprehensive Economic Development Strategy (CEDS). *Investing in People & Places* covers the nine-county Delaware Valley Regional Planning Commission (DVRPC) region and includes an overview of Greater Philadelphia's regional economy; identifies regional strengths, weaknesses, opportunities, and threats; indicates performance measures that will be tracked in future years to measure progress made toward achieving the regional goals; and contains a list of key regional economic development projects and activities designed to advance the CEDS goals and objectives.

The regional CEDS is updated annually and was developed under the guidance of a Review Committee that includes representatives of state, county, and city planning and economic development agencies; regional economic development organizations; chambers of commerce; academia; and the private sector.

Investing in People and Places includes a list of economic development projects that have been identified by the region's planning and economic development professionals as critical for achieving the CEDS goals and objectives. There are twenty-five projects identified within Delaware County, including many within the City of Chester. While most of the identified projects are large, multi-year initiatives beyond the scope of our community development resources, all future undertakings will be considered for consistency with the CEDS.

Discussion

There are 17 public school districts and 73 private schools in the County. Educational attainment in Delaware County has been increasing with the number of high school graduates rising from 91% of County residents 25 years and older in 2011 to 92.2% in 2015. This trend is in line with surrounding suburban communities.

The number of individuals in the County earning graduate or professional degrees, as well as Associates degrees both increased from 2011 to 2015. This was, however, at a slightly lower rate than surrounding suburban communities. Attainment of a Bachelor's degree has increased from 34.5% of the County population 25 year and older in 2011 to 36% in 2015.

The fact that educational attainment has been steadily increasing indicates the County is educating and training its workforce well to be prepared for the jobs of the modern economy.

The number of jobs located in the County has increased over the past five years. This increase in jobs creates more employment opportunities for residents of the County and region and is a contributing factor to lowering the unemployment rate. The increasing number of jobs located in the County is an indicator of a strengthening local economy with employers adding new positions due to business growth, the movement of new employers and jobs to the County, or both.

The increase in the number of jobs in the County coincided with an increase in the number of employers, rising from 12,629 establishments located in the County in 2011 to 12,769 in 2015. Industries that experienced notable increases in the number of establishments, the number of paid employees, or both included construction, retail trade, management of companies and enterprises, educational services, health care and social assistance, and administrative and support occupations. Industries that experienced a decrease in the number of establishments and/or employees located within the County included manufacturing and wholesale trade.

The unemployment rate in Delaware County has been steadily declining in recent years, dropping from 7.8% of the active labor force in 2011 to 4.9% in 2015. This drop in the rate reflects the continued economic recovery from the 2008 economic recession, with the unemployment rates for Delaware County lower than the corresponding rates for the Commonwealth of Pennsylvania and nationally.

The decreasing unemployment rate means that more residents actively looking for work are finding new employment. The increase in people finding work occurred while the County labor force has grown from 286,894 people in 2011 to 295,542 in 2016. During this period the number people employed increased from 254,643 individuals to 281,026 in 2016. The increase in the size of the County labor force and employment indicate more job openings have become available to residents in the County and surrounding region, due to business expansions and relocations to the County and region.

MA-50 Needs and Market Analysis Discussion

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

During the completion of the County's AFH it was apparent that only one housing problem, cost burden, was prevalent in the County. Cost burden did not seem to be concentrated in any one area of the County although it is most severely affecting renters in the mature neighborhoods.

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

Using the definition of Racial/Ethnic Concentration Areas of Poverty (RECAPs) established by the County's HUD approved AFH, Delaware County does not have any RECAPs. During the AFH process the County reviewed local data trends, solicited input from the public and organizations that serve disadvantaged households and determined that the mature neighborhoods of Darby Borough, Colwyn Borough and Yeadon Borough consist of higher levels of minority populations and higher levels of poverty. These boroughs may, in the future, become concentrated areas of low income racial and/or ethnic households. The minority population and level of poverty was established using 2010 -2015 American Community Survey Estimates. The Boroughs of Darby, Colwyn and Yeadon had the highest combination of minority residents and individuals below the poverty line according to the ACS data.

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

- Aging infrastructure;
- Lower incomes than the rest of the County; and
- Aging housing stock/LBP and maintenance.

Are there any community assets in these areas/neighborhoods?

- Proximity to jobs and educational opportunities in the City of Philadelphia;
- Extensive transportation network;
- Affordable housing stock;
- Walkable communities;
- Ethnic/racial diversity; and
- Neighborhood facilities including Darby Community Center, the new County Park at Little Flower, and public libraries.

Are there other strategic opportunities in any of these areas?

National trends indicate a growing preference for housing that is located within walking distance to shopping, dining, and other cultural attractions. Millennials emphasize proximity to transit as being important in housing location. As a result, both boomers and millennials emphasize access to transit and other amenities when selecting a place to live. These mature neighborhoods have a high level of walkability, core central places, excellent access to public transportation and jobs – amenities that will help to make these communities more attractive to potential renters and buyers in the future.

Strategic Plan

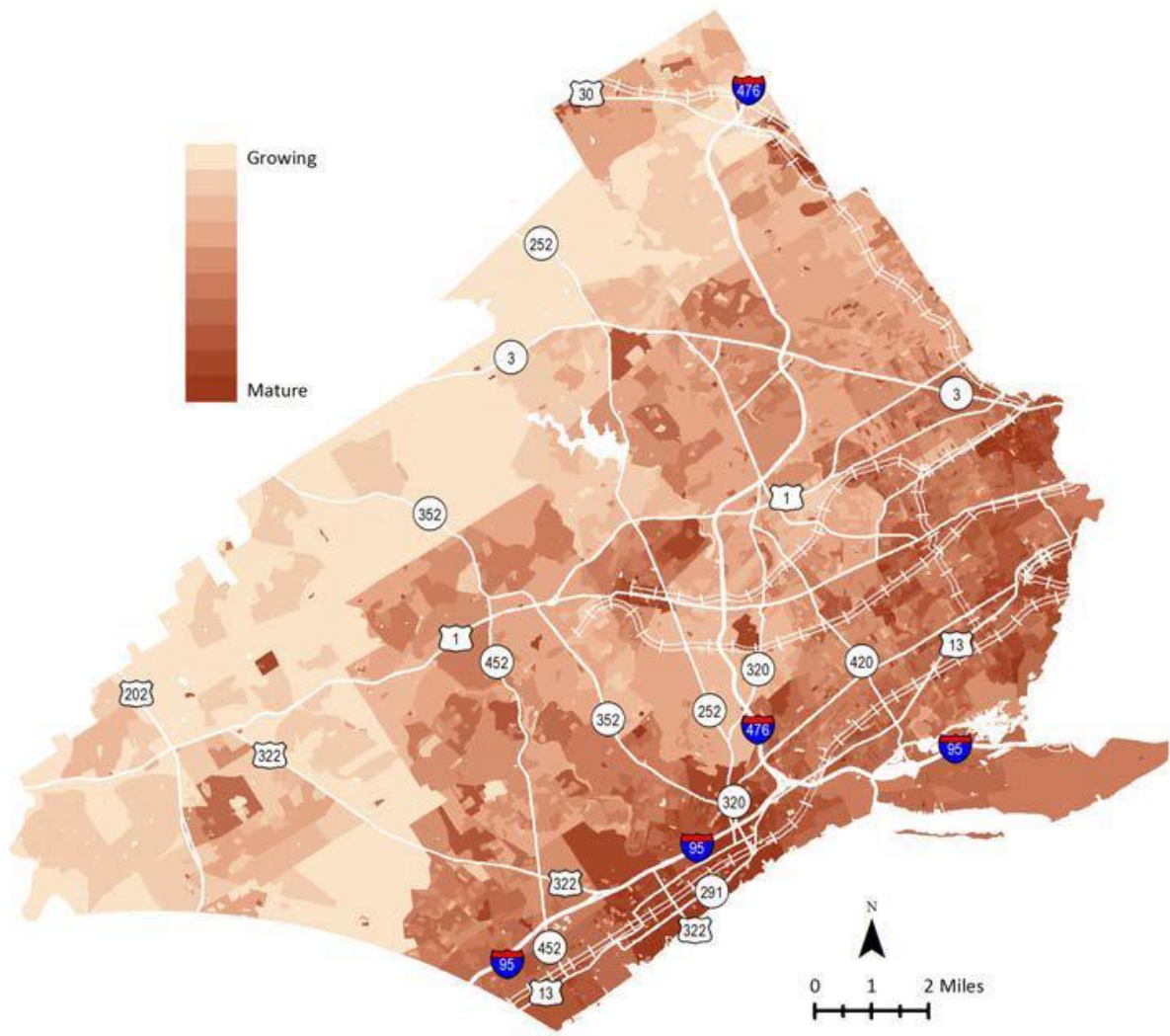
SP-05 Overview

Strategic Plan Overview

The development of geographic priorities for investing housing and community development dollars was informed by the County's Comprehensive Plan *Delaware County 2035* (2013). *Delaware County 2035* notes that municipalities often contain multiple types of landscapes and development patterns within their borders and can include multiple types of characteristics along the urban to rural gradient. Therefore, creating sharp lines between types of communities along municipal boundaries is not practically useful. Instead, *Delaware County 2035* seeks to define places by development characteristics instead of defining entire municipalities into a single category.

The Plan looked at the general nature of land uses in terms of density and age of land use and developed a community framework map. The map creates a tool that will assist municipal leaders and the public in identifying and adopting objectives, policies, and actions specific to their unique communities. The four Character Areas defined were Mature Neighborhoods, Growing Suburbs, Open Space and Greenways.

Loosely defined, activities will be carried out primarily in the County's Mature Neighborhoods in accordance with the map depicted below.



Mature Neighborhoods and Growing Suburbs

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

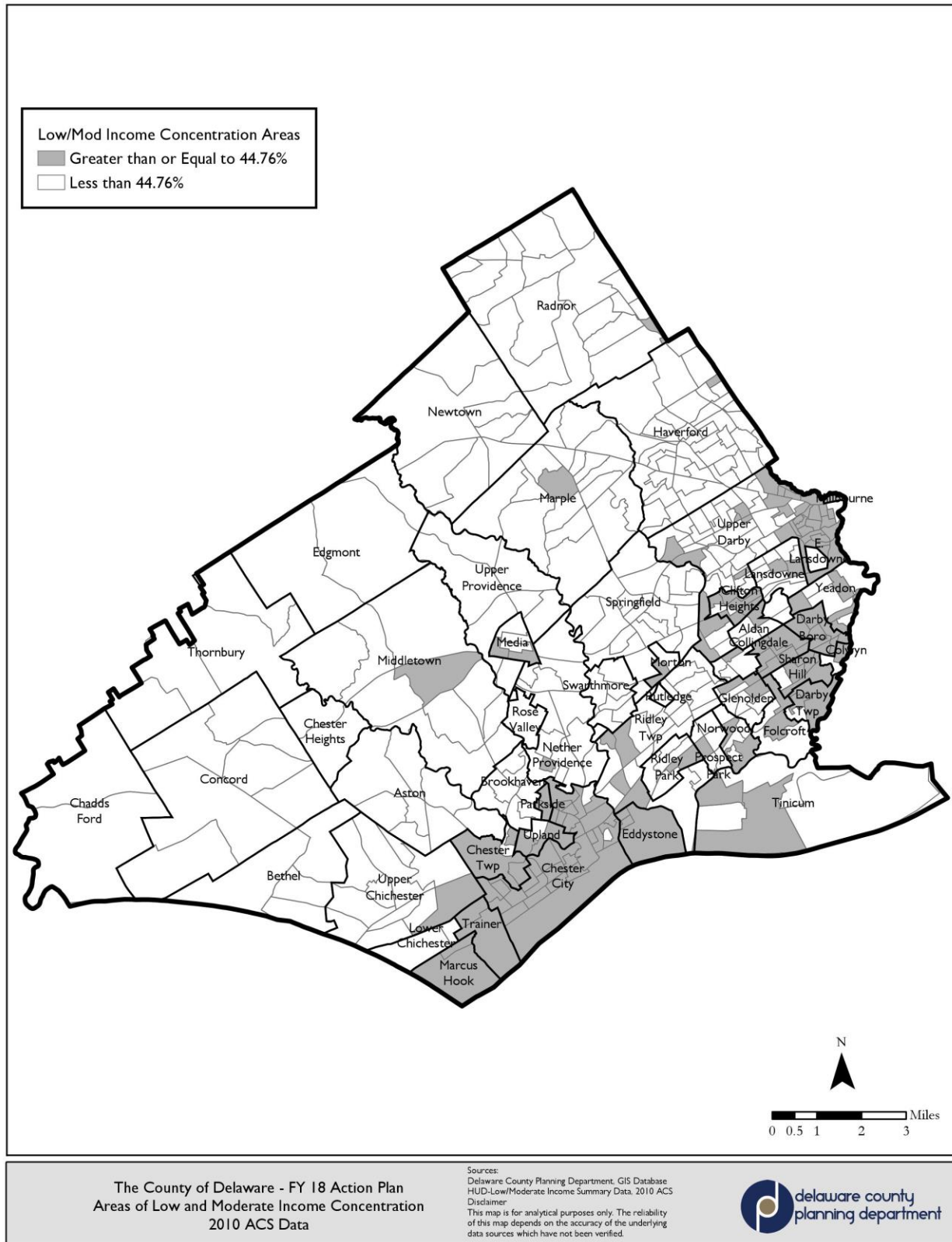
Geographic Area

The vast majority of the County's housing and community development activities will benefit low- and moderate-income residents in accordance with HUD regulations.

General Allocation Priorities

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

Mature Neighborhoods generally correspond with the County's low- and moderate-income population. The vast majority of the County's housing and community development activities will benefit low- and moderate-income residents, in accordance with HUD regulations. Projects with an area-wide benefit will be concentrated in those Mature Neighborhoods. Projects with direct benefit or those that provide public services will be available to all low- and moderate-income residents and thus, scattered throughout the Urban County. The County strives to provide services and improvements to its struggling communities, while employing services and policies to enable access to high opportunity areas. Taking this into consideration, the County has chosen not to identify specific target areas and will allocate the majority of its investments to the identified low- and moderate-income concentration areas. A map of low- and moderate-income concentration areas is below.



Low and Moderate Income Concentration Areas

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Facility & Infrastructure Improvements Blight Removal AFH: Affirmatively Furthering Fair Housing
	Description	Rehabilitate and replace storm water and sanitary sewer systems; create and upgrade parks, recreation spaces, neighborhood facilities; eliminate blight necessary to eliminate a specific condition detrimental to public health and safety.
	Basis for Relative Priority	Non-Housing community development was prioritized as a high priority through analysis of the following information: 1) Review of previous five-year funding requests from Municipalities greatly exceeding the County's annual entitlement funds 2) Review of Delaware County's Open Space, Recreation and Greenway Plan 3) Public comment received during the County's citizen participation process for the previous 5 years

2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Not applicable
	Associated Goals	Homeless Prevention (AFH) Housing Rehabilitation (AHF) Production of Affordable Housing (AHF) Homeownership (AHF) Fair Housing, Planning & Administration AFH: Affordable Unit Inspection AFH Goal: Renter Education AFH: Foreclosure Prevention AFH: Community Workshops AFH: Discriminatory Lending AFH: Fair Housing Education AFH: Professional Fair Housing Education AFH: Affordable Housing Developers AFH: High Opportunity Affordable Housing AFH: Accessible Housing AFH: Disability Stakeholders AFH: Disability Fair Housing Education AFH: Affirmatively Furthering Fair Housing AFH: Municipal Fair Housing Act Compliance

	Description	Increase and modernize the County's affordable housing stock.
	Basis for Relative Priority	Affordable housing was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH 2) DCHA waitlist 3) Delaware County Housing Rehabilitation Program waitlist 4) Assessment of the County's housing stock including condition, cost, size and location
3	Priority Need Name	Homelessness
	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
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Services Rapid Rehousing of homeless households Homeless Prevention (AFH) Fair Housing, Planning & Administration AFH: PSH & Shelter + Care AFH: CoC Viability
	Description	Provide shelter, homeless prevention, rapid rehousing, supportive services and housing assistance to homeless persons and those at risk of homelessness through a comprehensive continuum of care system that fosters self-sufficiency.

	Basis for Relative Priority	Homelessness was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH 2) Analysis of previous 5-year PIT count 3) Utilization of HMIS data 4) Consultation with CoC Governing Board and Homeless Services Coalition
4	Priority Need Name	AFH Factor: Location & Type of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children 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	Not applicable
	Associated Goals	Production of Affordable Housing (AHF) Homeownership (AHF) AFH: Maintain Affordable Housing AFH: Affordable Unit Inspection AFH Goal: Renter Education AFH: Foreclosure Prevention AFH: Discriminatory Lending AFH: Affordable Housing Developers AFH: High Opportunity Affordable Housing
	Description	It was identified that location of quality affordable housing is a top obstacle to finding affordable housing. The majority of publicly supported housing is located in the mature neighborhoods.

	Basis for Relative Priority	Location and type of affordable housing was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH 2) Delaware County Housing Rehabilitation Program waitlist 3) Assessment of the County's housing stock including condition, cost, size and location
5	Priority Need Name	AFH Factor: Source of Income Discrimination
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children 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	Not applicable
	Associated Goals	Production of Affordable Housing (AHF) AFH: Fair Housing Education AFH: Professional Fair Housing Education AFH: PSH & Shelter + Care AFH: CoC Viability AFH: Affirmatively Furthering Fair Housing
	Description	"Source of income discrimination" refers to the refusal by a housing provider to accept tenants based on their type of income. This discrimination most commonly occurs against individuals receiving assistance payments such as Supplemental Social Security or other disability income, social security or other retirement income, or tenant-based rental assistance, including Section 8 Housing Choice Vouchers.

	Basis for Relative Priority	Source of income discrimination was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) Assessment of the County's housing stock including condition, cost, size and location.
6	Priority Need Name	AFH Factor: Lack of Private Investment
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children 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	Not applicable
	Associated Goals	Public Facility & Infrastructure Improvements Housing Rehabilitation (AHF) Production of Affordable Housing (AHF) Homeownership (AHF) Blight Removal AFH: Maintain Affordable Housing AFH: Foreclosure Prevention AFH: Community Workshops AFH: Affordable Housing Developers AFH: High Opportunity Affordable Housing

	Description	The mature neighborhoods within the County are mostly built out and development is mostly in-fill in nature. There is a lack of private investment in these neighborhoods while the growing suburbs have seen an increase in both residential and commercial development.
	Basis for Relative Priority	Lack of private investment in specific neighborhoods was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) Delaware County Housing Rehabilitation Program waitlist; 3) Assessment of the County's housing stock including condition, cost, size and location.
7	Priority Need Name	AFH Factor: Land Use and Zoning Laws
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children 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	Not applicable
	Associated Goals	Public Services Production of Affordable Housing (AHF) AFH: DCPD Fair Housing Education AFH: Affirmatively Furthering Fair Housing AFH: Municipal Fair Housing Act Compliance
	Description	The Delaware County Planning Department reviews all comprehensive plans, zoning, and subdivision ordinances and provides recommendations; however, the Pennsylvania Municipalities Code states that land use authority is at the municipal level. Municipalities have restricted multifamily properties serving individuals with disabilities as well as low- and moderate-income households.

	Basis for Relative Priority	Land use and zoning laws was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) Comments from the Housing Equality Center; 3) Assessment of the County's housing stock including condition, cost, size and location; 4) Pennsylvania Municipalities Planning Code provides Municipal authority over land use and zoning.
8	Priority Need Name	AFH Factor: Lack of Access to Opportunity
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents 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	Not applicable

	Associated Goals	Housing Rehabilitation (AHF) Production of Affordable Housing (AHF) AFH: Maintain Affordable Housing AFH Goal: Renter Education AFH: Foreclosure Prevention AFH: Community Workshops AFH: Discriminatory Lending AFH: Affordable Housing Developers AFH: High Opportunity Affordable Housing AFH: Accessible Housing AFH: Disability Stakeholders AFH: Disability Fair Housing Education AFH: PSH & Shelter + Care AFH: CoC Viability
	Description	Housing that affords access to opportunities such as proficient schools, public transportation, employment centers, low poverty, and environmentally healthy neighborhoods may be cost prohibitive for low-income persons. High costs can have a greater effect on families with children who need multiple bedrooms and individuals with disabilities who need accessible housing or housing located close to accessible transportation.
	Basis for Relative Priority	Lack of access to opportunity due to high housing costs was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH 2) Service Provider participation during the County's recently completed AFH 3) Delaware County Housing Rehabilitation Program waitlist 4) Assessment of the County's housing stock including condition, cost, size and location

9	Priority Need Name	AFH Factor: Impediments to Mobility
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Not applicable
	Associated Goals	Housing Rehabilitation (AHF) Production of Affordable Housing (AHF) Homeownership (AHF) AFH: Discriminatory Lending
	Description	"Impediments to mobility" refers to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas of opportunity. One of the largest factors impacting mobility is source of income discrimination.
	Basis for Relative Priority	Impediments to mobility was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH 2) DCHA waitlist 3) Delaware County Housing Rehabilitation Program waitlist 4) Assessment of the County's housing stock including condition, cost, size and location

10	Priority Need Name	AFH: Availability of Affordable Units
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children 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	Not applicable
	Associated Goals	Production of Affordable Housing (AHF) AFH: Affordable Unit Inspection AFH Goal: Renter Education AFH: Affordable Housing Developers AFH: High Opportunity Affordable Housing AFH: Disability Fair Housing Education
	Description	The lack of affordable housing units in a range of sizes was identified as a major contributing factor to finding housing of an individual's choice. While public housing is evenly split between 1, 2, and 3 bedroom units, the AFH concluded that Section 8 Housing Choice Vouchers and other publicly assisted multi-family program housing is 1 bedroom units.
	Basis for Relative Priority	Availability of affordable housing in a range of unit sizes and locations was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) DCHA waitlist; 3) Service Provider participation during the County's recently completed AFH; 4) Assessment of the County's housing stock including condition, cost, size and location.

11	Priority Need Name	AFH: Loss of Affordable Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children 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	Not applicable
	Associated Goals	Housing Rehabilitation (AHF) Production of Affordable Housing (AHF) Homeownership (AHF) Blight Removal AFH: Maintain Affordable Housing AFH: Affordable Unit Inspection AFH Goal: Renter Education AFH: Foreclosure Prevention AFH: Discriminatory Lending
	Description	Delaware County has an older housing stock mostly built prior to 1960. This is especially true in the Mature Neighborhoods. Due to the older nature of the homes, maintenance costs are high and increases the burden on residents. Without regular maintenance, these homes can fall into disrepair and become a blight, reducing the number of affordable homes available.

	Basis for Relative Priority	<p>Loss of affordable housing in a range of unit sizes was prioritized as a low priority through analysis of the following information:</p> <p>1) Citizen participation during the County's recently completed AFH;</p> <p>2) Housing Rehabilitation Program waitlist;</p> <p>3) Service Provider participation during the County's recently completed AFH;</p> <p>4) Assessment of the County's housing stock including condition, cost, size and location.</p>
12	Priority Need Name	AFH Factor: Admission & Occupancy Procedures
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
	Geographic Areas Affected	Not applicable
	Associated Goals	<p>Public Services</p> <p>Production of Affordable Housing (AHF)</p> <p>AFH: Municipal Fair Housing Act Compliance</p>
	Description	"Admissions and Occupancy Policies and Procedures" refers to the policies and procedures used by publicly supported housing providers that affect who lives in the housing. This includes policies and procedures related to marketing and advertising of housing vacancies, applications, tenant selection, assignment, and maintained or terminated occupancy. Input from service providers during the AFH process identified credit and criminal background checks as major barriers for individuals and families accessing public housing.

	Basis for Relative Priority	Admissions and Occupancy Policies and Procedures was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) DCHA waitlist; 3) Service Provider participation during the County's recently completed AFH; 4) Assessment of the County's housing stock including condition, cost, size and location.
13	Priority Need Name	AFH Factor: Quality of Affordable Housing Programs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents 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	Not applicable
	Associated Goals	Public Services Production of Affordable Housing (AHF) AFH: Affordable Unit Inspection AFH: Discriminatory Lending AFH: Fair Housing Education AFH: Professional Fair Housing Education AFH: DCPD Fair Housing Education AFH: Affirmatively Furthering Fair Housing

	Description	"Quality of Affordable Housing Programs" refers to the provision of information related to affordable housing to potential tenants and organizations that serve potential tenants. This includes the maintenance, distribution, and updating of information on affordable housing opportunities as well as ensuring the data is comprehensive and up-to-date. Service providers during the AFH process identified a lack of up-to-date sources identifying landlords that accept housing vouchers.
	Basis for Relative Priority	The quality of affordable housing programs was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) Service Provider participation during the County's recently completed AFH; 3) Assessment of the County's housing stock including condition, cost, size and location.
14	Priority Need Name	AFH Factor: Lack of Accessible Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children 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
	Geographic Areas Affected	Not applicable
	Associated Goals	Production of Affordable Housing (AHF) AFH: Affordable Unit Inspection AFH: Accessible Housing AFH: Disability Stakeholders AFH: Disability Fair Housing Education AFH: PSH & Shelter + Care AFH: CoC Viability

	Description	Lack of affordable, accessible housing in a range of sizes. Service providers during the AFH participation identified accessible 1-bedroom units as being scarce.
	Basis for Relative Priority	Availability of accessible, affordable housing in a range of unit sizes was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) DCHA waitlist; 3) Service Provider participation during the County's recently completed AFH; 4) Assessment of the County's housing stock including condition, cost, size and location.
15	Priority Need Name	AFH Factor: Location of Accessible Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Services Production of Affordable Housing (AHF) AFH: Maintain Affordable Housing AFH: Affordable Unit Inspection AFH Goal: Renter Education AFH: Accessible Housing AFH: Disability Stakeholders AFH: Disability Fair Housing Education AFH: PSH & Shelter + Care AFH: CoC Viability

	Description	HUD maps for the AFH indicate that Delaware County does not have any concentrations of one disability type, and persons with disabilities are scattered throughout the County. However, many of the County's accessible units are located in the Mature Neighborhoods in the County's public housing developments. 61% of the County's accessible units are located outside of the Urban County in the City of Chester. This limits the ability of persons with a disability to access housing of their choice.
	Basis for Relative Priority	Location of accessible housing was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) DCHA waitlist; 3) Service Provider participation during the County's recently completed AFH; 4) Assessment of the County's housing stock including condition, cost, size and location.
16	Priority Need Name	AFH Factor: Lack of Accessibility Modifications
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Services Housing Rehabilitation (AHF) Production of Affordable Housing (AHF) AFH: Accessible Housing AFH: Disability Stakeholders AFH: Disability Fair Housing Education
	Description	Service providers during the AFH participation process identified the need for additional funding to provide accessibility modifications.

	Basis for Relative Priority	<p>Lack of assistance for housing accessibility modifications was prioritized as a low priority through analysis of the following information:</p> <p>1) Citizen participation during the County's recently completed AFH;</p> <p>2) DCHA waitlist;</p> <p>3) Service Provider participation during the County's recently completed AFH;</p> <p>4) Assessment of the County's housing stock including condition, cost, size and location.</p>
17	Priority Need Name	AFH: Access to Public Housing for Disabilities
	Priority Level	Low
	Population	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Public Housing Residents</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p>
	Geographic Areas Affected	Not applicable
	Associated Goals	<p>Public Services</p> <p>Production of Affordable Housing (AHF)</p> <p>AFH: Disability Stakeholders</p> <p>AFH: Disability Fair Housing Education</p> <p>AFH: PSH & Shelter + Care</p> <p>AFH: CoC Viability</p>

	Description	<p>During the development of the AFH, service providers identified the need for more in-home community based services as well as the re-establishment of a group similar to the former Local Housing Options Team to improve resource allocation and services provided. OHCD, in collaboration with DCHA and DHS, has committed to establishing a stakeholders group to be known as the Disability Housing Options Team (DHOT).</p> <p>Results from the AFH Service Provider questionnaire indicate that access to publicly supported housing for persons with disabilities is a major obstacle. HUD provided data for the AFH show that 20% of publicly supported housing units are occupied by persons with disabilities. THE DCHA waitlist also indicates a large number of persons with disabilities waiting for vacancies in publicly supported housing developments.</p>
	Basis for Relative Priority	<p>Access to publicly supported housing for persons with disabilities was prioritized as a low priority through analysis of the following information:</p> <ol style="list-style-type: none"> 1) Citizen participation during the County's recently completed AFH; 2) DCHA waitlist; 3) Service Provider participation during the County's recently completed AFH; 4) Assessment of the County's housing stock including condition, cost, size and location.
18	Priority Need Name	AFH Factor: Lack of In-Home Supported Services
	Priority Level	Low
	Population	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p>
	Geographic Areas Affected	Not applicable

	Associated Goals	Public Services AFH: Accessible Housing AFH: Disability Stakeholders AFH: Disability Fair Housing Education AFH: CoC Viability AFH: Municipal Fair Housing Act Compliance
	Description	During the AFH, service providers identified the need for more in-home community based services as well as the re-establishment of the Local Housing Options Team to improve resource allocation and services provided.
	Basis for Relative Priority	Lack of affordable in-home community-based supported services was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) Service Provider participation during the County's recently completed AFH; 3) Assessment of the County's housing programs.
19	Priority Need Name	AFH Factor: Regulatory Barriers
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children 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	Not applicable
	Associated Goals	Public Services AFH: Disability Stakeholders AFH: Disability Fair Housing Education AFH: DCPD Fair Housing Education AFH: Affirmatively Furthering Fair Housing AFH: Municipal Fair Housing Act Compliance

	Description	Regulatory barriers to providing housing and supportive service for persons with disabilities. Permits and other restrictions for housing and supportive services are adopted at the Municipal level. The service provider and disability forums held during the AFH process raised concerns about disproportionate regulations being enforced for group homes and supportive services.
	Basis for Relative Priority	Regulatory barriers to providing housing and supportive service for persons with disabilities was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) Service Provider participation during the County's recently completed AFH; 3) Assessment of the County's housing stock including condition, cost, size, programs and location.
20	Priority Need Name	AFH Factor: Lack of Resources for Fair Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children 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	Not applicable
	Associated Goals	Fair Housing, Planning & Administration AFH: Discriminatory Lending AFH: Fair Housing Education AFH: Professional Fair Housing Education AFH: Disability Stakeholders AFH: Disability Fair Housing Education

	Description	The County currently partners with the Housing Equality Center of PA to provide quarterly Fair Housing Task Force meetings and informational materials. Even with this collaboration, 48% of the residents surveyed did not know where to report housing discrimination.
	Basis for Relative Priority	Lack of resources for fair housing agencies and organizations was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) Service Provider participation during the County's recently completed AFH.
21	Priority Need Name	AFH Factor: Location of Proficient Schools
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Not applicable
	Associated Goals	Production of Affordable Housing (AHF) Homeownership (AHF)
	Description	The County does not have authority over school admission or inter-district transfer programs however lack of proficient schools in affordable neighborhoods was identified by residents as a barrier to finding housing of their choosing in resident surveys.
	Basis for Relative Priority	Location of proficient schools and school assignment policies was prioritized as a low priority through analysis of the following information: 1) Citizen participation during the County's recently completed AFH; 2) DCHA waitlist; 3) Service Provider participation during the County's recently completed AFH; 4) Assessment of the County's housing stock including condition, cost, size and location.

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

Influence of Market Conditions

Table 48 – 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)	The PIT count conducted January 25, 2017 identified 453 homeless persons. HMIS data indicates that there is a long waiting list for rapid rehousing assistance. The County provides rapid rehousing assistance through the ESG program which limits rental assistance to 24 months.
TBRA for Non-Homeless Special Needs	The County does not utilize entitlement or local funds for non-homeless special needs assistance.
New Unit Production	There is a lack of affordable rental and homeowner units within the County. The County's accepted AFH detailed 16 contributing factors presenting barriers to affordable housing. Those factors are listed in section MA-40 and are expanded on in the County's accepted AFH. During the AFH process, the County identified cost burden for 36% of households and severe cost burden for 17% of households to be the housing problems most affecting residents. The County continues to provide HOME Program and local funds for production of new units to expand the production of new affordable units.
Rehabilitation	The majority of owner occupied housing and renter occupied housing are built before 1980 revealing an aging and deteriorating housing stock, both rates are over 80% according to ACS 2016. The high cost of housing and challenges of maintaining an older home confirms the need for programs that aid homeowners and landlords in the rehabilitation of their properties in order to preserve the affordable housing stock in the County. In addition, 83% of the total number of occupied homes in Delaware County were built prior to 1980 (ACS 2016) putting their occupants at reasonable risk for exposure to lead paint. The County has established an owner-occupied housing rehabilitation program to assist in the rehabilitation of existing affordable units. The County also conducts regular inspections of Housing Development Fund units to ensure they are properly maintained and not in need of rehabilitation.
Acquisition, including preservation	The County does not anticipate units will be lost due to the HOME affordability period expiring in the County's portfolio over the next 5 years. The County annually reviews audits and has pledged to provide assistance to any housing developments in distress to ensure the HOME affordability period remains.

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

Introduction

Although the County has not been advised of its 2018 allocations as of this date, the County anticipates federal resources will be consistent with the prior year to implement the priority needs during the 2018 program year and subsequent four years of the Consolidated Plan. In addition, the County will continue to utilize state and local resources to implement the priority needs.

Anticipated Resources

Table 49 - 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	3,610,623	40,000	619,604	4,270,227	14,442,492	Funding will be leveraged through the investment of local Municipal match funds.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	971,710	751,031	0	1,722,741	3,886,840	Funding will be leveraged through local AHF investment as well as LIHTC 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 (\$)		
ESG	Public - Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	296,708	0	0	296,708	1,186,832	Funding will be leveraged through local AHF investment and coordination with state and federal funding.

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

Leveraging other local government and private entity funding is critical to carrying out the County's housing and community development initiatives. Public improvement projects undertaken by local municipal governments are further assisted through the contribution of professional engineering services by those communities. This can represent up to 10% of the project costs. Nonprofit organizations undertaking capital improvement projects often contribute cash and/or in kind donated services, as available.

Pennsylvania Act 152 of 2016, allows counties to raise additional revenues to be used for demolition of blighted properties by increasing the fees charged for the recording of deeds and mortgages. The authorizing legislation requires that these funds be expended for the removal of property which meets at least three of the nine criteria listed under section 5(d)(5) of the act of November 26, 2008 (P.L.1672, No.135), known as the Abandoned and Blighted Property Conservatorship Act.

Delaware County's Demolition Fund was established in 2017. This funding source has become another important local resource to assist municipal governments ability to remove blighting influences in the community.

The provision of public services through the federal entitlement programs is severely constrained by the CDBG public service cap. All of the social service provider sub-recipients to the County depend on other local, state and private funding to supplement any CDBG supported services.

Multifamily housing developments financed with HOME funding often have a complex investment strategy that includes Low Income Housing Tax Credit (LIHTC) equity, the Federal Home Loan Bank, Housing Authority Capital Funds and owner equity.

Finally, in 1993, Delaware County Council enacted the Affordable Housing Fund (AHF) through the enactment of the Affordable Housing Fees Ordinance authorized by PA Act 137. The ordinance enabled the County to increase fees charged for recording deeds and mortgages and specified that additional funds generated be used for affordable housing efforts in the County.

The 25% matching requirement mandated under the HOME program is met through the below market rate loans obtained by the first-time homebuyers who participate in the Homeownership First Program. The monthly yield that is forgone, due to a reduced interest rate, when compounded over the 30-year term of the mortgage, satisfies the match obligation.

ESG activities are matched on a 50/50 basis through the investment of CDBG funding and occasionally State funds.

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

Delaware County operates 621 acres of parklands which are available to County residents for recreational purposes. Many of the parks have programming for specific populations. For example, Upland Park, is the home of the Redwood Community Center, a county-operated facility which provides free activities each week for hundreds of local seniors. The Redwood offers a variety of entertaining programs, including senior social dances, country line dancing, Wii bowling, weekly exercise classes and more.

In 2016 Delaware County purchased 33+ acres of land in Darby Borough known as the former Little Flower Manor property for use as a County Park. This park is an important recreational opportunity for residents in eastern Delaware County as parks help to improve quality of life, increase property values, attract and retain businesses, connect people with nature, create a sense of community, and help residents engage in active healthy living. The Park houses a National Register Eligible historic building that is severely endangered. Planning efforts are currently underway to make this site and related buildings an asset to this distressed community.

Recently, the County has enacted a policy in which it will offer to transfer real estate acquired through the tax sale process. Local governments typically utilize this land for needed public improvements, housing rehabilitation or preservation of open space.

Delaware County also owns and operates the Fair Acres Geriatric Center in Media. The facility provides safe and decent housing and 24-hour individualized care to over 900 residents who range in age from young adult to seniors. The facility is approved for operation by the Pennsylvania Department of Health

and is certified for participation in the Medicare and Medicaid programs by the United States Department of Health and Human Services and the Pennsylvania Department of Public Welfare.

Discussion

It is anticipated that over \$7 million of state and local funds will be utilized to leverage federally funded projects undertaken as part of the ConPlan. The County will also look to partner with other public and private entities pursuing funding that addresses the needs established in this ConPlan. Funding opportunities could include, but are not limited to, housing choice vouchers, veteran's affairs supportive housing, low income housing tax credits, historic tax credits, lead hazard control grants, CoC program grants and the State keystone communities program.

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.

Table 50 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Office of Housing and Community Development	Government	Economic Development Homelessness Non-homeless special needs Rental Neighborhood Improvements Public facilities Public services	Jurisdiction
Delaware County Housing Authority	PHA	Public Housing	Jurisdiction
Delaware County Department of Human Services	Government	Homelessness Non-homeless special needs	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

Delaware County residents are fortunate that there are great number of public, quasi-public, non-profit and private entities that provide housing and community development services serving the county. It ensures that citizens, employers and local officials have access to resources when seeking assistance. Municipalities such as Upper Darby, Haverford Township and Chester City are served by their own community development agencies enabling them to tailor programs to address their specific needs.

However, the delivery of services in the county is complex. Without an intensive effort by all, it is impossible to craft a truly comprehensive housing and community development strategy. The current high degree of cooperation among agencies is contingent upon the commitment of each organization to work with the existing delivery framework and provide service to residents above that of any individual organization.

During the development of the Assessment of Fair Housing (AFH), representatives of the disability community identified a gap in the delivery of services to those with physical, intellectual and other disabilities. In the past, the County had a Local Housing Options Team (LHOT) that was comprised of members from this community, county government and housing authority representatives. While this group became inactive, a need to more formally reconvene a similar group was expressed.

During the next five years, OHCD will continue to work with other agencies to overcome the disadvantages of the complex institutional structure by consulting with related agencies to eliminate any duplicative or unnecessary service, coordinate complementary efforts and identify any future gaps. The

County anticipates working with developers, nonprofit organizations, philanthropic organizations, community and faith-based organizations to carry out the priority needs identified in SP-25. As these agencies are identified they will be included in subsequent Action Plans and CAPERS.

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

Table 51 - Homeless Prevention Services Summary

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

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).

While not all of the services identified in the above Table 57 are specifically targeted to the homeless, all of the services are available to the homeless and those at risk of homelessness. Coordinated Entry (CE) Specialists and Case Managers (CM) in the County's CoC system work with consumers to ensure that they are connected to all appropriate services and mainstream resources.

The HMIS module utilized at CE is designed to identify the benefits that participants are or are not receiving. For all benefits, it is determined whether persons are currently receiving them, have applied, need to apply or are not eligible and/or applicable for them. After identifying what might be available and eligible to the participant, the CE Specialist and subsequent CMs include application to those benefits in the stability plans with participants. CMs also use the PA State COMPASS web based program that helps determine eligibility for certain resources.

The County has a comprehensive, coordinated approach to providing shelter, supportive services and housing assistance to those who are homeless, or at risk of homelessness, through an extensive, CoC system that fosters self-sufficiency. The CoC encompasses prevention services, outreach, CE, day centers, emergency shelters, transitional housing, rapid rehousing and permanent housing, as well as supportive services. The CE system provides clients with access to the CoC system, an assessment of needs, housing stability planning, prioritization and referrals to both homeless and mainstream resources.

The County Homeless Services Coalition (HSC) has been working since 1991 to address the issue of homelessness. The HSC includes over 90 members representing nonprofit organizations, local government, business community, funding entities, homeless/formerly homeless individuals, as well as providers of homeless services. The HSC is the center of the County's CoC structure and serves to coordinate service delivery, identify service needs and barriers, plan service expansion, evaluate outcomes, develop gap implementation plans and provide forums for communication among service providers. The HSC has established a governing structure consistent with the HEARTH Act. The CoC Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. The Governing Board is the primary decision making entity and consists of County staff who bring expertise on funding and regulations as well providers and consumers who bring expertise on program operations and consumer needs. The COCAT has representation from two County offices, the Office of Behavioral Health (OBH), Division of Adult & Family Services (DAFS) and OHCD. DAFS is the CoC Lead Agency and HMIS Lead Agency. These County agencies are responsible for the majority of federal, state and local funding for homeless services and meet bi-weekly to plan and coordinate CoC and HSC activities.

OHCD is a member of the Governing Board, Governing Board committees, COCAT, HSC and HSC committees. The ConPlan's homeless strategies were developed by OHCD in conjunction with these entities and are aligned with the CoC Collaborative Plan to End Homelessness.

Grantee Appendix has a chart entitled "Delaware County Continuum of Care Homeless Programs and Services" providing a detailed summary of the housing and services that comprise the County's CoC system. These programs are available to meet the needs of all homeless persons including chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth and those with HIV/AIDS.

The Appendix also has a chart entitled “Mainstream Resources” that depicts the wide variety of mainstream resources that are utilized by the County’s homeless population.

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 County’s Department of Human Services (DHS) oversees the provision of services to the majority of the special needs populations identified in this document. It is an umbrella department responsible for the administration and delivery of coordinated human services through its departments and divisions that include the Office of Behavioral Health, Divisions of Mental Health, Drug and Alcohol, and Adult and Family Services, Office of Intellectual Disabilities and Children and Youth Services. DHS also coordinates with County’s Office of Services for the Aging (COSA) regarding the needs of the elderly. DHS has created a continuum of care that is flexible, based on a local assessment of needs, includes multiple stakeholders input and addresses the needs of the total and unique individual. The high level of coordination and collaboration with service providers and other County departments is a definite strength.

For over 20 years, Delaware County has built a comprehensive CoC system based on locally identified needs and gaps and has a strong community dedicated to countywide collaboration for the purpose of providing the most relevant services and housing possible. We have utilized the expertise of local government offices, providers, gap analyses, PIT counts, Housing Inventory Charts, HMIS, consumer input and feedback as well as program monitoring to help build our CoC.

The CoC system for the provision of supportive services and housing assistance to the homeless and those at risk of homelessness is continually changing to better address needs and improve service delivery.

One such change was the implementation of a decentralized CE system with four entry/access points in high need areas. The CoC operates under a “No Wrong Door” model with access locations and methods available to assure coverage is countywide. CE can also be completed via telephone and on a mobile basis. There is a CE Stakeholders Group that meets regularly to ensure that the CE process works in the most efficient and effective way possible.

One area of strength for our CoC has been our collaboration and commitment to the Veterans Housing Initiative. The County recently met all the federal benchmarks and was recognized by HUD, VA and USICH for effectively ending veteran homelessness in Delaware County.

The CoC is currently operating an interim process for referring clients to appropriate housing. The CoC has adopted HUD’s Order of Prioritization for housing placement and is in the process of finalizing a Permanent Housing Clearinghouse (PHC) that will streamline the housing referral process.

While the County has been successful in creating Rapid Rehousing (RRH) programs and a significant number of RRH beds, the CoC needs to focus on decreasing the length of time in RRH programs and decreasing recidivism for RRH clients.

Another area where improvement is needed is related to data quality and the use of data to better analyze the CoC system as well as program level performance.

While discharge planning policies are in place, the CoC believes that the protocols in place should be re-evaluated.

The CoC would also like to improve coordination with the entities responsible for employment and training programs in the County. Better linkages between the Delaware County Office of Workforce Development, the Delaware County Workforce Investment Board and the two Career Link service centers would improve the CoC system.

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.

To overcome gaps in the institutional structure, OHCD will continue to coordinate and collaborate with other government, nonprofit and private sector entities to develop strategies to address the gaps.

Regarding coordination with the disability community, one of the goals of the AFH is to establish a stakeholders group which would meet at least twice per year. OHCD will work with the DHS and the DCHA to identify interested parties and then work with the stakeholders group to consider the mission/role of the group.

Regarding the CoC system, as a member of the HSC as well as the CoC Governing Board and COCAT, OHCD will continue to work collaboratively with the OBH, Division of Adult and Family Services who is the CoC and HMIS Lead Agency.

As mentioned above, the CoC is finalizing a PHC which is a web-based program that manages a “by name” prioritized list for those who need permanent housing. During the CE process, the HMIS, with the VI SPDAT incorporated, produces a score that indicates the likely housing path for those who are literally homeless. The HMIS will send an automatic referral to the PHC. The PHC and HMIS are interconnected and therefore assessment information is carried forward with the referral. The PHC will prioritize households and determine eligibility for housing programs. This will streamline the process for accessing permanent housing by creating a completely integrated system.

To improve outcomes in the CoC’s RRH programs, the CoC intends to provide training and support to RRH CM’s so that the provision of CM services is focused more on accessing housing and maintaining that housing. Some of the training anticipated to be provided is in the area of progressive engagement, strength based case management and motivational interviewing. The CoC also intends to fund “housing

navigators” that can support clients in identifying appropriate housing units and reduce the time it takes from acceptance into a RRH program to the date of move-in to a housing unit. The “housing navigators” will be responsible for landlord outreach and the development of a network of landlords willing to collaborate with the CoC funded housing programs.

To improve the effectiveness of programs and allocate our CoC resources most effectively, the CoC will be updating our Data Quality Plan and focusing on ways to better address system and program evaluation and performance outcomes. This will be key to assessing the effectiveness of the CoC system as well as individual CoC programs as we continue to modify the CoC system to more effectively serve the homeless and those at risk of homelessness.

Regarding discharge planning, it is the CoC’s intent to re-evaluate the current policies and procedures and to work collaboratively with the systems of care to update protocols if necessary and focus on creating the best possible housing solutions for persons exiting those systems of care. Better coordination between the CoC and the other systems of care is critical to ensure positive discharge outcomes.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 52 – Goals Summary

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility & Infrastructure Improvements	2018	2022	Non-Housing Community Development	Non-Housing Community Development AFH Factor: Lack of Private Investment	CDBG: \$10,929,544	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100000 Persons Assisted
2	Public Services	2018	2022	Homeless Non-Housing Community Development	Homelessness AFH Factor: Land Use and Zoning Laws AFH Factor: Admission & Occupancy Procedures AFH Factor: Quality of Affordable Housing Programs AFH Factor: Location of Accessible Housing AFH Factor: Lack of Accessibility Modifications AFH: Access to Public Housing for Disabilities AFH Factor: Lack of In-Home Supported Services AFH Factor: Regulatory Barriers	CDBG: \$2,303,175 ESG: \$891,025	Homeless Person Overnight Shelter: 3500 Persons Assisted
3	Rapid Rehousing of homeless households	2018	2022	Homeless	Homelessness	ESG: \$288,750	Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted
4	Homeless Prevention (AFH)	2018	2022	Homeless	Affordable Housing Homelessness	ESG: \$192,500	Homelessness Prevention: 300 Persons Assisted

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Rehabilitation (AHF)	2018	2022	Affordable Housing Non-Homeless Special Needs	Affordable Housing AFH Factor: Lack of Private Investment AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH: Loss of Affordable Housing AFH Factor: Lack of Accessibility Modifications	CDBG: \$1,725,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit
6	Production of Affordable Housing (AHF)	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Lack of Private Investment AFH Factor: Land Use and Zoning Laws AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH: Availability of Affordable Units AFH: Loss of Affordable Housing AFH Factor: Admission & Occupancy Procedures AFH Factor: Quality of Affordable Housing Programs AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH Factor: Lack of Accessibility Modifications AFH: Access to Public Housing for Disabilities AFH Factor: Location of Proficient Schools	HOME: \$4,253,726	Rental units constructed: 18 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
7	Homeownership (AHF)	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Private Investment AFH Factor: Impediments to Mobility AFH: Loss of Affordable Housing AFH Factor: Location of Proficient Schools	HOME: \$900,000	Direct Financial Assistance to Homebuyers: 100 Households Assisted
8	Blight Removal	2018	2022	Non-Housing Community Development	Non-Housing Community Development AFH Factor: Lack of Private Investment AFH: Loss of Affordable Housing	CDBG: \$450,000	Other: 3 Other
9	Fair Housing, Planning & Administration	2018	2022	Planning/ Administration	Affordable Housing Homelessness AFH Factor: Lack of Resources for Fair Housing	CDBG: \$3,305,000 HOME: \$455,855 ESG: \$111,265	Other: 5 Other
10	AFH: Maintain Affordable Housing	2018	2022	Affordable Housing	AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Private Investment AFH Factor: Lack of Access to Opportunity AFH: Loss of Affordable Housing AFH Factor: Location of Accessible Housing		Other: 20 Other

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
12	AFH: Affordable Unit Inspection	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH: Availability of Affordable Units AFH: Loss of Affordable Housing AFH Factor: Quality of Affordable Housing Programs AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing		Other: 80 Other
13	AFH Goal: Renter Education	2018	2022	Affordable Housing Public Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Access to Opportunity AFH: Availability of Affordable Units AFH: Loss of Affordable Housing AFH Factor: Location of Accessible Housing		Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
15	AFH: Foreclosure Prevention	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Private Investment AFH Factor: Lack of Access to Opportunity AFH: Loss of Affordable Housing		Other: 40 Other
16	AFH: Community Workshops	2018	2022		Affordable Housing AFH Factor: Lack of Private Investment AFH Factor: Lack of Access to Opportunity		Other: 20 Other

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
19	AFH: Discriminatory Lending	2018	2022	Affordable Housing Public Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH: Loss of Affordable Housing AFH Factor: Quality of Affordable Housing Programs AFH Factor: Lack of Resources for Fair Housing		Other: 20 Other
20	AFH: Fair Housing Education	2018	2022	Affordable Housing Public Housing	Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Quality of Affordable Housing Programs AFH Factor: Lack of Resources for Fair Housing		Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
21	AFH: Professional Fair Housing Education	2018	2022	Affordable Housing Public Housing	Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Quality of Affordable Housing Programs AFH Factor: Lack of Resources for Fair Housing		Other: 5 Other
23	AFH: Affordable Housing Developers	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Private Investment AFH Factor: Lack of Access to Opportunity AFH: Availability of Affordable Units		Other: 2 Other

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
24	AFH: High Opportunity Affordable Housing	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Private Investment AFH Factor: Lack of Access to Opportunity AFH: Availability of Affordable Units		Other: 1 Other
25	AFH: Accessible Housing	2019	2020	Affordable Housing Non-Homeless Special Needs	Affordable Housing AFH Factor: Lack of Access to Opportunity AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH Factor: Lack of Accessibility Modifications AFH Factor: Lack of In-Home Supported Services		Homeowner Housing Rehabilitated: 25 Household Housing Unit
26	AFH: Disability Stakeholders	2018	2022	Affordable Housing Non-Homeless Special Needs	Affordable Housing AFH Factor: Lack of Access to Opportunity AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH Factor: Lack of Accessibility Modifications AFH: Access to Public Housing for Disabilities AFH Factor: Lack of In-Home Supported Services AFH Factor: Regulatory Barriers AFH Factor: Lack of Resources for Fair Housing		Other: 1 Other

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
27	AFH: Disability Fair Housing Education	2018	2022	Affordable Housing Non-Homeless Special Needs	Affordable Housing AFH Factor: Lack of Access to Opportunity AFH: Availability of Affordable Units AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH Factor: Lack of Accessibility Modifications AFH: Access to Public Housing for Disabilities AFH Factor: Lack of In-Home Supported Services AFH Factor: Regulatory Barriers AFH Factor: Lack of Resources for Fair Housing		Other: 50 Other
28	AFH: PSH & Shelter + Care	2018	2022	Public Housing Homeless	Homelessness AFH Factor: Source of Income Discrimination AFH Factor: Lack of Access to Opportunity AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH: Access to Public Housing for Disabilities		Homeless Person Overnight Shelter: 2 Persons Assisted Other: 1 Other
29	AFH: CoC Viability	2018	2022	Homeless	Homelessness AFH Factor: Source of Income Discrimination AFH Factor: Lack of Access to Opportunity AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH: Access to Public Housing for Disabilities AFH Factor: Lack of In-Home Supported Services		Other: 1 Other

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
30	AFH: DCPD Fair Housing Education	2018	2022	Affordable Housing	AFH Factor: Land Use and Zoning Laws AFH Factor: Quality of Affordable Housing Programs AFH Factor: Regulatory Barriers		Other: 5 Other
31	AFH: Affirmatively Furthering Fair Housing	2018	2022	Affordable Housing Non-Housing Community Development	Non-Housing Community Development Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Land Use and Zoning Laws AFH Factor: Quality of Affordable Housing Programs AFH Factor: Regulatory Barriers		Other: 1 Other
32	AFH: Municipal Fair Housing Act Compliance	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Land Use and Zoning Laws AFH Factor: Admission & Occupancy Procedures AFH Factor: Lack of In-Home Supported Services AFH Factor: Regulatory Barriers		Other: 5 Other

Goal Descriptions

1	Goal Name	Public Facility & Infrastructure Improvements
	Goal Description	Improve existing and support new infrastructure; Support improvements to or construction of new public facilities.
2	Goal Name	Public Services
	Goal Description	Shelter and services to homeless persons, affordable housing and non-housing community development services.
3	Goal Name	Rapid Rehousing of homeless households
	Goal Description	The provision of rent assistance and stabilization services to quickly re-house persons meeting HUD's definition of homelessness.
4	Goal Name	Homeless Prevention (AFH)
	Goal Description	Provide housing assistance and stabilization services for households at risk of homelessness and in need of temporary assistance to obtain and/or retain housing.
5	Goal Name	Housing Rehabilitation (AHF)
	Goal Description	Improve the existing housing stock for low- and moderate-income households.
6	Goal Name	Production of Affordable Housing (AHF)
	Goal Description	Expand the supply of affordable, decent rental and owner housing stock.
7	Goal Name	Homeownership (AHF)
	Goal Description	Expand homeownership among low/moderate income households.
8	Goal Name	Blight Removal
	Goal Description	Community revitalization through removal of blight and historic preservation.
9	Goal Name	Fair Housing, Planning & Administration
	Goal Description	Support planning and administration of housing and community development goals.
10	Goal Name	AFH: Maintain Affordable Housing
	Goal Description	Annually review audits and provide assistance to housing developments in distress to ensure affordability. Funding for audit review and assistance will be part of HOME administration.

12	Goal Name	AFH: Affordable Unit Inspection
	Goal Description	Conduct regular inspections of Housing Development Fund units to ensure units are being properly maintained. Funding for monitoring will be part of HOME administration expenses.
13	Goal Name	AFH Goal: Renter Education
	Goal Description	Educate renters annually on the rental application process including protected rights, identifying discrimination and avoiding overpayments. Funding for education will be part of local fair housing agency contract.
15	Goal Name	AFH: Foreclosure Prevention
	Goal Description	Provide foreclosure prevention counseling and outreach to households receiving foreclosure notices. Funding for counseling and outreach expenses will be part of local affordable housing fund expenses.
16	Goal Name	AFH: Community Workshops
	Goal Description	Partner with local non-profit agencies to provide community development workshops focusing on preserving homeownership. Funding for workshops will be part of local fair housing agency contract and Darby Borough Community Development Corporation contract.
19	Goal Name	AFH: Discriminatory Lending
	Goal Description	Educate realtors, homebuyers and owners on types of lending products and practices and how to identify discrimination. Funding for education will be part of local fair housing agency contract.
20	Goal Name	AFH: Fair Housing Education
	Goal Description	Provide fair housing education presentations at DCHA voucher holder meetings and first time homebuyers counseling sessions. Funding for education will be part of local fair housing agency contract.
21	Goal Name	AFH: Professional Fair Housing Education
	Goal Description	Partner with fair housing agency to provide fair housing education and training to local governments and housing professionals. Funding for education will be part of local fair housing agency contract.
23	Goal Name	AFH: Affordable Housing Developers
	Goal Description	Develop new partnerships with local affordable housing developers for construction of new rental housing. Funding for exploring and developing affordable housing developer relationships will be part of the HOME administration budget.

24	Goal Name	AFH: High Opportunity Affordable Housing
	Goal Description	Develop incentives for the development of new affordable rental housing in high opportunity areas that target families with children. Funding for development will be part of HOME administration expenses.
25	Goal Name	AFH: Accessible Housing
	Goal Description	Apply for funding to support an accessibility modification program for disabled residents.
26	Goal Name	AFH: Disability Stakeholders
	Goal Description	Re-establishment of a group similar to the former Local Housing Options Team to improve resource allocation and services provided. OHCD, in collaboration with DCHA and DHS, has committed to establishing a stakeholders group to be known as the Disability Housing Options Team (DHOT).
27	Goal Name	AFH: Disability Fair Housing Education
	Goal Description	Assist persons with disabilities to obtain reasonable accommodations/modifications and refer discrimination complaints to local, State and Federal agencies. Funding for assistance to persons with disabilities will be part of local fair housing agency contract.
28	Goal Name	AFH: PSH & Shelter + Care
	Goal Description	Operate PSH and Shelter + Care Programs for disabled homeless households. Funding for PSH and Shelter + Care expenses will be part of local affordable housing fund expenses.
29	Goal Name	AFH: CoC Viability
	Goal Description	Review expenditure of CoC funds versus needs of the County for possible reallocation of resources. Funding for CoC viability expenses will be part of local affordable housing fund expenses.
30	Goal Name	AFH: DCPD Fair Housing Education
	Goal Description	Provide training to Delaware County Planning Department Staff on FHA requirements when reviewing municipal ordinances. Funding for FHA education will be part of local fair housing agency contract.
31	Goal Name	AFH: Affirmatively Furthering Fair Housing
	Goal Description	Develop a monitoring process to ensure County sub-recipients of HUD funds are affirmatively furthering fair housing. Funding for monitoring will be part of CDBG administration expenses.

32	Goal Name	AFH: Municipal Fair Housing Act Compliance
	Goal Description	Ensure municipalities are aware of the Fair Housing Act violations with rental or occupancy licenses through the provision of education programs. Funding for municipal education will be part of local fair housing agency contract.

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)

It is anticipated that the following families will be assisted with affordable renter housing as defined in 24 CFR 92.252 and affordable homeownership housing as defined in 24 CFR 92.254 from 2018 - 2022:

RENTERS:

<u>Income (% MFI)</u>	<u>Number Assisted</u>
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0-30%	0
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31-50%	18
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51-80%	0
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OWNERS:

<u>Income (% MFI)</u>	<u>Number Assisted</u>
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0-30%	0
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31-50%	32
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51-80%	70
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The County does not anticipate utilizing Housing Trust Funds for rental housing as defined in 24 CFR 93.302 or homeownership as defined in 24 CFR 93.304.

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)

DCHA is not required to increase the number of accessible units in its portfolio by a Section 504 voluntary compliance agreement.

Activities to Increase Resident Involvements

DCHA encourages residents to participate in self-sufficiency programs including, but not limited to, job readiness or job training while not employed; training programs through local One-Stop Career Centers, Workforce Investment Boards (local entities administered through the U.S. Department of Labor), or other training providers; higher education; apprenticeships; reading, financial and/or computer literacy classes; English as a second language and/or English proficiency classes; budgeting and credit counseling.

DCHA encourages residents to participate in the homeownership program. The program currently has 16 participating families working towards homeownership.

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

No

Plan to remove the ‘troubled’ designation

DCHA is not designated as “troubled” therefore a plan is not required.

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

Barriers to Affordable Housing

Land Use Planning laws in Pennsylvania leave Counties without regulatory authority over the development of municipal land use planning, subdivision and land development ordinances. Local governments enact and enforce zoning and land use regulations that control the development of private land through use, density and design regulations. These regulations have a tremendous effect on a community's housing supply and housing affordability.

In addition to land use and zoning laws, a number of contributing factors were identified that create and/or exacerbate barriers to affordable housing, while developing the County's AFH in 2017. Please see the AFH for a complete discussion of contributing factors. Barriers identified include:

- Loss of affordable housing;
- Lack of assistance for housing accessibility modifications;
- Lack of access to opportunity due to high housing costs;
- Location and type of affordable housing;
- Lack of private investments in specific neighborhoods;
- Access to publicly supported housing for persons with disabilities;
- Location of accessible housing;
- Impediments to mobility;
- Quality of affordable housing information programs;
- Lack of resources for fair housing agencies and organizations;
- Source of income discrimination;
- Availability of affordable units in a range of sizes;
- Lack of affordable in-home or community-based supportive services;
- Lack of affordable, accessible housing in range of unit sizes;
- Regulatory barriers to providing housing and supportive services for persons with disabilities;
- Admissions and occupancy policies and procedures including preferences in publicly supported housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The County's AFH proposed twenty-three metrics to remove or ameliorate the above identified barriers. Those metrics and milestones have been incorporated in Section SP-45 Goals of this ConPlan.

SP-60 Homelessness Strategy – 91.215(d)

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

The County's CoC system has a strong and long history of providing outreach services to the County's homeless population. There are two providers of outreach, in addition to the outreach worker from the Veterans Administration and the County Mobile Crisis Team that are on the streets locating and trying to engage the unsheltered homeless. The CoC manages an outreach protocol that includes an "access" phone line and a process for dispatching outreach teams to locations when the public calls to seek assistance with observed persons on the street. The providers also respond to requests from the County, social service organizations, hospitals and law enforcement that have identified a homeless person who is without shelter and resources. Also, the Homeless Services Coalition (HSC) has an Outreach and Crisis Response Committee that includes formerly homeless persons and regularly coordinates joint outreach, including the January PIT Count as well as a Summer PIT Count. To help track outreach encounters, the County's HMIS system is capable of recording street outreach encounters and tracking homeless persons who refuse to provide identifying information.

SAMHSA Projects for Assistance in Transition from Homelessness (PATH) funds are utilized by two CoC providers to deliver outreach and supportive services for people with serious mental illness (SMI) experiencing homelessness on the streets and in shelters.

As part of the County's CoC priority to serve veterans and with assistance from the COCAT, two nonprofit homeless service providers have received funds through the Supportive Services for Veteran Families (SSVF) Program. One component of the program is extensive outreach and engagement to veterans.

The CoC is addressing a high concentration of unsheltered homeless at a large transportation concourse by joining forces with bordering city departments, transit police and outreach programs. Intense outreach challenges will be conducted to identify and engage the unsheltered homeless. This activity will be repeated in the future to prepare for seasonal fluctuations that may occur at this and other similar locations. The goal is to engage the homeless to obtain coordinated entry assessments, enter shelter or day programs and begin the process of planning for permanent housing placement to move them to more stable, safe and appropriate housing situations.

The CoC uses several tools to assist with outreach efforts. One tool the outreach workers utilize is the County's Survival Guide to Homeless Services that is published annually by the HSC. The Guide, which was designed as a foldable card for homeless consumers, lists places that people can go to receive shelter, prepared meals, clothing, behavioral health care, medical care, housing, government and legal services etc. Multiple copies of this guide are distributed during outreach and to all public libraries, school districts, municipalities, hospitals, law enforcement agencies, elected officials and social service

agencies in the County. A shortened laminated version of the Guide, which covers emergent information such as shelters, showers, meals and crisis services is also distributed during street outreach encounters.

Also of importance to note is the involvement of the law enforcement community. Twice a year, the Delaware County Office of Behavioral Health (OBH) conducts a Crisis Intervention Training (CIT) for police and first-responders. One of the training modules addresses homeless services and outreach to the unsheltered homeless. The goal of this training is to improve coordination with local police and first-responders, to provide them with the resources and tools needed to respond effectively to the homeless they encounter on the street and connect them to the appropriate resources. To date, over 300 police and first-responders have been trained.

Addressing the emergency and transitional housing needs of homeless persons

The County's CoC has implemented a CE system that is a decentralized coordinated system with four entry/access points located in areas of high need. The CoC operates under a "No Wrong Door" model with access locations and methods available to assure coverage is countywide. In addition, CE can be completed via telephone and on a mobile basis. There are 6 CE Specialists funded under three organizations that represent a team of specialists providing assessment services. The goals of CE are to:

- 1) Respond to housing crises by providing a low barrier, person centered, county-wide entry process that is fair and allows equal access to housing assistance and homeless prevention resources;
- 2) Utilize the same assessment approach and decision making processes to help people resolve their housing crises and become stably housed as quickly as possible;
- 3) Ensure that people with the most severe service needs and levels of vulnerability are prioritized for housing and homeless assistance;
- 4) Develop a Housing Stability Plan that identifies housing barriers, is inclusive of individual needs and includes client chosen referrals, linkages to services, housing assistance and financial stability resources; and
- 5) Divert persons from shelter whenever possible.

The CE system has 4 components: Access, Assessment, Prioritization and Referral. Phased assessments are used to determine vulnerability and service level needs. Initial assessments, using triage questions and the Service Prioritization Decision Assistance Tool (VI SPDAT), help determine the housing status of the households and the housing path needed to become stable. For those households who are homeless, timely assessment of needs, housing barriers, income potential, vulnerability, housing assistance program eligibility, mainstream resource needs, and other service needs result in the development of a housing stability plan that outlines the best possible path and programming for that

household to be permanently and stably housed as quickly as possible. After prioritizing the neediest households, referrals to services and housing are completed.

For those who are referred to emergency shelter (ES) or transitional housing (TH), intensive case management services that are housing-focused and person-centered are provided. The clients and case managers at ES and TH programs build upon the Housing Stability Plan developed at CE. The more comprehensive SPDAT is completed after ES or TH placement. Critical support services such as life skills, money management, parenting, mental health services, D&A services, and employment and training are provided, utilizing a myriad of Federal, State and local funding, to improve participant's ability to achieve self-sufficiency.

Both CDBG and ESG funds are allocated to the operation and provision of services at four ES programs in the County. Annually, Delaware County intends to provide approximately \$178,000 in ESG and \$452,000 in CDBG funds for operation and provision of services at four ES in the County.

Activities include the following:

- 1) Provision of shelter and support services for homeless individuals through Cobbs Creek Housing Services, Inc. at its Life Center of Eastern Delaware County shelter in Upper Darby Township;
- 2) Provision of shelter and support services for homeless individuals and families through the Wesley House Community Corp. at its Wesley House Shelter in Chester City;
- 3) Provision of shelter and support services for domestic violence victims through the Domestic Abuse Project, Inc; and
- 4) Provision of shelter and support services for homeless individuals with mental illness through the Mental Health Partnership.

Additionally, local AHF resources in the amount of approximately \$430,000 will be provided annually to OBH and their nonprofit sub-recipients to support an array of McKinney CoC funded programs.

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

The County has placed a priority on assisting homeless households in making the transition to permanent housing (PH) and self-sufficiency and has shown continued progress in this priority. The CE system is helping to reduce the length of time persons experience homelessness through the timely

assessment and development of housing stability plans, identifying the most appropriate housing placement and moving homeless persons into an array of Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) programs. Many critical support services such as housing-focused and person-centered case management, life skills, money management, parenting, and employment training are provided to improve participant's ability to achieve self-sufficiency. HMIS data is used to evaluate the average length of stay (LOS) at each shelter and the COCAT is working closely with shelter providers to plan and implement additional specific protocols to focus on housing first principles and reduce LOS.

The CoC has been reallocating funds to support new RRH and PSH Initiatives as well as applying for new RRH and PSH projects whenever possible to increase affordable housing for homeless households. The majority of new PSH projects have been dedicated and/or targeted to the chronically homeless. In addition to CoC funded RRH and PSH programs, County ESG funds are also targeted to RRH and are used to assist homeless persons in becoming stably housed as quickly as possible.

The CoC has adopted the order of prioritization outlined in HUD's Notice CPD-16-11. The CoC is in the process of finalizing a Permanent Housing Clearinghouse (PHC) which is a web-based program that manages the "by name" prioritized list for those who need PSH and RRH placement. During the CE process, the HMIS, with the VI SPDAT incorporated, produces a score that indicates the likely housing path for those who are literally homeless. The HMIS will send an automatic referral to the PHC. The PHC and HMIS are interconnected and therefore assessment information is carried forward with the referral. This will streamline the process for accessing PH.

The County has been very involved with the Veterans Housing Initiative which includes maintaining and managing a master list of homeless veterans. The County recently met all the federal benchmarks and was recognized by HUD and the USICH for ending veteran homelessness in the County. The CoC will continue to operate the SSVF Program and provide both RRH and Homeless Prevention services to vets. VASH Vouchers through the DCHA will also be used whenever available.

A Transition Age Youth (TAY) Collaborative that includes representatives from the mental health, foster care and juvenile justice systems as well as youth providers including those who serve LGBT youth has been created. The Collaborative Leadership Team and the TAY Homeless Task Force has developed a strategy to end youth homelessness. As part of that strategy, a new TAY Bridge to PH Program was developed and is currently operational. The Collaborative will continue to implement the strategy developed to end youth homelessness.

Another priority area for the CoC is to reduce homeless recidivism by providing ample PH solutions to at risk populations and to provide tracking and follow up services to those who become stably housed. Case managers (CM) utilize the Prepared Renters Education Program (PREP) to provide clients with a thorough understanding of the fundamentals of renting and maintaining housing. CMs counsel their clients on what to do should they become unstable and provide households that are discharged to PH with a "Don't Wait Until It's Too Late" brochure outlining where to turn in case their housing becomes unstable. Last year, 97% of persons entering PSH programs stayed for at least 6 months.

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.

Delaware County has policies and protocols in place to ensure that persons being discharged from publicly funded institutions or systems of care are released to an appropriate setting and any necessary services are in place. The County's CoC discharge policies for the following systems: Foster Care, Health Care, Mental Health Care and Corrections are included in the Appendix.

Reducing the number of persons becoming homeless is a priority for our CoC. The CoC CE system helps to reduce the number of homeless persons entering the homeless system by preventing homelessness via intake, assessment, diversion, housing counseling and emergency financial assistance. Homeless providers will continue to offer diversion strategies, increase landlord mediation efforts, adhere to the Emergency Shelter service priority guidelines, ensure that all possible housing resources are utilized before households are placed in shelter and will offer short-term interventions with family and friends.

County ESG funds are allocated to homeless prevention activities and will be utilized to provide rental assistance for rental arrears, financial assistance for move-in costs, case management and connections to appropriate resources. The State funded Human Services Block Grant (HSBG) Program, SSVF and Federal Emergency Management Agency (FEMA) also provide funding for homeless prevention activities. These programs will help very low-income households avoid becoming homeless.

OHCD will continue to coordinate with other government, nonprofit and private sector entities to develop and implement services to meet the needs of homeless persons and persons at risk of homelessness.

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

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

Lead based paint screening is completed in all County HUD funded housing activities including the Homeownership First program, Owner Occupied Housing Rehabilitation Deferred Loan Program and assistance provided for homeless prevention and rapid rehousing clients.

Participants in the Homeownership First program are provided the EPA pamphlet *Protect Your Family from Lead in Your Home* and are required to acknowledge receipt of the pamphlet. Prior to the purchase of a home, residences are inspected by a certified independent inspector using HUD's Housing Quality Standards inspection form. For all properties built prior to 1978, the inspector verifies all painted surfaces are free of deteriorated paint. If defective paint surfaces are identified, the property is no longer considered eligible for purchase via the Homeownership First Program. The only exception is when the defective paint surfaces are localized in one small area (less than 2 square feet within the unit and less than 20 square feet on exterior surfaces) and the seller agrees, at their expense, to have that area tested for lead based paint by a certified lead based paint inspector or risk assessor. If the paint is determined to contain no lead or an amount of lead below the HUD prescribed levels, then the seller may, at their expense, repair the defective paint surfaces prior to settlement. A re-inspection of the property shall be conducted prior to settlement to ensure that any and all HQS failing items, including defective paint surfaces, are properly corrected.

The Housing Rehabilitation Program provides up to \$25,000 for major systems repairs. For repairs of \$5,000 or less, all painted surfaces disturbed are tested for lead based paint. Repairs between \$5,000 and \$25,000 require a state certified professional complete a Lead Inspection/Lead Risk assessment for the entire property. In either case, a qualified lead hazard control contractor performs the abatement. At the conclusion of all rehabilitation activities, a clearance test is performed by a state certified professional to ensure acceptable dust clearance levels in each room where work was performed. All participants in the rehabilitation program are provided the EPA pamphlet *The Lead-Safe Guide to Renovate Right* and required to acknowledge receipt at time of application.

Homeless prevention and rapid rehousing clients are provided the EPA pamphlet *Protect Your Family from Lead in Your Home* and are required to acknowledge receipt of the pamphlet. Prior to assistance being provided for housing, a HUD certified visual assessor is required to perform a lead based paint visual inspection for units constructed before 1978 when a child under the age of 6 will be living in the unit. The only exception is if the unit is a zero-bedroom or SRO sized unit. The lead based paint visual inspection is conducted using the HUD ESG Lead Screening Worksheet which dictates that all deteriorated paint identified during the visual assessment must be repaired prior to clearing the unit for assistance. If the area of deteriorated paint exceeds the de minimus levels outlined in the worksheet, the area must be stabilized utilizing safe work practices and pass a clearance inspection by a state certified lead professional prior to the provision of housing assistance.

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

According to 2016 ACS, 81.5% of Delaware County homes were built in 1979 or earlier. Since lead hazards are more prominent in older housing, the County does not target resources to a particular neighborhood when over 80% of the housing stock has the potential of containing lead paint.

Since 2013, 50 households have participated in the Housing Rehabilitation Program. Lead paint was discovered and remediated in 68% of the participating residences, however the Pennsylvania Department of Health's Lead Surveillance Program 2015 annual report found 4.2% of children tested aged 0 - 71 months had elevated blood lead levels.

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

The Homeownership First, Owner Occupied Housing Rehabilitation Program and homeless prevention and rapid rehousing programs are all governed by written operating procedures, detailed above. Actions to address Lead Based Paint Hazards are included in the written procedures.

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

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

Poverty is a function of income, which is related to education, job training and employment. Delaware County is committed to addressing the needs of its citizens who live at or below the poverty level and has designated the Community Action Agency of Delaware County, Inc. (CAADC) as its official anti-poverty agency. CAADC provides a range of programs designed to keep persons out of poverty and assist them should they fall into poverty.

CAADC assists economically disadvantaged individuals in their efforts to establish economic self-sufficiency. The agency has been providing employment opportunities and related supportive services to eligible residents of Delaware County for over two decades. The primary goal of these programs is to ensure the successful transition of participants into the workforce and to establish a successful career path.

The Agency contracts with the PA Department of Human Services to operate the Work Ready Program for TANF recipients in Delaware County. The program's goal is to remediate participants' barriers to employment and prepare them for job search, placement, and retention through work experience and job readiness training. Through case management services and daily job readiness instruction, participants can alleviate employment barriers and improve their ability to obtain and maintain employment.

In partnership with Boeing, CAADC also operates the Veteran Employment Program for unemployed or underemployed Delaware County Veterans. Through local business collaborations and using a career pathways approach, Veterans are linked to a Paid Work Experience with the end goal of full-time employment. Participating Veterans receive job readiness and financial literacy counseling, the opportunity to gain knowledge and develop new skills, work experience and employment with a living wage.

CAADC offers two programs that operate under the Workforce Innovation and Opportunity Act through the Delaware County Office of Workforce Development. The Pharmacy Technician Training Program offers case management, barrier remediation, mentorship, job readiness and life skills training, financial literacy, leadership development opportunities, supportive services, and comprehensive guidance. Program participants take the preparation course at Delaware County Community College for the Pharmacy Technician Certification Board (PTCB) exam, complete an externship at an approved pharmacy, and receive job placement and retention services. The second program, the Building Trades Training Program, offers case management, barrier remediation, mentorship, job readiness training, financial literacy, leadership development opportunities, supportive services, and comprehensive guidance to all participants. Program participants take certificate classes at Delaware Technical Community College. Participants have a paid work experience with building trades contractors, and receive job placement and retention services.

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

While the strategy of reducing poverty by providing the opportunity to earn income is an obvious one, there is a concerted effort to reduce the effects of poverty on those having a very low income. This requires investment in quality affordable housing, transportation and social services.

SP-80 Monitoring – 91.230

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

OHCD is responsible for ensuring all activities are carried out in compliance with federal and local regulations and in accordance with regulations 24 CFR 570.501(b); 24 CFR 578.81 and 24 CFR 92.504. To accomplish this, OHCD follows procedures outlined in the established CDBG Subrecipient Monitoring Plan and Housing Development Fund Compliance Manual.

For HOME funded rental projects, staff annually collects property records and conducts tenant file reviews to ensure compliance. Inspections are based on a sufficient sample of units, using the higher number of either: 10% of all rental units in a project or 20% of the HOME units in a project. For projects with 1 to 4 units, all HOME units are inspected. OHCD reserves the right to perform additional inspections if a property shows indications that units are not maintained in compliance with HQS, UCC and local building codes. Properties that have documented levels of outstanding maintenance in previous years may be exempt from inspection.

The non-profit agencies administering the HOME and locally funded Homeownership First Program are monitored for compliance with HOME program regulations and the County's Program requirements. Monitoring includes review/approval of invoices, client affordability analysis, HUD 1 Settlement Statements, and quarterly and annual reports. Administrative, financial and client files are examined at on-site monitoring visits.

To ensure that all CDBG funded activities are implemented in accordance with Federal regulations, staff conducts on-site and in-house desk monitoring. Each grant recipient is required to adhere to standard operational steps and establish and maintain administrative, financial and individual case/project files.

ESG and CDBG funded public service activity progress is monitored by review of Direct Services Clientele Reports. Sub-recipients (SR) complete and submit reports on a quarterly and annual basis using data collected in HMIS. Staff conducts biennial monitoring visits for each sub-grantee. The objectives of an on-site monitoring visit are to ensure: SR has carried out the program as described in the SR Agreement; SR is in compliance with applicable CDBG, ESG and County requirements; SR has a continuing capacity to carry out the approved projects in a timely manner; and allow OHCD to provide technical assistance in specific program areas.

OHCD performs routine reviews of public facility and improvement projects by requiring SR to seek approval at varying stages of implementation, including, but not limited to project set up, bid advertisement, contract award, construction, project close-out and reporting of accomplishments. As part of the sample bid package, OHCD updated its MBW/WBE directory in June of 2017. This directory is

a required part of each public facility and improvement bid package and contractors are requested to use it when subcontractors are needed. The plan provides an overview of SR, as well as, overall program performance.

In addition, staff monitors individual projects and overall program performance through maintenance of project files, IDIS, HMIS and the OHCD Management Information System, review of IPA Audits and administration of a project close-out survey to CDBG sub-recipients.

OHCD will partner with a fair housing agency to monitor the progress of metrics and milestones established in the County's AFH 2018-2022. The agency will provide educational materials and technical assistance to County and local government officials, housing professionals, homebuyers and renters. The goals of the AFH have been included in AP-20. FY 18 – 22 CAPERS will include a summary of accomplishments associated with the AFH goals.

Expected Resources

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

Introduction

Although the County has not been advised of its 2018 allocations as of this date, the County anticipates federal resources will be consistent with the prior year to implement the priority needs during the 2018 program year and subsequent four years of the Consolidated Plan. In addition, the County will continue to utilize state and local resources to implement the priority needs.

Anticipated Resources

Table 53 - Expected Resources – Priority Table

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	3,610,623	40,000	619,604	4,270,227	14,442,492	Funding will be leveraged through the investment of local Municipal match funds.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	971,710	751,031	0	1,722,741	3,886,840	Funding will be leveraged through local AHF investment as well as LIHTC 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:		
ESG	Public - Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	296,708	0	0	296,708	1,186,832	Funding will be leveraged through local AHF investment and coordination with state and federal funding.

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

Leveraging other local government and private entity funding is critical to carrying out the County's housing and community development initiatives. Public improvement projects undertaken by local municipal governments are further assisted through the contribution of professional engineering services by those communities. This can represent up to 10% of the project costs. Nonprofit organizations undertaking capital improvement projects often contribute cash and/or in kind donated services, as available.

Pennsylvania Act 152 of 2016, allows counties to raise additional revenues to be used for demolition of blighted properties by increasing the fees charged for the recording of deeds and mortgages. The authorizing legislation requires that these funds be expended for the removal of property which meets at least three of the nine criteria listed under section 5(d)(5) of the act of November 26, 2008 (P.L.1672, No.135), known as the Abandoned and Blighted Property Conservatorship Act.

Delaware County's Demolition Fund was established in 2017. This funding source has become another important local resource to assist municipal governments ability to remove blighting influences in the community.

The provision of public services through the federal entitlement programs is severely constrained by the CDBG public service cap. All of the social service provider sub-recipients to the County depend on other local, state and private funding to supplement any CDBG supported services.

Multifamily housing developments financed with HOME funding often have a complex investment strategy that includes Low Income Housing Tax Credit (LIHTC) equity, the Federal Home Loan Bank, Housing Authority Capital Funds and owner equity.

Finally, in 1993, Delaware County Council enacted the Affordable Housing Fund (AHF) through the enactment of the Affordable Housing Fees Ordinance authorized by PA Act 137. The ordinance enabled the County to increase fees charged for recording deeds and mortgages and specified that additional funds generated be used for affordable housing efforts in the County.

The 25% matching requirement mandated under the HOME program is met through the below market rate loans obtained by the first-time homebuyers who participate in the Homeownership First Program. The monthly yield that is forgone, due to a reduced interest rate, when compounded over the 30-year term of the mortgage, satisfies the match obligation.

ESG activities are matched on a 50/50 basis through the investment of CDBG funding and occasionally State funds.

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

Delaware County operates 621 acres of parklands which are available to County residents for recreational purposes. Many of the parks have programming for specific populations. For example, Upland Park, is the home of the Redwood Community Center, a county-operated facility which provides free activities each week for hundreds of local seniors. The Redwood offers a variety of entertaining programs, including senior social dances, country line dancing, Wii bowling, weekly exercise classes and more.

In 2016, Delaware County purchased 33+ acres of land in Darby Borough known as the former Little Flower Manor property for use as a County Park. This park is an important recreational opportunity for residents in eastern Delaware County as parks help to improve the quality of life, increase property values, attract and retain businesses, connect people with nature, create a sense of community, and help our residents to engage in active healthy living. The Park houses a National Register Eligible historic building that is severely endangered. Planning efforts are currently underway to make this site and related buildings an asset to this distressed community.

Recently, the County has enacted a policy in which it will offer to transfer real estate acquired through the tax sale process. Local governments typically utilize this land for needed public improvements,

housing rehabilitation or preservation of open space.

Delaware County also owns and operates the Fair Acres Geriatric Center in Media. The facility provides safe and decent housing and 24-hour individualized care to over 900 residents who range in age from young adult to seniors. The facility is approved for operation by the Pennsylvania Department of Health and is certified for participation in the Medicare and Medicaid programs by the United States Department of Health and Human Services and the Pennsylvania Department of Public Welfare.

Discussion

It is anticipated that over \$7 million of state and local funds will be utilized to leverage federally funded projects undertaken as part of this ConPlan. The County will also look to partner with other public and private entities pursuing funding that addresses the needs established in this ConPlan. Funding opportunities could include, but are not limited to, housing choice vouchers, veterans affairs supportive housing, low income housing tax credits, historic tax credits, lead hazard control grants, CoC program grants and the State keystone communities program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 54 – Goals Summary

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility & Infrastructure Improvements	2018	2022	Non-Housing Community Development	Non-Housing Community Development	CDBG: \$2,457,955	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50035 Persons Assisted
2	Blight Removal	2018	2022	Non-Housing Community Development	Non-Housing Community Development	CDBG: \$70,000	Other: 1 Other
3	Public Services	2018	2022	Homeless Non-Housing Community Development	Homelessness AFH Factor: Source of Income Discrimination AFH Factor: Quality of Affordable Housing Programs	CDBG: \$460,635 ESG: \$178,205	Homeless Person Overnight Shelter: 700 Persons Assisted
4	Housing Rehabilitation (AHF)	2018	2022	Affordable Housing Non-Homeless Special Needs	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH: Loss of Affordable Housing	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
5	Production of Affordable Housing (AHF)	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH: Availability of Affordable Units AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH: Access to Public Housing for Disabilities	HOME: \$1,145,757	Rental units constructed: 8 Household Housing Unit
6	Homeownership (AHF)	2018	2022	Affordable Housing	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH: Availability of Affordable Units	HOME: \$180,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted
7	Homeless Prevention (AFH)	2018	2022	Homeless	Affordable Housing Homelessness AFH Factor: Location & Type of Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Impediments to Mobility	ESG: \$38,500	Homelessness Prevention: 60 Persons Assisted
8	Rapid Rehousing of homeless households	2018	2022	Homeless	Homelessness AFH Factor: Location & Type of Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Impediments to Mobility	ESG: \$57,750	Tenant-based rental assistance / Rapid Rehousing: 16 Households Assisted

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
9	Fair Housing, Planning & Administration	2018	2022	Planning/ Administration	AFH Factor: Source of Income Discrimination AFH Factor: Land Use and Zoning Laws AFH Factor: Admission & Occupancy Procedures AFH Factor: Quality of Affordable Housing Programs AFH Factor: Lack of Accessibility Modifications AFH: Access to Public Housing for Disabilities AFH Factor: Regulatory Barriers AFH Factor: Lack of Resources for Fair Housing	CDBG: \$661,000 HOME: \$91,171 ESG: \$22,253	Other: 3 Other

Goal Descriptions

1	Goal Name	Public Facility & Infrastructure Improvements
	Goal Description	Improvements are intended to improve the quality of public infrastructure and facilities in low- and moderate-income neighborhoods.
2	Goal Name	Blight Removal
	Goal Description	Anti-blight activities include the arrest or elimination of blighting influences through acquisition, disposition, rehabilitation and/or historic preservation.
3	Goal Name	Public Services
	Goal Description	Public service activities include the provision of shelter and services to the homeless, those faced with homelessness, abused spouses and their children.
4	Goal Name	Housing Rehabilitation (AHF)
	Goal Description	The Housing Rehabilitation Program offers 0% interest deferred loans to qualified homeowners for major systems repairs to improve the quality of owner occupied housing and maintain the County's stock of affordable housing.
5	Goal Name	Production of Affordable Housing (AHF)
	Goal Description	Production of affordable housing units includes increasing the supply of affordable rental units and the availability of affordable owner occupied housing. Goal may be achieved through rehabilitation or new construction.
6	Goal Name	Homeownership (AHF)
	Goal Description	The Homeownership First Program provides counseling, down payment and closing cost assistance to qualifying first-time homebuyers to improve access to affordable owner occupied housing.
7	Goal Name	Homeless Prevention (AFH)
	Goal Description	Homeless Prevention will provide financial assistance and services to prevent individuals and families from becoming homeless.
8	Goal Name	Rapid Rehousing of homeless households
	Goal Description	Assistance to help those who are experiencing homelessness to be quickly re-housed and stabilized into permanent housing.
9	Goal Name	Fair Housing, Planning & Administration
	Goal Description	Planning activities include comprehensive plans, historic preservation planning, community development plans, functional plans and other professional studies. Fair housing efforts include education, testing and sharing information to ensure protected classes have access to fair housing choice. Administration includes cost associated with undertaking the CDBG, HOME and ESG Programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The County offers the Legal Aid Hotline and Demolition Program countywide, covering all 49 municipalities. The operation of these programs and distribution of funds for public facilities improvements, infrastructure improvements and public services provide an equitable distribution of funds throughout the County benefiting low- and moderate-income persons.

Below are the projects the Urban County will undertake during the next year to address priority needs identified in the 2018 - 2022 ConPlan and AFH. Individual activity locations are identified in the "Final Activity List" in the Executive Summary.

The FY 18 CDBG and HOME allocations exceed the project amounts identified in AP-38.

The CDBG total in Section SP-35 is \$420,637 above the amount identified in the projects below. This amount is reserved as a contingency balance that will be utilized for cost overruns.

The HOME total in Section SP-35 is \$305,813 above the amount identified below. This amount is reserved as contingency for future Affordable Housing Development projects.

Projects

Table 55 – Project Information

	Project Name
1	Public Facilities and Infrastructure
2	Anti-Blight Activities
3	Housing Rehabilitation
4	Planning/Fair Housing
5	Administration
6	Public Services
7	Affordable Housing Development
8	Homeownership
9	ESG18 - Delaware County
10	Revolving Loan Fund

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

The FY 18 Action Plan is the first year of the 2018-2022 ConPlan, identifying community and development needs with a strategy to address those needs. The projects identified in this Action Plan also corresponds to the goals established in the 2018 - 2022 AFH. Public facility and infrastructure projects will provide much needed improvements to low- and moderate-income neighborhoods while preserving local funding for other projects. Requests for public facility and infrastructure projects exceeded the available funding by over 300%. Requests for public services exceeded the available funding by over 125%. The County will continue to explore alternate funding opportunities to benefit the underserved low- and moderate-income population.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Facilities and Infrastructure
	Target Area	Not applicable
	Goals Supported	Public Facility & Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$2,457,955
	Description	Improvements and development of public infrastructure and facilities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	40,995 low- and moderate-income persons
	Location Description	Activities will benefit low- and moderate-income areas in Chester Township, Clifton Heights, Collingdale, Folcroft, Glenolden, Lansdowne, Middletown, Morton, Norwood, Prospect Park, Ridley, Ridley Park, Sharon Hill, Trainer, Upland, Upper Chichester and Yeadon
	Planned Activities	Sanitary sewer rehabilitation, park improvements, pedestrian improvements, street improvements, community center upgrades, bridge rehabilitation and signage upgrades.
2	Project Name	Anti-Blight Activities
	Target Area	Not applicable
	Goals Supported	Blight Removal
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$70,000
	Description	Arrest or elimination of blighting influences through historic preservation.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Arrest blight and eliminate public health hazards in one neighborhood.
	Location Description	North Lansdowne Avenue, Lansdowne

	Planned Activities	Preservation of one historic structure.
3	Project Name	Housing Rehabilitation
	Target Area	Not applicable
	Goals Supported	Housing Rehabilitation (AHF)
	Needs Addressed	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH: Loss of Affordable Housing
	Funding	CDBG: \$200,000
	Description	The County Housing rehabilitation loan program provides qualified low- and moderate-income homeowners with a 0% interest deferred loan for major system repairs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	15 households
	Location Description	Urban County
	Planned Activities	Major Systems repairs to owner-occupied low- and moderate-income households with lead paint remediation.
4	Project Name	Planning/Fair Housing
	Target Area	Not applicable
	Goals Supported	Fair Housing, Planning & Administration
	Needs Addressed	AFH Factor: Source of Income Discrimination AFH Factor: Impediments to Mobility AFH: Loss of Affordable Housing AFH Factor: Admission & Occupancy Procedures AFH Factor: Lack of Accessible Housing AFH Factor: Location of Accessible Housing AFH: Access to Public Housing for Disabilities AFH Factor: Lack of Resources for Fair Housing
	Funding	CDBG: \$146,000
	Description	Planning activities and fair housing education services.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Two (2) agencies
	Location Description	Countywide
	Planned Activities	Planning activities include comprehensive, community development, functional, zoning and historic preservation; fair housing education and testing.
5	Project Name	Administration
	Target Area	Not applicable
	Goals Supported	Fair Housing, Planning & Administration
	Needs Addressed	AFH Factor: Lack of Private Investment AFH Factor: Land Use and Zoning Laws AFH Factor: Admission & Occupancy Procedures AFH Factor: Regulatory Barriers
	Funding	CDBG: \$515,000 HOME: \$91,171
	Description	Administration of federal entitlement programs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One (1) agency.
	Location Description	600 North Jackson Street, Media PA
	Planned Activities	Program(s) administration.
6	Project Name	Public Services
	Target Area	Not applicable
	Goals Supported	Public Services

	Needs Addressed	Non-Housing Community Development Affordable Housing Homelessness AFH Factor: Location & Type of Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH Factor: Lack of Resources for Fair Housing
	Funding	CDBG: \$460,635
	Description	Shelter and services to support homeless persons, affordable housing and non-housing community development.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	700 homeless persons will be provided overnight shelter 450 low- and moderate-income persons will be provided assistance through the Darby CDC including but not limited to, free tax preparation, community workshops and FAFSA application support.
	Location Description	Countywide
	Planned Activities	Emergency shelter operations for single adults and families Emergency shelter operations for victims of domestic violence and their children Emergency overnight shelter for homeless mental health clients Operating costs of a community development corporation
7	Project Name	Affordable Housing Development
	Target Area	Not applicable
	Goals Supported	Production of Affordable Housing (AHF)
	Needs Addressed	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Private Investment AFH: Availability of Affordable Units
	Funding	HOME: \$1,145,757
	Description	Production of affordable rental and/or homeowner housing via new construction or rehabilitation activities.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Funding will be provided for construction of 41 senior low- and moderate-income senior rental units, 8 of which will be HOME assisted. Occupation is not expected until 2019.
	Location Description	Lansdowne Borough CHDO affordable owner housing is undetermined.
	Planned Activities	Development of affordable senior rental housing (\$1,000,000). CHDO production of affordable owner housing unit (\$145,757).
8	Project Name	Homeownership
	Target Area	Not applicable
	Goals Supported	Homeownership (AHF)
	Needs Addressed	Affordable Housing AFH Factor: Location & Type of Affordable Housing AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH: Availability of Affordable Units
	Funding	HOME: \$180,000
	Description	The Homeownership First Program provides counseling, down payment and closing cost assistance to qualifying first-time homebuyers to improve access to affordable housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	Urban County
	Planned Activities	Counseling, down payment and closing cost assistance to qualifying first-time homebuyers.
9	Project Name	ESG18 - Delaware County
	Target Area	Not applicable
	Goals Supported	Public Services Rapid Rehousing of homeless households Homeless Prevention (AFH)

	Needs Addressed	Affordable Housing Homelessness AFH Factor: Location & Type of Affordable Housing AFH Factor: Source of Income Discrimination AFH Factor: Lack of Access to Opportunity AFH Factor: Impediments to Mobility AFH: Availability of Affordable Units
	Funding	ESG: \$296,708
	Description	Assisting people to quickly regain stability in permanent housing after experiencing a financial crisis and/or homelessness. A percentage of Delaware County's grant may be used for traditional homeless activities such as rehabilitation of emergency shelters, essential services and shelter operations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	16 homeless households through rapid-rehousing 60 homeless persons through prevention services 700 homeless persons assisted with emergency overnight shelter
	Location Description	6310 Market Street, Upper Darby 1414 Meetinghouse Road, Upper Chichester 130 E. 7th Street, Chester
	Planned Activities	Emergency shelter operations (\$178,205), homeless prevention and rapid re-housing (\$96,250), Admin (\$22,253).
10	Project Name	Revolving Loan Fund
	Target Area	Not applicable
	Goals Supported	Not applicable
	Needs Addressed	Non-Housing Community Development AFH Factor: Lack of Private Investment
	Funding	No FY 18 funding allocated

	Description	The Economic Development Oversight Board (EDOB) will administer a revolving Loan Guarantee/Loan Fund for economic development to create jobs for low-and moderate-income persons. For the Loan Guarantee Program, EDOB will guarantee loans made by private sector lenders with a Certificate of Deposit. Minimum guarantee will be \$25,000, maximum \$150,000. Project must create one FTE per \$35,000 CDBG assistance. The direct Loan Program will provide gap financing at a reasonable level to ensure project feasibility. The interest rate charged by the bank under this program will be capped at Prime plus 2 3/4. EDOB is located at 14 W. Front Street, Media. Program will be funded with prior year's allocations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One (1) business
	Location Description	Countywide
	Planned Activities	Job creation through loan guarantee program.

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.

Delaware County includes 49 municipalities, 46 of which participate in the Urban County's Entitlement Program. Chester City, Haverford Township and Upper Darby Township receive funding directly from HUD. ***It is important to note that for this document the County and Delaware County refer to the Urban County and not the county as a whole.***

Individual activity locations are identified in the Final Activity List. In addition, maps displaying the County's areas of low- and moderate-income concentration areas and geographic distribution of activities may be found in the Grantee Appendix.

Geographic Distribution

The vast majority of the County's housing and community development activities will benefit low- and moderate-income residents in accordance with HUD regulations.

Rationale for the priorities for allocating investments geographically.

The County is committed to improving low- and moderate-income residential neighborhoods within its border. These areas are mostly found in the built-out urban mature neighborhoods. The mature neighborhoods contain older infrastructure that is failing and in need of repair. Annually, funding requests for infrastructure improvements in mature neighborhoods greatly exceed the funding available. In FY 18, 100% of the CDBG funds directed towards public facility and infrastructure improvements are located within a low- and moderate-income neighborhood. Continued investment in these areas is desired to spur private economic development and help stabilize the neighborhoods.

Discussion

The Planning Process undertaken through *Delaware County 2035* defined Mature Neighborhoods through the measurement of economic and housing data. The need for improvements within the Mature Neighborhoods was informed by the Plan and confirmed upon the consultation and public participation process undertaken for the Assessment of Fair Housing and subsequently, the ConPlan. The majority of the County's housing and community development activities will benefit low- and moderate-income residents in accordance with HUD regulations. Projects with an area wide benefit will be concentrated in those Mature Neighborhoods. Projects with direct benefit or those that provide public services will be available to all low- and moderate-income residents and thus, scattered throughout the urban County. The County strives to provide services and improvements to its struggling communities, while employing services and policies to enable access to high opportunity areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Delaware County will use local, state and federal funding to expand and improve the affordable housing stock for low- and moderate-income households throughout the County.

Through the County's Homeownership First Program, utilizing HOME funds, potential low- and moderate-income homebuyers are provided counseling, down payment and closing cost assistance. Expanding low- and moderate-income homeownership addresses the ConPlan goal of Homeownership and AFH goal #3: Expand Affordable Homeownership Housing.

According to the ACS, over 80% of County owner-occupied housing was constructed prior to 1980 revealing an aging and deteriorating housing stock. In order to stabilize neighborhoods the County will offer 0% interest deferred loans utilizing CDBG and local funds for the Homeownership Rehabilitation program. Major system upgrades will be provided for eligible low- and moderate-income households. Without this program, low- and moderate-income residents are unable to afford repairs on top of regular monthly expenditures leading to unsafe conditions that also further deteriorate and affect the characteristics of the entire neighborhood.

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	0
Total	36

Table 57 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	16
Acquisition of Existing Units	20
Total	36

Discussion

During FY 17, Community Action Agency of Delaware County (CAADC), the County's community housing development organization, acquired with HOME funds a unit at 63 East Broadway, Clifton Heights. The unit is currently being rehabilitated for resale and CAADC expects to sell the unit in FY 18.

The Homeownership First program will provide counseling and financial assistance for 20 first time low- and moderate-income homebuyers in FY 18.

Fifteen owner occupied units will be rehabilitated through the Housing Rehabilitation Program in FY 18.

AP-60 Public Housing – 91.220(h)

Introduction

OHCD and the Delaware County Housing Authority (DCHA) will continue to collaborate in the redevelopment of public housing to meet the needs of low income residents.

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

In FY 18, DCHA has proposed to provide window, door, painting and carpet replacement in the lobby area of each floor in residential building #3 of Kinder Park. Electrical upgrades will also be implemented for residential building #3. Over 64% of DCHA's FY 18 capital funds are being reserved for Phase IV of the Kinder Park redevelopment project. DCHA is working with a private developer that plans to submit a Low-Income Housing Tax Credit application in November 2018 for this project. Phase IV will provide 75 new units for seniors and include a community room, commercial kitchen, dining room, management office and fitness center.

DCHA is planning to apply for funding through HUD's Mainstream Voucher Program. The vouchers will be available to support and enable persons transitioning out of institutional or segregated settings, person at risk of institutionalization and other persons with special needs living independently in the community. The application will be supported by OHCD and DHS.

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

DCHA's property managers will continue to encourage resident organizations to take a proactive role in their respective communities. DCHA provides resident involvement offering programs such as community gardening, nutrition, exercise programs, workshops, trips, and education seminars. Residents are also encouraged to participate in literacy training and a family savings account program to enhance the economic and social self-sufficiency of residents. In the past DCHA has operated additional self-sufficiency and/or mobility programs, however with limited funding and few participants, many have ceased to exist. Currently 16 families are participating in a homeownership program. DCHA holds combined meetings for all Resident Organization Officers to discuss various topics concerning the Agency itself and the development and implementation of comprehensive plans.

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

Delaware County Housing Authority is not designated as troubled.

Discussion

OHCD and DCHA will work together to affirmatively further fair housing per the goals established in the AFH. Along with DHS, DCHA and OHCD plan to establish a disability stakeholders group known as the Disability Housing Options Team (DHOT). The DHOT will meet at a minimum of two times per year. In addition to supporting the Mainstream Voucher application, the DHOT will assist persons with disabilities in coordinating resources and services essential to accessing and maintaining permanent housing.

The AFH also concluded that DCHA and OHCD would work together with local fair housing agencies to provide fair housing education for renters, homebuyers, realtors and local municipal officials. Trainings and seminars will be provided throughout the year to ensure attendees are aware of and in compliance with the Federal Fair Housing Act.

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

Introduction

Delaware County has a comprehensive, coordinated approach to providing shelter, supportive services and housing assistance to those who are homeless, or threatened with homelessness, through an extensive, countywide Continuum of Care (CoC) system that fosters self-sufficiency. The continuum encompasses prevention services, outreach, coordinated entry, day centers, emergency shelters, transitional and permanent housing, as well as appropriate supportive services. Homeless services are available to families and individuals and to persons with special needs including HIV/AIDS, substance addiction, physical and mental disabilities, as well as victims of domestic violence and veterans.

The Delaware County Homeless Services Coalition (HSC) has been working since 1991 to address the problem of homelessness in the County. The Coalition has grown to include over 90 members representing nonprofit organizations, local government, the business community, funding entities, homeless or formerly homeless individuals, as well as providers of homeless services. As part of the Coalition's efforts to develop a coordinated Continuum of Care (CoC) for homeless families and individuals, the HSC established a governing structure consistent with the requirements of the HEARTH Act. The CoC Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. The COCAT has representation from two County offices, the Office of Behavioral Health (OBH) and OHCD. The Division of Adult and Family Services (DAFS), Division of Mental Health and Division of Drug and Alcohol fall under the OBH umbrella. DAFS is the CoC Lead Agency and HMIS Lead Agency.

OHCD has an integral role in the CoC as a member of the CoC Governing Board, Governing Board committees, COCAT, HSC and HSC committees. The Consolidated Plan (CP) homeless strategies were developed by OHCD in conjunction with these entities and thus are aligned with the CoC Collaborative Plan to End Homelessness. The CP goals addressing homelessness are 1) Affordable Housing 2) Rapid Rehousing 3) Homeless Prevention 4) Public Services.

In FY 18, Delaware County will continue to provide support of its established CoC system to address the needs of homeless persons. This year, the County, through OHCD, will provide \$431,000 in local County Affordable Housing Funds (AHF) to operate McKinney COC programs critical to the delivery of housing and services to the County's most vulnerable residents. In addition, \$452,000 in CDBG and \$178,205 in ESG funds are allocated to operation and essential services at four emergency shelters. ESG funds in the amount of \$96,374 are allocated to HP and RRH activities.

The County, through OBH DAFS, provides rental assistance to approximately 60 households with HIV/AIDS. OBH also allocates approximately \$200,000 annually to support HP activities for households at risk of becoming homeless.

Describe the jurisdiction's 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 County's CoC system has a strong and long history of providing outreach services to the homeless population. There are two providers of outreach, in addition to the outreach worker from the Veterans Administration and the County Mobile Crisis Team that are on the streets locating and trying to engage the unsheltered homeless. The CoC manages an outreach protocol that includes an "access" phone line and a process for dispatching outreach teams to locations when the public calls to seek assistance with observed persons on the street. The providers also respond to requests from the County, social service organizations, hospitals and law enforcement that have identified a homeless person without shelter and resources. The Homeless Services Coalition (HSC) has an Outreach and Crisis Response Committee that includes formerly homeless persons and regularly coordinates joint outreach, including the January PIT Count as well as a Summer PIT Count. To help track outreach encounters, the County's HMIS system is capable of recording street outreach encounters and tracking homeless persons who refuse to provide identifying information.

SAMHSA Projects for Assistance in Transition from Homelessness (PATH) funds are utilized by two CoC providers to deliver outreach and supportive services for people with serious mental illness (SMI) experiencing homelessness on the streets and in shelters.

As part of the CoC priority to serve veterans, two (2) nonprofit homeless service providers receive funds through the Supportive Services for Veteran Families (SSVF) Program. One component of the program is extensive outreach and engagement to veterans.

The CoC is addressing a high concentration of unsheltered homeless at a large transportation concourse by joining forces with bordering city departments, transit police and outreach programs. Intense outreach challenges will be conducted to identify and engage the unsheltered homeless. This activity will be repeated to prepare for seasonal fluctuations that may occur at this and other similar locations. The goal is to engage the homeless to obtain coordinated entry assessments, enter shelter or day programs and begin the process of planning for permanent housing placement to move them to more stable, safe and appropriate housing situations.

The CoC uses several tools to assist with outreach efforts including the HSC's annually published *Survival Guide to Homeless Services*. The Guide, which was designed as a foldable card for homeless, lists places go to for shelter, prepared meals, clothing, behavioral health care, medical care, housing, government and legal services etc. Copies of this guide are distributed during outreach and to all public libraries, school districts, municipalities, hospitals, law enforcement agencies, elected officials and social service agencies. A shortened laminated version, covering emergent information such as shelters, showers,

meals and crisis services is also distributed during street outreach encounters.

Also of importance to note is the involvement of the law enforcement community. Twice a year, the Delaware County Office of Behavioral Health (OBH) conducts a Crisis Intervention Training (CIT) for police and first responders. One of the training modules addresses homeless services and outreach to the unsheltered homeless. The goal of this training is to improve coordination with local police and first responders, to provide them with the resources and tools needed to respond effectively to the homeless on the street and connect them to the appropriate resources. To date, over 300 police and first responders have been trained.

Needs of those persons engaged through outreach are identified via assessments that occur through the Coordinated Entry (CE) system which is described below.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC has implemented a CE system that is a decentralized coordinated system with four entry/access points located in areas of high need. The CoC operates under a “No Wrong Door” model with access locations and methods available to assure coverage is countywide. CE can be completed via telephone and on a mobile basis. There are 6 CE Specialists funded under 3 organizations that represent a team of specialists. The goals of CE are to:

- 1) Respond to housing crises by providing a low barrier, person centered, county-wide entry process that is fair and allows equal access to housing assistance and homeless prevention resources;
- 2) Utilize the same assessment approach and decision making processes to help people resolve their housing crises and become stably housed as quickly as possible;
- 3) Ensure that people with the most severe service needs and levels of vulnerability are prioritized for housing and homeless assistance;
- 4) Develop a Housing Stability Plan (HSP) that identifies housing barriers, is inclusive of individual needs and includes client chosen referrals, linkages to services, housing assistance and financial stability resources; and
- 5) Divert persons from shelter whenever possible.

The CE system has 4 components: Access, Assessment, Prioritization and Referral. Phased assessments are used to determine vulnerability and service level needs. Initial assessments, using triage questions and the Service Prioritization Decision Assistance Tool (VI SPDAT), help determine the housing status of the households and the housing path needed to become stable. For those households who are homeless, timely assessment of needs, housing barriers, income potential, vulnerability, housing assistance program eligibility, mainstream resource needs, and other service needs result in the

development of a HSP that outlines the best possible path and programming for that household to be permanently and stably housed as quickly as possible. After prioritizing the neediest households, referrals to services and housing are completed.

For those who are referred to emergency shelter (ES) or transitional housing (TH), intensive case management services that are housing focused and person centered are provided. The clients and case managers at ES and TH programs continue to build upon the HSP developed at CE. The more comprehensive SPDAT is completed after ES or TH placement. Critical support services such as life skills, money management, parenting, mental health services, D&A services, and employment and training are provided, utilizing a myriad of Federal, State and local funding, to improve participant's ability to achieve self-sufficiency.

Both CDBG and ESG funds are allocated to the operation and provision of services at four ES programs. In FY 18, the County intends to provide approximately \$178,000 in ESG and \$452,000 in CDBG funds for operation and provision of services at four ES in the County.

Activities include the following:

- Provision of shelter and support services for homeless individuals through Cobbs Creek Housing Services, Inc. at its Life Center of Eastern Delaware County shelter in Upper Darby Township;
- Provision of shelter and support services for homeless individuals and families through the Wesley House Community Corp. at its Wesley House Shelter in Chester City;
- Provision of shelter and support services for domestic violence victims through the Domestic Abuse Project, Inc.; and
- Provision of shelter and support services for homeless individuals with mental illness through the Mental Health Partnership.

Additionally, in FY 18, local AHF resources in the amount of \$431,000 will be provided to OBH and their nonprofit sub-recipients to support an array of McKinney CoC funded programs.

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

The County has placed a priority on homeless households making the transition to permanent housing (PH) and self-sufficiency and has shown progress in this priority. The CE system is helping to reduce the

length of time persons' experience homelessness through timely assessment and development of housing stability plans, identifying the most appropriate housing placement and moving homeless persons into an array of Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) programs. Critical support services such as housing focused and person centered case management, life skills, money management, parenting, employment/training etc. are provided to improve client's ability to achieve self-sufficiency. HMIS data is used to evaluate the average length of stay (LOS) at each shelter and the COCAT is working closely with shelter providers to plan and implement additional protocols to focus on housing first principles and reduce LOS.

The CoC has been proactive in reallocating funds to support new RRH and PSH Initiatives as well as applying for new RRH and PSH projects whenever possible to increase the availability of and access to affordable housing for homeless households. The majority of new PSH projects have been dedicated and/or targeted to the chronically homeless. In addition to CoC funded RRH and PSH programs, County ESG funds are also targeted to RRH and are used to assist homeless persons in becoming stably housed as quickly as possible. Approximately \$57,750 in FY 18 ESG funds will be used for RRH.

The CoC has adopted the order of prioritization in HUD's Notice CPD-16-11 which provides guidance on prioritizing PSH beds based on length of time homeless and the severity of service needs/levels of vulnerability. The CoC is in the process of finalizing a Permanent Housing Clearinghouse (PHC) which is a web based program that manages the "by name" prioritized list for those who need PSH and RRH placement. During the CE process, the HMIS, with the VI SPDAT incorporated, produces a score that indicates the likely housing path for those who are literally homeless. The HMIS will send an automatic referral to the PHC. The PHC and HMIS are interconnected and therefore assessment information is carried forward with the referral, streamlining the PH process.

The County has been involved with the Veterans Housing Initiative including maintaining and managing a master list of homeless veterans. The County recently met all the federal benchmarks and was recognized by HUD and the USICH for ending veteran homelessness. The CoC will continue to operate the SSVF Program and provide both RRH and Homeless Prevention services to vets. VASH Vouchers through DCHA will also be used whenever available.

A Transition Age Youth (TAY) Collaborative that included representatives from the mental health, foster care and juvenile justice systems as well as youth providers including those who serve LGBT youth was formed. The Collaborative Leadership Team and the TAY Homeless Task Force has developed a strategy to end youth homelessness. As part of that strategy, a new TAY Bridge to PH Program was developed and is operational.

Another priority area for the CoC is to reduce homeless recidivism by providing ample PH solutions to at risk populations and provide tracking and follow up services to those who become stably housed. Case managers (CM) utilize the Prepared Renters Education Program (PREP) to provide clients with a thorough understanding of the fundamentals of renting and maintaining housing. CMs counsel their clients on what to do if they become unstable and provide households that are discharged to PH with a

“Don’t Wait Until It’s Too Late” brochure outlining where to turn in case their housing became unstable. Last year, 97% of persons entering PSH programs stayed for at least 6 months.

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 County has policies and protocols in place to ensure that persons being discharged from publicly funded institutions or systems of care are released to an appropriate setting and necessary services are in place. Attached are the County’s CoC discharge policies for the following systems: Foster Care, Health Care, Mental Health Care and Corrections.

Reducing the number of persons becoming homeless is a priority for our CoC. The CoC CE system helps to reduce the number of homeless persons entering the system by preventing homelessness via intake, assessment, diversion, housing counseling and emergency financial assistance. Homeless providers will continue to offer diversion strategies, increase landlord mediation efforts, adhere to the Emergency Shelter service priority guidelines, ensure that all possible housing resources are utilized before households are placed in shelter and will offer short-term interventions with family and friends.

In FY 18, \$38,500 County ESG funds are allocated to homeless prevention activities and will be utilized to provide rental assistance for rental arrears, financial assistance for move-in costs, case management and connections to appropriate resources. The State funded Human Services Block Grant (HSBG) Program, SSVF and Federal Emergency Management Agency (FEMA) also provide funding for homeless prevention activities. These programs will help very low-income households avoid becoming homeless.

Discussion

OHCD will continue to coordinate with other government, nonprofit and private sector entities to develop and implement services to meet the needs of persons at risk of homelessness, homeless persons and special needs populations.

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

Introduction:

In 2017, Delaware County, in collaboration with DCHA, completed an Assessment of Fair Housing (AFH) for 2018 -2022 which was accepted by HUD in December 2017. The goals to reduce barriers to affordable housing established in the AFH have been incorporated in the 2018-2022 ConPlan.

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.

As stated in MA-40 and SP-55, Pennsylvania land use planning laws leave counties without regulatory authority over the development of municipal land use planning, subdivision and land development ordinances. However, through daily interaction with the various local development review processes, the Delaware County Planning Department has identified concerns relative to local regulatory documents of County municipalities which act as barriers to affordable housing.

Within the remaining municipalities that contain developable land, there is a lack of sufficient land that is 1) zoned for medium- and high-density residential use, 2) served by appropriate water, sewer and transportation infrastructure, and 3) conducive to the construction of affordable housing.

Specific concerns are as follows:

- Lot dimensions such as minimum street frontage, front yard setbacks and side yard requirements tend to be excessive, essentially functioning as density control mechanisms;
- Zoning typically favors conventional site design (i.e., large lot zoning) rather than less expensive and more innovative cluster design techniques;
- Excessive eligibility requirements for Planned Residential Developments (PRDs) i.e., minimum tract size and minimum common open space dedication;
- Excessive subdivision requirements regarding cartway widths, use of traditional storm water drainage systems, landscaping requirements, buffers, sidewalk standards, parking, and paving;
- Excessive processing time stemming from poorly drafted, obsolete, or inappropriate land use ordinances, overlapping, uncoordinated review processes, and/or the lack of professional planning staff at the local level. In addition, the State may also contribute to the problem through the time and costs associated with the development review and approval processes through such agencies as the

Department of Environmental Protection (DEP) and the Department of Transportation (PennDOT); and

- Unreasonable off-site improvement requirements, mandatory dedications, and other exactions. Narrow zoning and subdivision ordinance definitions of "family" which often prevent the sharing of housing costs by two or more unrelated individuals.

Delaware County also contracts with the Housing Equality Center of Pennsylvania (HECP) to provide technical assistance to staff members regarding fair housing compliance, convene quarterly meeting of the Delaware County Fair Housing Task Force, conduct fair housing fair education sessions and prepare and distribute fair housing materials.

Discussion:

As a result of the AFH, the County FY 18 application for CDBG funding required applicants to identify any fair housing complaint allegations in the past 12 months. The goal of this request is to improve fair housing knowledge and reduce the chance that municipalities are enacting zoning regulations and practices that limit residents access to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The County plans to collaborate with various local organizations and applicable County offices to ensure healthy affordable housing and services are available to all residents regardless of socioeconomic class. The creation of a Disability Housing Options Team (DHOT) will coordinate resources and services essential to underserved persons with disabilities.

Actions planned to address obstacles to meeting underserved needs:

Public participation during the creation of the AFH identified source of income discrimination as a top obstacle towards affordable housing by service providers and the general public. It was noted that landlords were unwilling to accept tenants with Section 8 Housing Choice Vouchers and/or SSI payments. The County established multiple goals to address this concern including, but not limited to, informational workshops for housing professional, landlords and disability advocates.

The County provides local funds to support Legal Aid of Southeastern Pennsylvania (LASP) to help address the needs of housing consumers. LASP provides legal advice, negotiation and brief services to homeowners through a toll-free hotline. In 2018 LASP expects to assist approximately 150 residents with mortgage foreclosure assistance, homeless prevention and other legal issues affecting homeownership.

Local funds are also provided to support the Lansdowne Economic Development Corporation (LEDC). LEDC operates the Union Gardens Elm Street Program in the residential neighborhoods of Lansdowne and Yeadon Borough. The program offers facade improvements, home repairs for seniors and low income residents and educational workshops concerning home maintenance.

Actions planned to foster and maintain affordable housing:

The County does not anticipate any units will be lost due to the HOME affordability period expiring in the County's portfolio over the next 5 years. Audits of County financed affordable housing developments are annually reviewed to ensure they are not in distress. If financial distress is found, the County attempts to remedy the situation to ensure the life of the affordability period.

The County will continue to provide financial assistance through the Housing Development Fund (HDF) to local developers creating additional affordable housing. HDF is often provided as gap assistance to local developers seeking LIHTC. The County expects HDF funds will contribute to the establishment of 18 HOME assisted units over the next 5 years.

Actions planned to reduce lead-based paint hazards:

Lead based paint screening is completed in all County HUD funded housing activities including the Homeownership First program, Owner Occupied Housing Rehabilitation Deferred Loan Program and assistance provided for homeless prevention and rapid rehousing clients.

Participants in the Homeownership First program are given the EPA pamphlet *Protect Your Family from Lead in Your Home* and are required to acknowledge receipt. Prior to the purchase of a home, residences are inspected by a certified independent inspector using HUD's Housing Quality Standards inspection form. For all properties built prior to 1978, the inspector verifies all painted surfaces are free of deteriorated paint. If defective paint surfaces are identified, the property is no longer considered eligible for purchase via the Homeownership First Program. The only exception is when the defective paint surfaces are localized in one small area (less than 2 square feet within the unit and less than 20 square feet on exterior surfaces) and the seller agrees, at their expense, to have that area tested for lead based paint by a certified lead based paint inspector or risk assessor. If the paint is determined to contain no lead or an amount of lead below the HUD prescribed levels, then the seller may, at their expense, repair the defective paint surfaces prior to settlement. A re-inspection of the property is conducted prior to settlement to ensure that any and all HQS failing items, including defective paint surfaces, are properly corrected.

The Housing Rehabilitation Program provides for up to \$25,000 of major systems repairs. For repairs of \$5,000 or less all painted surfaces disturbed are tested for lead based paint. Repairs between \$5,000 and \$25,000 require a state certified professional complete a Lead Inspection/Lead Risk assessment for the entire property. In either case, a qualified lead hazard control contractor performs the abatement. At the conclusion of all rehabilitation activities, a clearance test will be performed by a state certified professional to ensure acceptable dust clearance levels in each room where work was performed. All participants in the rehabilitation program are provided the EPA pamphlet *The Lead-Safe Guide to Renovate Right* and required to acknowledge receipt at time of application.

Homeless prevention and rapid rehousing clients are provided the EPA pamphlet *Protect Your Family from Lead in Your Home* and are required to acknowledge receipt of the pamphlet. Prior to assistance being provided for housing, a HUD certified visual assessor is required to perform a lead based paint visual inspection for units constructed before 1978 when a child under the age of 6 will be living in the unit. The only exception is if the unit is a zero-bedroom or SRO sized unit. The lead based paint visual inspection is conducted using the HUD ESG Lead Screening Worksheet which dictates that all deteriorated paint identified during the visual assessment must be repaired prior to clearing the unit for assistance. If the area of deteriorated paint exceeds the de minimus levels outlined in the worksheet, the area must be stabilized utilizing safe work practices and pass a clearance inspection by a state certified lead professional prior to the provision of housing assistance.

In addition, the County provides AHF funds and technical support to CAADC to support the Healthy Homes Initiative. The program provides lead paint remediation from the homes of low- and moderate-

income households with children under the age of six.

Actions planned to reduce the number of poverty-level families:

Delaware County has designated the Community Action Agency of Delaware County, Inc., (CAADC), a private non-profit organization, as the County's official Anti-Poverty Agency. CAADC has acted in this capacity for over thirty years. CAADC's mission is to assist economically disadvantaged residents achieve their goal of self-sufficiency. The services available through the CAADC are: housing, including temporary emergency shelter, rental assistance, emergency shelter, transitional housing, and homeownership programs; case management services; energy efficiency programs; donation warehouse operations; food and feeding programs; and information and referral.

As part of their strategy to reduce poverty, CAADC has established a number of programs designed to provide employment, training and educational opportunities to economically disadvantaged persons. These programs include Welfare to Work initiatives, Summer Youth Programs, Job Development, Volunteer Tax Assistance and Matched Savings Program.

Actions planned to develop institutional structure:

Delaware County is the applicant and administrator of CDBG, HOME, ESG and other federal and state funding sources. OHCD is responsible for the day to day administration of CDBG, HOME, ESG, local Affordable Housing fund and various other funding sources that provide consistency with the ConPlan.

OHCD will continue to promote consistency with ConPlan through work with the following agencies:

- The Delaware County Planning Department (DCPD) responsible for *Delaware County 2035* consisting of a central Land Use Policy Framework Plan and a number of related, interconnected, but more detailed component plans. DCPD reviews local zoning and land development ordinances to ensure they are consistent with the *Delaware County 2035* plan and are compliant with fair housing. DCPD also provides technical assistance to municipal officials and the public in the areas of planning, community development and municipal management.
- The Department of Human Services (DHS) is an umbrella agency responsible for administration of coordinated human services for the behavioral health, drug and alcohol, intellectual disabilities and HIV/AIDS populations. OHCD will continue to collaborate with DHS and ensure the ConPlan and Human Services Plan are consistent.
- DCHA often collaborates with the County on development proposals and planning tools. DCHA and the County recently completed the AFH and we will continue to work together over the next 5 years to ensure the goals and outcomes of the AFH are accomplished.
- DHS, OHCD and DCHA have committed to establishing a Disability Housing Options Team (DHOT) in FY 2018. The DHOT will assist persons with disabilities in coordinating resources and services

essential to accessing or maintaining permanent housing.

- The County Office of Services for the Aging (COSA) is designated by the PA Department of aging as the area agency on aging. COSA is responsible for planning, coordinating and administering programs for residents over the age of 60.
- The Office of Workforce Development is a PA CareerLink® Partner that works in collaboration with other county and state agencies to provide and implement a myriad of workforce development programs in accordance with the Workforce Investment Act of 1998.
- The Delaware County Commerce Center is a centralized location for all economic development in Delaware County. This award-winning agency operates as an umbrella organization for the administration of the Delaware County Economic Development Oversight Board, Delaware County Industrial Development Authority, Delaware County Industry Development Corporation and Delaware County Redevelopment Authority.

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

Delaware County will continue to enhance coordination between public and private housing and public service agencies in FY 18. OHCD will carry on its work building coalitions and participating in developing the countywide continuum of care for homeless individuals and families. OHCD staff continues to actively participate in the Delaware County Homeless Services Coalition (HSC). The HSC includes over 90 representatives of nonprofit organizations, local government, businesses, funding entities, and homeless or formerly homeless individuals. The Coalition meets quarterly, and uses a system of working committees to coordinate service delivery, identify service needs and barriers, plan service expansion and provide forums for communication among service providers. OHCD and the Department of Human Services, Office of Behavioral Health, Division of Adult and Family Services staff comprise the COC Advisory Team (COCAT) that performs the roles of advocate, planning consultant, project manager and logistics staff to the COC as designated in the Governance Charter.

Another critically important partnership exists with the metropolitan cities status communities of Upper Darby Township, Haverford Township and Chester City. This working partnership is necessary in planning and carrying out affordable housing and public improvement initiatives.

Finally, OHCD staff maintains a close working relationship with five County Human Services divisions, the Sheriff's Office, County Planning and the County Engineer's Office. Other ongoing coordination efforts include the Housing Authority, Fair Acres (the County's long term geriatric care facility) and private housing development agencies and individuals.

Discussion:

The County provides solid leadership and planning to coordinate communications between County departments and outside agencies to ensure all community needs are being addressed and met. Through citizen participation on projects, the County will continue to provide a public and private forum that will strengthen community development and access to affordable housing and public services throughout the County.

Program Specific Requirements

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

Introduction:

The Final List of Activities included in the appendices describes the CDBG, HOME and ESG activities that the County will undertake during FY 18 to address the priority needs of the 2018 - 2022 ConPlan. In allocating funding, each project has been verified for eligibility and program national objective compliance.

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.	Total program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$40,000
2.	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.	Surplus funds from urban renewal settlements.	\$0
4.	Grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$619,604
5.	Income from float-funded activities.	\$0
	Total Program Income:	\$659,604

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. 81.03%

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.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

The County anticipates utilizing proceeds available from the Affordable Housing Fund (Act 137) to supplement HOME funded activities. In addition, all HOME housing developments are expected to apply for additional financing administered by the Pennsylvania Housing Finance Agency including the Low Income Housing Tax Credit Program and/or PennHOMES and any other private, federal or local funding available to leverage HOME funding. The Affordable Housing Fund may provide additional gap financing for affordable housing development.

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

In accordance with 24 CFR Part 92.254, Delaware County uses the following procedures to ensure that housing assisted with HOME funds for homeownership programs/projects qualifies as affordable housing:

1. The County requires that a mortgage be placed on the property in its favor for the HOME investment;
2. Upon sale of the home by the HOME assisted buyer, the County will recapture the full HOME investment from the proceeds of the sale. If the proceeds from the sale of the property are insufficient to repay the principal balance due, then the County will only recapture the net proceeds. Net proceeds is defined as the sales price minus first mortgage repayment minus any closing costs;
3. The County will use funds that are recaptured to support eligible HOME Program activities.

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

In accordance with 24 CFR Part 92.254, Delaware County uses the following procedures to ensure that housing assisted with HOME funds for homeownership programs/projects qualifies as affordable housing:

1. The County requires that a mortgage be placed on the property in its favor for the HOME investment;
2. Upon sale of the home by the HOME assisted buyer, the County will recapture the full HOME investment from the proceeds of the sale. If the proceeds from the sale of the property are

insufficient to repay the principal balance due, then the County will only recapture the net proceeds. Net proceeds is defined as the sales price minus first mortgage repayment minus any closing costs.

3. The County will use funds that are recaptured to support eligible HOME Program activities.

4. The County will ensure the affordability requirements for not less than the applicable period specified below, beginning after project completion:

- A minimum of five (5) years where the per unit subsidy is less than \$15,000;
- Ten (10) years where the per unit subsidy is between \$15,000 and \$40,000; and
- Fifteen (15) years where the per unit subsidy is over \$40,000.

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

The County has no plans to use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Through a collaborative process with the CoC, Delaware County established Program Operating Guidelines for the operation of the ESG Program. The guidelines establish the following standards:

1. Evaluating a household's eligibility for ESG assistance;
2. Determining and prioritizing what type of households should receive assistance;
3. Determining participant/program financial contributions, maximum amount of assistance, and the number of months of assistance; and
4. Type and duration of stabilization services a household may receive.

See attached ESG Operating Guidelines attached below.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The County's CoC has implemented a Coordinated Entry (CE) system that is a decentralized

coordinated system with four entry/access points located in areas of high need. The CoC operates under a “No Wrong Door” model with access locations and methods available to assure coverage is countywide. In addition, CE can be completed via telephone and on a mobile basis. There are 6 CE Specialists funded under three organizations that represent a team of specialists who provide assessment services. The goals of CE are to:

- 1) Respond to housing crises by providing a low barrier, person centered, county-wide entry process that is fair and allows equal access to housing assistance and homeless prevention resources;
- 2) Utilize the same assessment approach and decision making processes to help people resolve their housing crises and become stably housed as quickly as possible;
- 3) Ensure that people with the most severe service needs and levels of vulnerability are prioritized for housing and homeless assistance;
- 4) Develop a Housing Stability Plan that identifies housing barriers, is inclusive of individual needs and includes client chosen referrals, linkages to services, housing assistance and financial stability resources; and
- 5) Divert persons from shelter whenever possible.

The CE system has 4 components: Access, Assessment, Prioritization and Referral. Phased assessments are used to determine vulnerability and service level needs. Initial assessments, using triage questions and the Service Prioritization Decision Assistance Tool (VI SPDAT), help determine the housing status of the households and the housing path needed to become stable.

The goal of the CoC CE system is to ensure that everyone who has a housing crisis is comprehensively assessed to determine their housing status and intervention needs. Diversion and homeless prevention strategies are used for those households who are at risk of homelessness. For those households who are homeless, timely assessment of needs, housing barriers, income potential, vulnerability, housing assistance program eligibility, mainstream resource needs, and other service needs result in the development of a housing stability plan that outlines the best possible path and programming for that household to be permanently and stably housed as quickly as possible. After prioritizing the neediest households, referrals to services and housing are completed.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The CoC provides input into all the PJs funding for homeless programs. The CoC Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. OHCD is an active member of the CoC Governing Board, multiple CoC Governing Board committees and the COCAT. The COCAT is comprised of

representatives from the Office of Behavioral Health (OBH) and OHCD. The Division of Adult and Family Services (DAFS), Division of Mental Health and Division of Drug and Alcohol fall under the OBH umbrella. DAFS is the CoC Lead Agency and the HMIS Lead Agency. The COCAT brings a breadth of knowledge about homelessness, special populations, housing and service resources. For over 20 years, the team has worked together to identify financial and programmatic gaps, review and evaluate funding priorities, allocate funds, and ensure the needs of the populations are met.

The Homeless Services Coalition (HSC), which is comprised of over 90 members representing nonprofit organizations, local government, the business community, funding entities, homeless or formerly homeless individuals, and homeless service providers, also plays an integral role. The HSC meets quarterly and has multiple committees that work to implement the County's Collaborative Plan to End Homelessness. The HSC provides invaluable input regarding the targeting of resources as well as insight and recommendations regarding the CoC system and programmatic improvements.

OHCD, DAFS and HSC homeless service providers collaborated to develop a plan for implementation of the ESG Homeless Prevention (HP) and Rapid Rehousing (RRH) activities. The group discussed, developed and approved allocations, budgets, intake and assessment procedures, provider roles/responsibilities, reporting and program operating guidelines. The collaboration resulted in the leveraging of other funds to support intake, assessment, housing search and case management. The COCAT continues to meet to ensure seamless implementation of the ESG program.

In addition to the public notices and hearings on housing and community development needs and the proposed Consolidated Plan, OHCD presented the FY 18 ESG funding levels to the CoC Governing Board at its December 5, 2017 meeting. OHCD solicited comments and recommendations for ESG allocations. The Board supported the allocation of \$178,205 to the Life Center Shelter and \$96,374 to Homeless Prevention and Rapid Rehousing activities with a minimum of 60% of those funds targeted to RRH. However, it was agreed that should other funds currently anticipated to support Homeless Prevention activities not be available for FY 18, a larger percentage of ESG funds may need to be allocated to Homeless Prevention activities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Delaware County has implemented and will continue its plan to meet the requirement of 576.405 a) through consultation with the CoC Governing Board as well as its committees and the HSC as outlined above. There are homeless and/or formerly homeless persons who are active members of the Board, its committees and the HSC.

5. Describe performance standards for evaluating ESG.

The County's Homeless Management Information System (HMIS) includes all ESG requirements and

provides outcome data used to evaluate performance. Delaware County requires all agencies that provide services to homeless individuals/households to actively participate in the HMIS.

CoC Performance measures include:

- 1) Decreasing the length of time persons remain homeless;
- 2) Decreasing homeless recidivism;
- 3) Decreasing the number of homeless persons as well as the number of persons who become homeless for the first time;
- 4) Increasing both employment and non-employment income;
- 5) Increasing the use of mainstream benefits; and
- 6) Increasing successful housing placements and housing stability.

ESG funding has been designed to complement and coordinate with CoC performance measures. The County's Collaborative Plan to End Homelessness goals and strategies promote shelter diversion as well as moving homeless households as quickly as possible into stable housing. Homeless Prevention and Rapid Rehousing activities funded with County ESG resources is one of the strategies employed by the CoC. ESG funds are also utilized to support operations of an emergency shelter which is an important component of the CoC community wide coordinated approach to address housing crises as outlined in the CoC Collaborative Plan.

In addition, OHCD is a member of the HMIS Evaluation and Performance committee of the CoC Governing Board which is responsible for further developing a comprehensive methodology and phased in implementation plan to evaluate the performance of both the County's homeless services system and programs including those funded through the CoC, ESG and other sources.

ESG Operating Guidelines

Emergency Solutions Grant Program
Homeless Prevention and Rapid Rehousing Assistance

Operating Guidelines

The following guidelines are subject to change at any time. Guidelines shall only be changed or edited by the Office of Housing and Community Development.

4/1/13 Amended: 7/1/14, 12/7/15

I. PROGRAM OVERVIEW

A. Goal of Emergency Solutions Grant (ESG)

Prevent homelessness and quickly re-house and stabilize those who are homeless for persons most likely to achieve stable housing after assistance concludes. ESG will assist homeless and at-risk households by providing financial assistance and housing relocation and stabilization services to those who are homeless or at risk of homelessness in accordance with the attached definitions. Assistance is focused on housing stabilization, linking those assisted to community resources and mainstream benefits, and helping them develop a plan for housing stability.

B. Populations To Be Served

1. Households who are currently in housing but are at risk of homelessness and need temporary assistance to prevent them from becoming homeless
2. Households who are experiencing homelessness and need assistance to obtain and retain housing.

C. Eligible Activities

1. Rental Assistance
 - ☐ Short- and Medium- Term
 - ☐ Arrears
 - ☐ Late Payment Fees
2. Housing Relocation & Stabilization
 - Financial Assistance
 - ☐ Security Deposits
 - ☐ Last Month's Rent
 - ☐ Utility Deposits
 - Services
 - ☐ Assessment and Diversion
 - ☐ Case Management
 - ☐ Housing Search and Placement

D. Other Requirements

1. Coordination with local CoC, FEMA Board and TANF agency (DPW/CAO) to ensure that ESG activities are aligned with prevention and ending homelessness strategies.
2. Ensure that all participants are enrolled in applicable mainstream resources.

3. Input data in HMIS and conduct a data quality review at least monthly.
4. Reporting
 - Quarterly Performance Report
 - Annual Report
5. Conduct Habitability Standards for all units
6. Perform Lead-based Paint visual inspections for units constructed before 1978 when a child under age of 6 will be living in the unit
7. Determine Rent Reasonableness for all units
8. Verify and document the “risk” of homelessness, of which, qualifies them for financial assistance.
9. Verify and document homelessness, of which, qualifies them for financial assistance
10. Carefully assess the need and appropriateness of at risk or homeless households for ESG assistance to determine their level of need and assistance needed.

E. Ineligible and Prohibited Activities

The following activities/expenses are explicitly prohibited under the ESG Program:

1. Mortgage costs
2. Construction and rehabilitation
3. Credit card or any consumer debt
4. Car repair or other transportation costs
5. Food
6. Medical/dental care or medicines
7. Childcare
8. Employment training
9. Clothing and grooming
10. Pet care
11. Entertainment
12. Work or education related materials
13. Cash assistance to program participants
14. Staff certification
15. Licenses and general training
16. Participation fees

II. PARTICIPANT ELIGIBILITY

A. Minimum Requirements for all participants

1. Must use CoC coordinated entry system; and
2. Must have at least one (1) consultation with a case manager to determine type of assistance needed; and
3. Must meet HUD’s definition of Homelessness or At Risk of Homelessness (see attached); and
4. Must be below 30% of AMI (using Section 8 income eligibility standards) - *This requirement is not applicable to **initial** eligibility determination for Rapid Re-housing; and*
5. Must meet both of the following:
 - No other appropriate housing options have been identified
 - The HH lacks the financial resources and supports needed to obtain immediate housing or remain in existing housing; and
6. Must be a County resident – If client is moving out of the county, only security deposit assistance will be provided; and

7. Must sign Agreement for financial assistance and stabilization services, including but not limited to, at least three (3) follow-up contacts.

B. Prevention – In addition to the requirement that all participants meet HUD’s definition of Homelessness or At Risk of Homelessness, prevention funds are targeted to those at greatest risk of becoming homeless. All participants must meet one of the following risk factors and meet the ‘Minimum Requirements’ stated above.

HIGH RISK PRIORITIES

1. Homelessness within 21 days from a private dwelling or institution
2. Condemned housing
3. Sudden and significant loss of income
4. Pending foreclosure of housing
5. Recent traumatic life event preventing a HH from meeting its financial responsibilities

The following medium risk factors/priorities will also be considered, but must be in combination with one of the above High Risk Factors:

MEDIUM RISK PRIORITIES

1. Homeless in last 12 months
2. Young HOH (under 25 with children or pregnant)
3. Current or past involvement with child welfare, including foster care
4. High overcrowding
5. Significant medical debts

C. Rapid Re-Housing - All participants must be Literally Homeless in accordance with HUD’s definition and meet the ‘Minimum Requirements’ stated above. There is no income threshold at initial evaluation; however, income must be below 30% of AMI at re-evaluation. Re-evaluation of eligibility is required, at a minimum, every 12 months.

1. Literally Homeless - An individual or family who lacks a fixed, regular and adequate nighttime residence, meaning:
 - ❑ Has a primary nighttime residence that is a public or private place not meant for human habitation (cars, parks, abandoned buildings, streets/sidewalks).
 - ❑ Is living in a publicly or privately operated shelter designated to provide temporary living arrangements including emergency shelters, transitional housing and hotels/motels paid for by a governmental or charitable entity.
 - ❑ Is exiting a hospital or other 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 prior to entering that hospital or institution.
2. Fleeing/Attempting to Flee Domestic Violence - Any individual or family who is fleeing, or is attempting to flee, domestic violence and also meets the HUD definition of Literally Homeless above.

D. Determining Housing Stability - The following factors will be used to determine the ability for housing stability (subsidized or unsubsidized).

1. Adequate Income
2. Documented ability to increase income

3. Ability to pay housing expenses once assistance has ended
4. School/Vocational participation and completion
5. The situation is resolvable within 6 months

E. Documenting Eligibility – The following HUD “preferred order of documentation” shall be utilized when determining eligibility.

1. Third Party Documentation
 - ☐ Source – notices/statements
 - ☐ Written – letters/referrals
 - ☐ Oral - recorded oral statements
2. Intake Observations – recorded intake staff observations
3. Self-Certification – individual/heads of household statement
4. Due Diligence – recorded intake staff efforts

The following documentation must be maintained on all households seeking assistance. If determined ineligible, documentation must reflect the reason(s) for the determination.

1. Minimum Requirements – All clients

- ☐ Income Documentation – Pay stubs, SSA letters, DPW letters, bank statements, etc.
- ☐ No other appropriate housing options have been identified – Documentation from other sources that alternate housing is not an option, client is not eligible for other housing programs, letters from family members, phone call documentation by intake worker confirming conversations with family and friends.
- ☐ The HH lacks the financial resources and supports needed to obtain immediate housing or remain in existing housing – bank statements, termination notice, health care/utility bills indicating arrears, financial analysis showing expenses vs. income.
- ☐ Must be a County resident – current lease, utility bill, DPW statement, current PA-ID with county address.
- ☐ Copy of all utility bills where applicable

2. Homeless Prevention - Proof of need based on presenting situation

- ☐ *Homelessness within 21 days from a private dwelling* – court eviction, landlord letter of intent to evict
- ☐ *Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (prisons, hospitals, mental health institutions)* – documentation from the institution
- ☐ *Leaving hotel/motel (not paid by charitable or government entity)* – evidence they lack the financial resources to stay
- ☐ *Condemned housing* – notice from the municipality
- ☐ *Sudden and significant loss of income* – tax forms, pay-stubs, termination notice, unemployment compensation notice of award

- ❑ *Pending foreclosure of rental housing* – foreclosure notice
- ❑ *Recent traumatic life event that may have prevented the HH from meeting its financial responsibilities* – proof of life event

Rental ledger and copy of lease from current landlord are required for all situations.

3. Rapid Re-housing

- ❑ *Sleeping in an emergency shelter* – The agency must have written verification from the emergency shelter staff that the participant has been residing at an emergency shelter for homeless persons. The verification must be on agency letterhead, signed and dated.
- ❑ *Sleeping in a place not meant for human habitation (cars, parks, abandoned buildings, and streets/sidewalks)* – The agency should obtain information to verify that a participant is coming from the street. This may include names of other organizations or outreach workers who have assisted them in the recent past who might provide documentation. If you are unable to verify that the person is coming from the street, have the participant prepare or you prepare a written statement about the participant's previous living place. The participant and the intake worker must both sign and date the statement. If an outreach worker or social service agency referred the participant to your agency, you must obtain written verification from the referring organization regarding where the person has been residing. This verification should be on agency letterhead, signed and dated.
- ❑ *Exiting a hospital or other institution where (s)he has resided for 90 days or less and who was sleeping in an emergency shelter or place not meant for human habitation immediately prior to entry into hospital or institution.* The agency must have evidence on letterhead from the institution that the participant was in the facility less than 90 days and is being discharged within the week before receiving ESG assistance. Documentation of homelessness prior to entry into the institution is also required. The agency must also have information on the income of the participant and what efforts were made to obtain housing, and why, without the ESG assistance, the participant would be living on the street or in an emergency shelter. If the person is being discharged from a prison and the prison is required to provide or arrange housing upon release, the person is not homeless.
- ❑ *Graduating from, or timing out of a transitional housing program* – Written documentation that the participant was homeless prior to transitional housing program entry. Written verification from the transitional housing program that the participant is timing out of the program and a housing stability plan is within reach, within 3 months. The housing stability plan must be confirmed.
- ❑ *Victims of Domestic Violence* – The agency must have written verification *from the participant* that he/she is fleeing a domestic violence situation. If the participant is unable to prepare the verification, the agency can prepare a written statement about the participant's previous living situation. The participant and the intake worker must both sign and date the statement. Documentation that the participant meets HUD's definition of Literally Homeless is also required.

III. PROGRAM GUIDELINES FOR FINANCIAL ASSISTANCE

A. Intake, Referral & Selection Process

Community Action Agency of Delaware County, Inc, (CAADC), is the central point of intake for financial assistance. All county residents who need assistance will be referred to CAADC. CAADC will assess each household for program eligibility, type(s) of assistance needed, the level of need, other resources available and the household's ability to maintain housing once the assistance has ended. The HMIS will provide tools, such as the Results Oriented Management Accountability (ROMA) assessment, to assist in determining those households that are most likely to remain stable. The ROMA assessment is a self-sufficiency scale that scores persons within 10 categories and indicates whether they are thriving, safe, stable, at-risk or in-crisis.

The intake worker will complete an application packet for each household that will include, but not be limited to, the following:

- ☐ Assistance Questionnaire
- ☐ Intake Financial Summary Form – printed from the HMIS
- ☐ ROMA Assessment results
- ☐ Participant Eligibility Worksheet

The CAADC ESG Case Manager/Supervisor shall meet with the client to determine the appropriate assistance program and action plan for the household. Households not eligible for ESG will be referred to other financial assistance programs such as HAP, FEMA or other utility assistance resources. If eligible for ESG Homeless Prevention assistance, the case manager shall develop a Housing Stability Goal Plan, review the monthly financial budget/analysis with client, schedule financial literacy counseling, make referrals to services, and prepare all documentation and recommendation for assistance for presentation to Disposition Committee (DC) when applicable. If eligible for ESG Rapid Re-housing, the CAADC Case Manager/Supervisor shall contact Catholic Social Services (CSS) to refer client for financial assistance and services. The CSS Case Manager/Supervisor shall review client documentation, meet with the client, and prepare recommendation for assistance for presentation to DC.

The DC may meet separately for Prevention and Rapid Re-housing, as needed, but at least monthly, to review eligible applications and recommendations for assistance, problem solve complex cases, and grant final approval of household assistance. The DC will consist of representatives from CAADC, CSS, the Office of Housing & Community Development and the Office of Adult Services.

B. Rent Assistance and Housing Relocation and Stabilization

- ☐ Assistance provided needs to be the minimum amount needed to resolve the situation.
- ☐ Rent Assistance cannot be combined with assistance from another federal, state or local source for the same period of time.
- ☐ All payments must be made to third parties and never directly to a participant.
- ☐ All approved households must sign a service agreement, which will include their rental subsidy and their payment amount where applicable.
- ☐ New household members must meet the minimum eligibility guidelines and either the homeless or at risk of homelessness eligibility guidelines.

1. Rental Assistance

- ❑ Rental Assistance – Not to exceed 18 months of rental payments. Utilize sliding scale subsidy when applicable.
- ❑ Rental Arrears – One-time payment for up to three months of rent. If the participant is currently receiving a rental subsidy, the assistance is based upon their pre-determined participant payment amount for the program of which they are enrolled.
- ❑ The sub-recipient or an affiliate of the sub-recipient organization cannot own units assisted with ESG funds.
- ❑ Landlords must sign an agreement with sub-recipient for forgoing eviction and rental subsidy terms.
- ❑ If client is moving out of the county, we will only assist with security deposit.
- ❑ Rent Assistance Calculation - Rental assistance amount will be based upon one of the following methods:
 - a. Full rent amount
 - b. The Housing Choice Voucher guidelines
 - c. A shallow-rent flat payment (i.e. \$300/month)
 - d. A declining rental subsidy.

2. Housing Relocation and Stabilization – Financial Assistance

- ❑ Security Deposits – No greater than or equal to two (2) months' rent
- ❑ Last Month's Rent – If necessary, may be paid at the time owner is paid the security deposit. Must not exceed one month's rent
- ❑ Utility Deposits – Standard deposit required by utility companies for gas, electric, water and sewage

C. Level and Type of Assistance - Each household is limited to one application for ESG assistance within a 24-month period.

1. Prevention

- ❑ Total of all rent assistance provided per household shall not exceed \$2,500
- ❑ Rental Arrears only – Maximum three months

2. Rapid Re-housing

- ❑ Total of all financial and rent assistance provided per household shall not exceed \$7,500
- ❑ Move-in Costs – Security Deposit and Last Month's Rent
- ❑ Rental Assistance – Not to exceed 18 months
- ❑ Utility Deposits
- ❑ Housing Relocation and Stabilization Services – Not to exceed 18 months

IV. GUIDELINES FOR HOUSING STABILITY & RELOCATION SERVICES

A. Case Management Services - All Clients

- Conduct program orientation
- Conduct comprehensive needs assessment
- Develop a housing stability and service plan

- Complete a financial analysis and budget with each household
- Ensure compliance with all ESG regulations
- Conduct inspections for habitability standards and lead-based paint
- Perform rent reasonableness analysis
- Client advocacy
- Information and referral
- Link participants to community resources
- Link and enroll in mainstream benefits
- Develop a discharge plan for preventing housing instability
- Calculate and verify monthly rental assistance
- Enroll participants in financial literacy workshop and confirm participant completion of workshop
- Provide housing education as outlined in the Prepared Renter Education Program

B. Case Management Services – Clients Receiving Ongoing Assistance

- Assist with locating and obtaining suitable housing. Activities will include helping households to understand leases; secure utilities; make moving arrangements; as well as outreach to property owners related to locating and/or retaining housing
- Provide up to 18 months of intensive case management services with a minimum of one face to face session CM per month
- Provide financial literacy/money management and housing education services
- Conduct ongoing assessments and, at a minimum, update the housing stability and service plan every three months
- Complete a financial analysis and budget with each participant minimally every three months
- Conduct recertification process for all participants every six months for the purpose of determining the provision of ongoing assistance

V. REQUIREMENTS FOR HOUSING UNITS ASSISTED

Verification of the following must be included in the participants file.

A. Habitability Standards – Units of all households assisted with ESG funding (including financial assistance and housing relocation and stabilization services) must meet the HUD ESG Minimum Habitability Standards for Permanent Housing as established at 24 CFR 576.403. Certified program staff must document compliance using the HUD ESG Habitability Standards for Permanent Housing Checklist. The timing and frequency of inspections depends on the type of activity as described by HUD.

B. Lead Based Paint Visual Inspection –All units constructed before 1978, in which a child under the age of six or a pregnant woman resides, requires a LBP visual assessment and periodic inspections. Assessment and inspections are required for units and common areas servicing the units.

Units are exempted from the above Visual Inspection requirements, if they meet one of the following criteria: a) it is a zero-bedroom or SRO-sized unit, b) it is housing for the elderly and there are no children under the age of 6, c) a lead-based paint inspection has been conducted in accordance with HUD regulations and found not to have lead-based paint, d) the property has had all lead-based paint identified and removed in accordance with HUD regulations or e) it meets any of the other exemptions described in 24 CFR part 35.115(a).

An initial visual assessment and annual inspections are required for as long as ESG funds are being used to assist the family in the unit. Both must meet HUD's standards described in the applicable regulations. In addition, the unit must be inspected again if a new family assisted with ESG funds moves in, and the clock for periodic inspections is reset. Finally, the owner must provide a notice to occupants if lead based paint evaluation and hazard reduction activities have taken place, in accordance with 24 CFR part 35.125.

C. Rent Reasonableness & Fair Market Rent – All units assisted with ESG funding must meet the Rent Reasonableness guidelines as established by HUD. The agency must provide and document three comparable rents. All rents must be below HUD prescribed Fair Market Rents (FMRs).

VI. PROGRAM DISCHARGE & TERMINATION OF ASSISTANCE

Participants may be discharged from the program for the following reasons:

1. Completed Program Successfully – Housing is stable.
2. Program Non-Compliance – Did not comply with requirements of program.
3. No longer eligible for assistance
 - Rapid Re-housing - If during annual reevaluation, a household's income is greater than 30% AMI, they are no longer eligible for ESG and assistance is terminated.

A. Participant Non-Compliance - For persons who are non-compliant with program requirements, written warnings, probationary terms and case consultations will be utilized prior to the termination of assistance for any household. Participant compliance will be considered, at minimal, during re-evaluation or monthly case management sessions.

1. A Written Warning
2. Probation
3. Recommendation for Termination

B. Terminating Assistance – All extenuating circumstances will be examined and judgment exercised in determining when violations warrant termination so that a participant's assistance is terminated only in the most severe cases. The following formal process shall be utilized:

1. Written Notice clearly defining the reasons for termination
2. Review of the decision – participant is given the opportunity to present written or oral objections to a person other than person who made the decision.
3. Prompt written notice of the final decision.

C. Client Appeals – Existing Subrecipient Appeals processes will be utilized.

D. Resuming Assistance - Previously terminated households can resume assistance at a later date as determined on a case-by-case basis.

VII. HMIS PARTICIPATION, REPORTING REQUIREMENTS AND RECORDKEEPING

Sufficient records must be established and maintained to demonstrate that ESG requirements are being met. Agencies must comply with the written Policies and Procedures for Recordkeeping that comply with the provisions established under CFR 24 Part 576.500.

All participants assisted under ESG must be entered into the HMIS and “closed” when assistance has ended. The agency must update all client level data monthly. A data quality review must be conducted at least monthly. Quarterly and annual reports will be due on the last day of the period. Sub-recipient will run the HMIS report, review for errors, add missing data and submit a finalized, accurate hard copy report to OHCD.

Subrecipients are also required to keep record of all clients that are screened and classified as ineligible for ESG assistance. Records must include documentation of the reason for determination per 24 CFR 576.500(d). Quarterly and annual reports will be due on the last day of each month.

Documentation of participant eligibility and assistance provided must be retained for 5 years after the expenditure of all funds from the grant under which the program participant was served.

X. FEDERAL GUIDELINES

Sub-recipients will comply with the Department of Housing and Urban Development’s published Homeless Emergency Assistance and Rapid Transition to Housing: Emergency Solutions Grants Program and Consolidated Plan Conforming Amendments issued December 5, 2011 [Docket No. FR-5474-I-01].

In addition, sub-recipients will also comply with the guidelines issued under the Frequently Asked Questions (FAQ’s) within the HUD Homelessness Resource Exchange (hudhre.info). This document is updated occasionally and serves as policy and procedural clarifications to the ESG guidance cited above.

XI. CONFIDENTIALITY

ESG sub-grantees must develop and implement procedures to ensure: 1). The confidentiality of records pertaining to any individual provided with assistance; and 2). That the address or location of any assisted housing will not be made public, except to the extent that this prohibition contradicts a pre-existing privacy policy of the grantee.

XII. ENVIRONMENTAL REVIEW -

Consistent with the provisions for administrative and management expenses, tenant-based rental assistance and supportive services in 24 CFR 50.19(b)(3), (11) and (12), the activities to be assisted are categorically excluded for the requirements of the National Environmental Policy Act of 1969 (42 U.S.C. 4321) and are not subject to environmental review under the related laws and authorities.

XIII. MONITORING -

The Delaware County Office of Housing and Community Development (OHCD) is responsible for monitoring all ESG activities to ensure all program requirements established by HUD and the County are met. OHCD will follow monitoring procedures set forth in its Subrecipient Monitoring Plan. In addition, participating agencies may be subject to additional monitoring by the Philadelphia HUD Office of Community Planning and Development, HUD’s Office of Special Needs Assistance Programs, HUD’s Office of the Inspector General, HUD’s Office of Fair Housing and Equal Opportunity, or another federal agency to determine whether the sub-grantee complied with the requirements of this program.

XIV. CONFLICTS OF INTEREST

With respect to the use of ESG funds to procure services, equipment, supplies or other property, agencies receiving ESG funds shall comply with the provisions of 24 CFR 84.42. With regard to all other decisions involving the use of ESG funds, the following restriction shall apply: No person who is an employee, agent, consultant, officer or elected or appointed official of the grantee and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds there under, either for himself/herself or for those with whom he/she has family or business ties, during his/her tenure for one year thereafter.

Agencies cannot conduct an initial evaluation for households occupying housing owned by said agency (including any parent or subsidiary).

APPENDICES

- Proof of Publication – Notice of Proposed 5 Year Consolidated Plan and 1 Year Action Plan, Public Comment Period and Hearing
- Resolution of Delaware County Council – FY 2018 Action Plan and 5-Year Consolidated Plan for Housing and Community Development Programs
- FY 18 Final List of Activities
- Geographic Distribution (Maps)
 - ❖ Low and Moderate Income Areas
 - ❖ FY 18 CDBG, ESG, and HOME Projects/Activities
- Delaware County Continuum of Care Discharge Planning Policy
- Delaware County CoC Homeless Programs and Services Chart
- Delaware County Mainstream Resources Chart
- Delaware County's 2017 Housing Inventory Count
- Point-In-Time Count

Proof of Publication in The Philadelphia Inquirer
Under Act. No 160, P.L. 877, July 9, 1976

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

Helene Sweeney being duly sworn, deposes and says that **The Philadelphia Inquirer** is a daily newspaper published at 8th and Market Streets, Philadelphia County, Pennsylvania, which was established in the year 1829, since which date said daily newspaper has been regularly published and distributed in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the Delaware County editions and issues of said daily newspaper on the following dates:

May 17, 2018

Affiant further deposes and says that she is an employee of the publisher of said newspaper and has been authorized to verify the foregoing statement and that she is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

Helene Sweeney

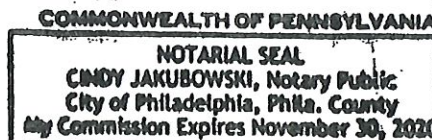
Notary Public

Sworn to and subscribed before me this 17th day of May, 2018.

Cindy Jakubowski

Notary Public

My Commission Expires:



COUNTY OF DELAWARE 5-YEAR CONSOLIDATED PLAN And 1-YEAR ACTION PLAN PUBLIC COMMENT PERIOD AND HEARING			
In accordance with the Federal regulations at 24 CFR, Part 91, the County of Delaware has prepared a Proposed 5-Year Consolidated Plan (CP) and 1-Year Action Plan (Annual Plan) for Community Planning and Development Programs. These documents are required for direct assistance under certain HUD funding programs including the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the HOME Investment Partnerships (HOME) Programs.	Adopted	Emergency Solutions Grant (ESG)	Adopted
The County of Delaware will hold a public hearing on Tuesday, May 22, 2018, as part of the regularly scheduled County Council agenda meeting, beginning at 10:00 a.m. The purpose of the hearing is to solicit citizen comments on the Proposed CP and Annual Plan. The meeting will convene in the County Council Meeting Room of the Government Center Building, 201 W. Front Street, Media, PA 19063.	Adopted	Emergency Solutions Grant (ESG)	Adopted
Copies of the Proposed CP and Annual Plan are available for public inspection and review at the Delaware County Office of Housing and Community Development (OHCD), 600 N. Jackson Street, Suite 101, Media, PA 19063 from May 18, 2018 to June 18, 2018.	Adopted	Emergency Solutions Grant (ESG)	Adopted
In addition, an Executive Summary of the CP and Proposed List of Annual Plan Activities is available for review on the OHCD website, http://www.co.delaware.pa.us/hcd .	Adopted	Emergency Solutions Grant (ESG)	Adopted
The CP contains (1) Housing and Homeless Needs Assessment, (2) Housing Market Analysis, and (3) Strategic Plan for carrying out activities from July 1, 2018 through June 30, 2022. The CP establishes the following goals:	Adopted	Emergency Solutions Grant (ESG)	Adopted
Non Housing Community Development Improve public facilities and infrastructure in mature neighborhoods to 100,000 low and moderate income persons through the investment of \$4,816,705 Remove slum or blighting influence through the preservation of historic structures through the investment of \$450,000 Provide public services for low and moderate income persons, including the overnight shelter of 3,500 persons through the investment of \$3,194,200 Homelessness Provide rapid rehousing services to 80 households through the investment of \$289,122 Provide homeless prevention services to 300 households through the investment of \$192,748 Affordable Housing Rehabilitate 75 housing units for low and moderate income households throughout the Urban County through an investment of \$1,725,000 Construct 116 affordable rental units for low and moderate income households throughout the Urban County through an investment of \$3,500,000 Rehabilitate 2 vacant, substandard housing units for resale to low and moderate first time homebuyers Provide direct financial assistance to 100 low and moderate income first time homebuyers through the investment of \$900,000 Planning and Administration Provide project planning, implementation, oversight and reporting for all entitlement programs Provide land use planning, comprehensive planning and special planning study assistance Support activities to affirmatively further fair housing goals	Adopted	Emergency Solutions Grant (ESG)	Adopted
The Annual Plan contains (1) Applications for Federal CDBG, HOME, and ESG assistance, (2) An Action Plan which identifies the activities that will be undertaken in FY 2018 to address priority needs and local objectives, and (3) Certifications. The County's Annual Plan is consistent with the needs, priorities and objectives of the County's proposed Five-Year Consolidated Plan.	Adopted	Emergency Solutions Grant (ESG)	Adopted
PROJECTED USE OF FUNDS The County proposes funding funds for the following activities in FY 18:	Adopted	Emergency Solutions Grant (ESG)	Adopted
Proposed Use of CDBG Funds	Adopted	Emergency Solutions Grant (ESG)	Adopted
Public Facilities and Improvements	Adopted	Emergency Solutions Grant (ESG)	Adopted
Historic Preservation Activities	Adopted	Emergency Solutions Grant (ESG)	Adopted
Proposed Use of ESG Funds	Adopted	Emergency Solutions Grant (ESG)	Adopted
Housing Development	Adopted	Emergency Solutions Grant (ESG)	Adopted
Homeownership	Adopted	Emergency Solutions Grant (ESG)	Adopted
Administration	Adopted	Emergency Solutions Grant (ESG)	Adopted
Historic Preservation Activities	Adopted	Emergency Solutions Grant (ESG)	Adopted
Proposed Use of BSG Funds	Adopted	Emergency Solutions Grant (ESG)	Adopted
Homeownership	Adopted	Emergency Solutions Grant (ESG)	Adopted
Administration	Adopted	Emergency Solutions Grant (ESG)	Adopted
Historic Preservation Activities	Adopted	Emergency Solutions Grant (ESG)	Adopted
Proposed Use of BSG Funds	Adopted	Emergency Solutions Grant (ESG)	Adopted
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Historic Preservation Activities	Adopted	Emergency Solutions Grant (ESG)	Adopted
Proposed Use of BSG Funds	Adopted	Emergency Solutions Grant (ESG)	Adopted
Homeownership	Adopted	Emergency Solutions Grant (ESG)	Adopted
Administration	Adopted	Emergency Solutions Grant (ESG)	Adopted
Historic Preservation Activities	Adopted	Emergency Solutions Grant (ESG)	Adopted
Proposed Use of BSG Funds	Adopted	Emergency Solutions Grant (ESG)	Adopted
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Homeownership	Adopted	Emergency Solutions Grant (ESG)	Adopted

RESOLUTION
of
DELAWARE COUNTY COUNCIL
with respect to the
FY 2018 ACTION PLAN AND 5-YEAR CONSOLIDATED PLAN
FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

WHEREAS, on May 9, 2018, the County initiated solicitation of public comment on the proposed Housing and Community Development Fiscal Year 2018 Action Plan and 5-Year Consolidated Plan; and

WHEREAS, the proposed plan was the subject of public discussion on May 22, 2018; and

WHEREAS, citizen comment on the proposed plan and amendment has been reviewed and evaluated; and

WHEREAS, the proposed new activities have been reviewed and determined to be eligible for funding; and

WHEREAS, County Council desires to finalize the Fiscal Year 2018 Action Plan and 5-Year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development,

NOW, THEREFORE, BE IT RESOLVED by Delaware County Council:

1. That the attached Exhibit outlining the County's final housing and community development allocations for Fiscal Year 2018 and 5-Year Consolidated Plan is hereby approved.
2. That the Director of the Office of Housing and Community Development is authorized to act as the Certifying Officer to implement the intent of this resolution.
3. That the proper officers and staff are hereby authorized to take such steps as may be necessary to implement the intent of this resolution.

Approved by Delaware County Council on June 20, 2018.



County Clerk

Resolution: CP 2018-01

RECEIVED JUN 21 2018

**2018 HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN
FINAL LIST OF ACTIVITIES**

CDBG Funds

SUBRECIPIENT	ACTIVITY/DESCRIPTION	LOCATION	FUNDING
Public Facilities and Improvements			
Chester Township	Playground Improvements	Rainer Road and Powell Road	\$115,950
Clifton Heights	Street Improvements	Portions of West Washington Avenue, Sycamore Avenue, Broadway Avenue, Berkley Avenue, Madison Avenue, Central Avenue, Cherry Street, South Church Street and Cambridge Road	\$115,000
Collingdale	Sanitary Sewer Improvements	Hansen Place, Lafayette Avenue and adjacent to Pusey Run stream from Glenwood Circle to Florence Avenue	\$67,942
Folcroft	Carillion Square Improvements	Delmar Drive and Ashland Avenue	\$90,875
Glenolden	Lamont Park Improvements	Glen Avenue and Lamont Avenue	\$179,993
Historic Lansdowne Theater Corporation	Preservation of Theater Façade	31 North Lansdowne Avenue, Lansdowne	\$70,000
Lansdowne	Pedestrian Improvements	North Lansdowne Avenue (midblock crossing)	\$87,624
Middletown	Street Improvements	East Old Baltimore Pike, from Route 1 on-ramp to School Lane	\$130,650
Morton	Community Center Improvements	500 Highland Avenue	\$127,500
Norwood	Streetscape Improvements	West Winona Avenue, from Chester Pike to Welcome Avenue	\$230,100
Prospect Park	Street Improvements	Prospect Avenue, from 7 th Avenue to 8 th Avenue	\$170,500
Ridley	Street Improvements	Portions of Eisenhower Avenue, Kelly Avenue, Kossuth Avenue, Vauclain Avenue, Morris Avenue and Penn Avenue	\$262,000
Ridley Park	Sanitary Sewer Rehabilitation	Walnut Avenue from Morton Avenue to terminus	\$71,000
Ridley Park	Bridge Rehabilitation	Hinckley Avenue over Stoney Creek	\$50,000
Sharon Hill	Signage Upgrades	Chester Pike and Clifton Avenue	\$17,116
Trainer	Sidewalk Installation	Ridge Road (south side), from Main Street to Old Ridge Road	\$100,925

Upland	Park Improvements	Castle Avenue, Church Street, 6 th Street and Main Street	\$104,280
Upper Chichester	Streetscape Improvements	Chichester Avenue, from Pleasant Avenue to Laughead Avenue	\$286,000
Yeadon	Sanitary Sewer Rehabilitation	Redwood Avenue	\$250,500

Homeless and Public Services

Cobbs Creek Housing Services, Inc.	Emergency shelter operations at the Life Center of Eastern Delaware County.	6310 Market Street, Upper Darby	\$291,000
Domestic Abuse Project of Delaware County	Shelter operations for battered spouses and their children.	Confidential	\$68,000
Mental Health Association of SEPA	Emergency overnight shelter for homeless mental health clients.	7200 Chestnut Street, Upper Darby	\$54,000
Wesley House Community Corp.	Emergency shelter operations at the Wesley House Homeless Shelter.	701 Madison Street, Chester	\$39,000
Darby Community Development Corporation	CDC Operating Costs	1001 Main Street, Darby	\$8,635

Housing Rehabilitation

Office of Housing and Community Development	Rehabilitation of owner- occupied units, for low/moderate-income households	Countywide	\$150,000
OHCD	Service Delivery	Countywide	\$50,000

Planning/Fair Housing/Program Administration

Delaware County Planning Department	Planning activities, including comprehensive, community development, functional, and historic preservation planning.	2nd and Orange Streets, Media	\$106,000
Office of Housing and Community Development	Program administration.	600 North Jackson Street, Media	\$515,000
Housing Equality Center of PA	Fair housing education services	455 Maryland Drive, Fort Washington	\$40,000

Contingencies

TBD	Contingency funding for project cost overruns	600 N. Jackson Street, Media	\$267,663
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TOTAL CDBG	\$4,117,223
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HOME Funds

SUBRECIPIENT	ACTIVITY/DESCRIPTION	LOCATION	FUNDING
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Housing Development

Simpson Gardens II	Development of affordable senior housing	82 North Lansdowne Avenue, Lansdowne Borough	\$1,000,000
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Office of Housing and Community Development	CHDO Reserve. Production of affordable rental and/or owner housing	Countywide	\$145,757
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Homeownership

Office of Housing and Community Development	Down payment and closing cost and counseling assistance to qualifying first time homebuyers	Countywide	\$180,000
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Administration

Office of Housing and Community Development	Program administration	600 N. Jackson Street, Media	\$91,171
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Contingencies

TBD	Contingency funding for project cost overruns	600 N. Jackson Street, Media	\$305,813
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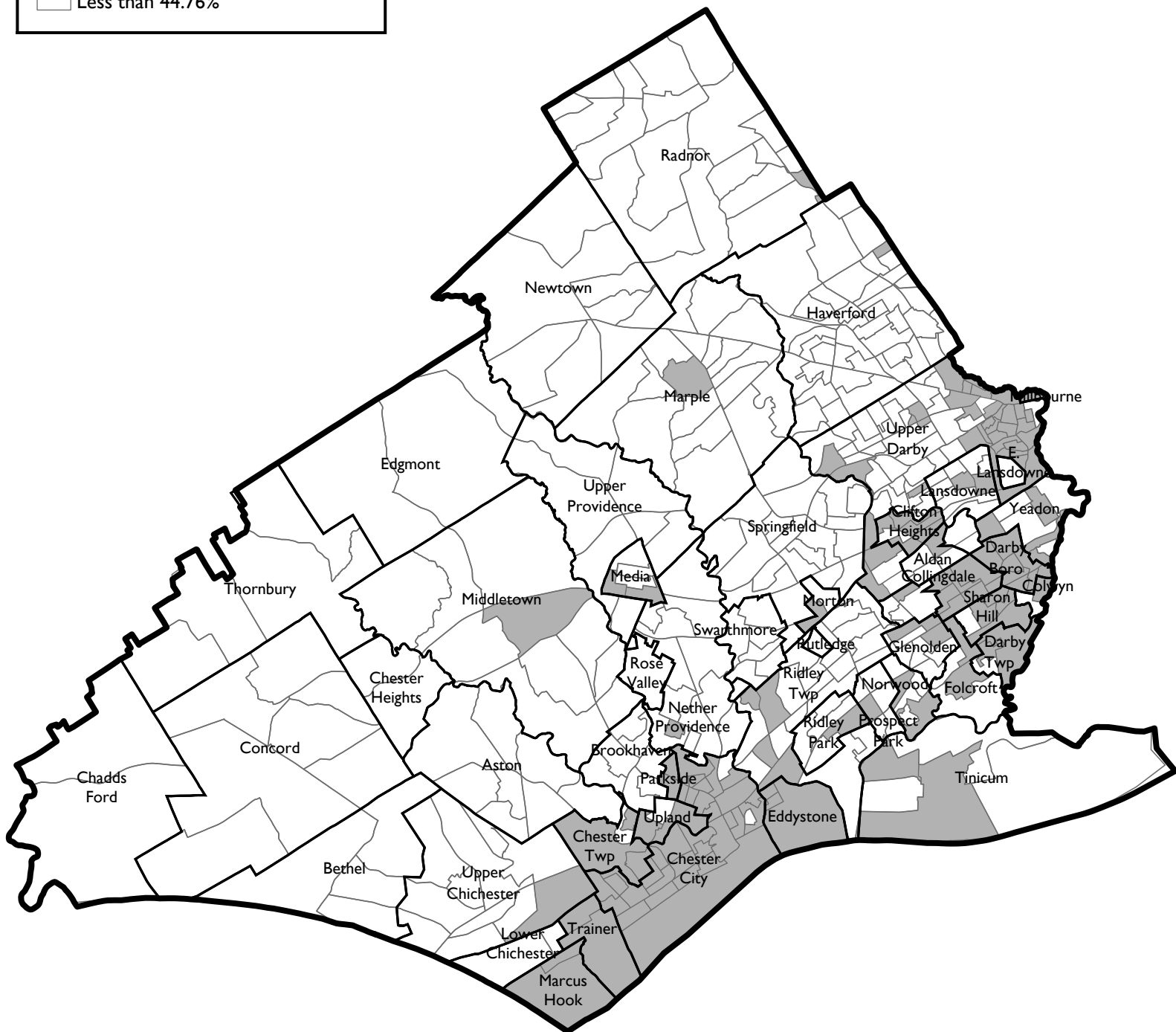
Total HOME	\$1,722,741
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ESG Funds

Cobbs Creek Housing Services, Inc.	Emergency shelter operations at the Life Center of Eastern Delaware County.	6310 Market Street, Upper Darby	\$178,205
Office of Housing and Community Development	Homeless Prevention and Rapid Re- Housing.	600 N. Jackson Street, Media	\$96,250
Office of Housing and Community Development	Program administration.	600 N. Jackson Street, Media	\$22,253
TOTAL ESG			\$296,708
TOTAL FEDERAL FUNDS			\$6,136,372

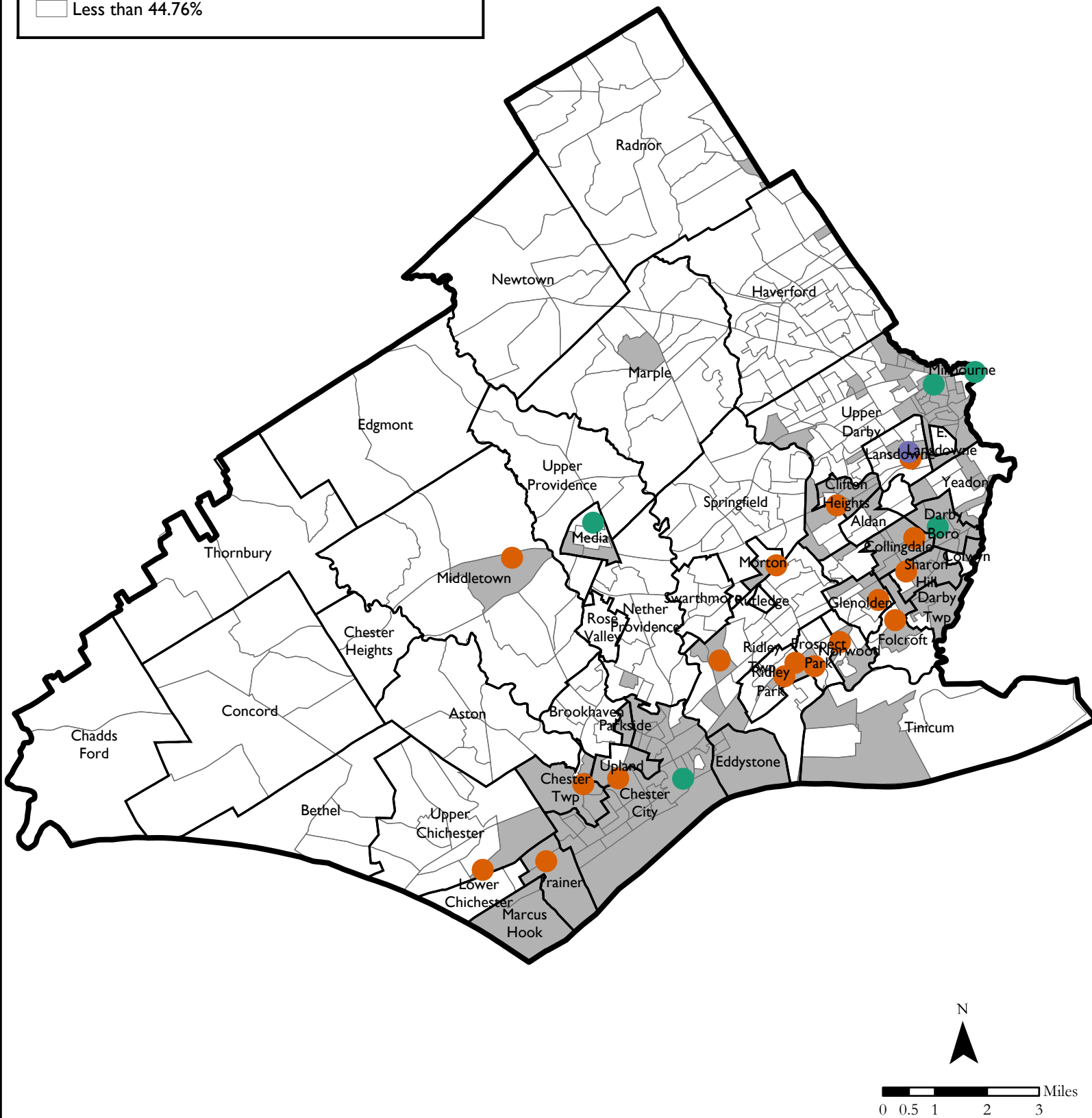
Low/Mod Income Concentration Areas

- Greater than or Equal to 44.76%
- Less than 44.76%



0 0.5 1 2 3 Miles

- CDBG/ESG: Homeless and Public Service Locations
 - CDBG: Public Facility and Improvement Activity
 - Home: Housing Development Location
- Low/Mod Income Concentration Areas
- Greater than or Equal to 44.76%
 - Less than 44.76%



Delaware County Continuum of Care Discharge Planning Policy

Foster Care – COC Mandated Policy

The county has a strong Intersystem Collaboration Process between OBH, Magellan Behavioral Health (MBH), CYS and the Juvenile Probation Office (JPO), and established a planning process called High Fidelity Wraparound. This team-based process implements individualized plans for children with mental health challenges and their families. The goals are to meet the needs prioritized by the family, improve their ability to manage their own services and supports, and to develop or strengthen their own natural support system. CYS has also established a planning process for families in crisis called Family Group Decision Making. This process assists families to develop a plan to address needs such as out of home placement or impending homelessness. For those children open in Family Based Mental Health Services, the use of Family Support dollars has been used to avoid potential homelessness. OBH gives priority housing access to Transition Age Youth (TAY) and maintains two TAY residences.

Gaps in having a comprehensive plan - The Delaware County Behavioral Health Case Review Team, which consists of OBH, MBH, CYS and JPO, meets monthly to review and discuss community-based options for youth open in Behavioral Health and CYS and/or JPO who are preparing to discharge from foster care, group home, Juvenile Court placement or Mental Health Residential Treatment Facilities. The goal of this workgroup is to develop options for a plan that will successfully support the youth's permanent residency and behavioral health treatment in the least restrictive setting. These options are then discussed with the youth and his/her interagency team who develop the formal discharge plan. Homelessness is never a considered option. However, avoiding homelessness is a significant challenge for these systems as they attempt to identify the fiscal and programmatic resources necessary to support the housing and treatment needs of an increasingly disabled public system clientele.

Stakeholders - The Office of Behavioral Health provides oversight to the County's Interagency Collaboration Process. The Children's Cabinet and Coalition are examples of stakeholder workgroups whose members include administrators and mid-level supervisors from: all child serving systems (CYS and JPO), School Districts and Intermediate Unit, and other county offices like OBH (Mental Health, Drug and Alcohol, and Adult Services), and, Office of Intellectual Disabilities (OID). These entities work collaboratively to develop processes to increase the resources available in the children's continuum of care. Through these workgroups, many initiatives have evolved that support families and children staying together and avoiding unnecessary out-of-home placements and homelessness. Examples of these initiatives include: Behavioral Health Case Review, Family Engagement Workgroup, Early Child Mental Health Advisory Board, High Fidelity Wraparound, Family Group Decision Making and Mental Health Respite Services.

Discharge locations other than HUD McKinney-Vento funded programs - In line with the youth's permanency plan, youth can be reunited with their biological parents or placed into Kinship Care. Group Homes or Independent Living Programs can be options for the County's Transition Age Youth (TAY). However, TAY in need of additional behavioral health support may be discharged or diverted from foster care into the county's collaborative program called Multidimensional Treatment Foster Care. This program works with the youth's discharge resource during the eight-month treatment program. OBH also funds a six-bed TAY residence and provides tenant-based subsidies for another six individuals. OBH also maintains priority access to adult community housing and treatment for individuals aging out of the various child-serving systems. OID applies for Medicaid waivers for its "graduates" and links community-based treatment and supports to whatever housing is chosen. TAY also access mainstream housing resources available to all adults in Delaware County

Health Care – COC Mandated Policy

A CoC Hospital Discharge Protocol, geared at preventing homelessness, provides guidelines for coordinated planning between hospital social workers and community housing and human service personnel. The protocol outlines responsibilities for aftercare planning and housing referral for persons without a home: Children and Youth Services (CYS) for children, Transition Age Youth, and existing agency families; County Office of Services for the Aging (COSA) for persons over 60 years of age; and OBH for persons with mental health or substance abuse disorders, and other low income adults and families. The protocol assures, to the extent practicable, that all individuals released from health care facilities receive priority access to services and housing. To prevent discharge to the street, the protocol assures that these persons receive priority access to emergency shelters, with appropriate medical follow-up, in order to prevent relapse and avoid repeated and unnecessary ER treatment.

Gaps in having a comprehensive plan - Because ER treatment and hospitalization is based on medical necessity, it is recognized that due to a high volume of patients seeking treatment, and a corresponding lack of emergency housing resources, that some discharge to homelessness may be unavoidable. Health care facilities make every effort to coordinate aftercare plans for each patient. However, due to short-term average length of stay, planning is challenging for those patients who: enter treatment from homelessness; lose their housing while hospitalized; or decline to accept available alternative housing. Health care facilities face enormous cost containment pressures from insurers and cannot hold individuals for extended periods of time while alternative housing resources are explored. Often housing referrals are initiated at these health care facilities prior to discharge. Shelter staff follow-up on housing referrals which can result in waiting lists due to continuing cuts in federal and state funding streams.

Stakeholders - Primary stakeholders are the hospital social work and ER nursing staff. In the majority of cases, these individuals coordinate aftercare planning directly with the patient and the patient's primary family members, as most individuals are discharged home. For those who reside in some type of mainstream or human service contracted housing, the housing case management staff and human service workers (CYS, COSA, OBH) are involved in aftercare planning and service coordination. OBH has a federal Learning Community project to improve health and wellness outcomes for persons with mental illness. In this model of integrated physical and behavioral health care, case managers and other service providers also assist in health care coordination with PCPs and clinic to assure better medical outcomes. For those individuals discharged to shelters, every effort is made to address medical follow-up and those who have mobility issues are targeted to barrier-free beds within the shelter system.

Discharge locations other than HUD McKinney-Vento funded programs - In the majority of discharges from hospital medical surgical units and ERs, people return to the homes they occupied prior to admission. Generally, this is either a private apartment or house occupied by the individual and sometimes the individual's family. In some cases, individuals discharged return to housing placements supported by human service agencies like CYS, COSA or OBH. Examples of human service housing arrangements include: foster families, Therapeutic Foster Care homes, Residential Treatment Facilities, group homes, Domiciliary Care facilities, Community Residential Services facilities, transitional housing, Halfway Houses, Recovery Houses, or Supported Living Service apartments subsidized with rental assistance payments. Individuals also return to other supportive community placements including Personal Care Homes, Assisted Living facilities and nursing homes. Some require more medical stabilization and are placed in rehabilitation facilities until they can return home.

Mental Health Care – State Mandated Policy

The Office of Behavioral Health (OBH) is legally mandated to coordinate mental health services under the PA Mental Health Procedures Act of 1966. OBH maintains contractual agreements with inpatient units for acute psychiatric hospitalization. OBH maintains a Letter of Agreement with Norristown State Hospital (NSH) that frames the relationship between the two entities in regarding long-term care of persons with Serious Mental Illness. OBH and NSH hold meetings to assure that persons in long-term care do not become homeless at discharge, including: quarterly Continuity of Care meetings; monthly clinical treatment team meetings; and, periodic Community Support Plan meetings. All persons discharged from NSH have an approved housing plan that is by both OBH and NSH. To ensure that no one is discharged into homelessness, priority access to a continuum of Community Residential Services is given along with placement supports such as case management, treatment and rehabilitative services.

Gaps in having a comprehensive plan - Despite having contracts for community mental health services that require continuity of care planning; it is not always possible to assure that persons discharged from 24-hour levels of care avoid homelessness. Those people receiving acute, voluntary inpatient hospitalization are treated for a maximum of 10 days. If there are housing issues at discharge, there are times when individuals may be discharged to a homeless shelter. This can be due to a resource not being available the day needed, and sometimes it's due to the discharging individual refusing to accept an available resource. When a discharge to homelessness is unavoidable, efforts are made to engage the person in case management, treatment and rehabilitative services, and to link them to housing as soon as possible. In any case, once a person enters one of these community residences, they are prohibited from being discharged without prior OBH approval.

Stakeholders - OBH staffs are charged with assuring continuity of care and work directly with the NSH, community hospitals, and residential facilities to assure that individuals receive quality care and are not discharged to homelessness. There is also staff at each type of 24 hour facility similarly charged with the same objectives. The state and community hospitals have treatment teams

comprised of psychiatrists, nurses, and social workers who oversee this function, in the community residential facilities. OBH also contracts with community agencies to provide Intensive Case Management (ICM), Assertive Community Treatment (ACT), and Supported Living Services (SLS) designed to help individuals attain and maintain community housing. All staff participates in discharge planning meetings and regularly scheduled Consumer-Oriented, Multi-Assessment Planning (COMAP) meetings to assess needs and to assure availability of appropriate services and housing.

Discharge locations other than HUD McKinney-Vento funded programs - Persons discharged from state and community hospitals have priority access to a continuum of OBH funded Community Residential Services (CRS). OBH maintains contracts for over 45 residential facilities that provide housing for about 330 individuals. Examples of OBH housing for persons with mental illness include: Community Residential Rehabilitation (CRR), Long-Term Structured Residence (LTSR), Three Person Residence (TPR), and Personal Care Home (PCH). In addition to the facility-based resources, OBH also maintains an inventory of shallow rent Bridge and Master Lease subsidies for persons able to live in their own apartments with staff supports. Some individuals live with family members or return to their own residences at discharge, while others access public or private mainstream housing resources. Some individuals housing vouchers or federally assisted housing subsidies, some utilize their Social Security and/or earned income to cover monthly housing and community living expenses.

Corrections – State Mandated Policy

PA ensures individuals released from State Correctional Institutions (SCIs) do not become homeless. The Dept. of Corrections (DOC) policy statement on Inmate Reentry requires access to a viable Home Plan and follow-up services for all "max-outs". PA Board of Probation and Parole policy states that no individual may be released on parole without an approved Home Plan. In Delaware County, release of SCI inmates with mental illness is coordinated jointly between the DOC and OBH. The DOC provides OBH with a MH Roster of mentally ill inmates approaching maximum sentence dates, including those identified as vulnerable to homelessness upon discharge. OBH funds four Behavioral Health Liaisons at the county prison. These individuals help to coordinate release planning & to assess service needs, develop Home Plans and complete treatment and housing referrals. No DOC inmate who agrees to a Home Plan and services will be released to the street, emergency shelters, or McKinney funded program.

Gaps in having a comprehensive plan - Unlike the DOC/SCI process, inmate release planning from the county prison is not as prescribed. Although re-entry planning is done for each county prison release, there are significantly larger numbers of county inmate releases; hence there are not always adequate subsidized or mainstream housing resources available to meet demand. Some inmates are released to homeless shelters when they max-out and no alternative housing resource is available. Sometimes inmates themselves do not accept housing, but more often, there are systemic barriers that prevent housing access. Inmates typically have difficulty obtaining Section 8 Vouchers or other types of federal housing subsidies. Ineligibility for subsidized resources means that inmates must compete for a limited amount of other housing resources with low income populations. Also, community resistance evidenced by criminal background checks employed by landlords and property owner's limits inmate access to mainstream housing resources.

Stakeholders - The DOC has personnel who track inmate release and coordinate with counties to assure inmates released from SCIs avoid homelessness. OBH staff works with a Regional Forensic Coordinator and psychology and social work personnel at both. OBH staff also works with county prison staff, the four Behavioral Health Liaisons at the prison and specialized county Probation/Parole Officers to plan inmate re-entry. There are several behavioral health service providers who specialize in forensic services who meet regularly to plan and coordinate care with housing and probation/parole staff. The county also has jail diversion programs: Prison Alternative Drug and Alcohol Program and Treatment Courts for women with Co-Occurring Disorders and Veterans. The courts oversee inmates diverted to these programs in lieu of incarceration, and when mandated treatment is successfully completed, they also satisfy their criminal commitments. These diversion programs reducing incarceration and jail recidivism

Discharge locations other than HUD McKinney-Vento funded programs - Persons discharged from state and county correctional facilities have priority access to a full continuum of OBH funded Community Residential Services (CRS). OBH contracts for over 45 residential facilities that provide housing for about 330 individuals with mental illness (See Mental Health examples). OBH provides shallow rent Bridge and Master Lease subsidies, for persons with drug and alcohol diagnoses, OBH offers inmate access to Halfway Houses and Recovery Houses. OBH is also in the process of developing a contract for a new forensic Transitional Housing Program to

be operated by a Community Correction Center (CCC) provider. Released inmates also may opt to live with family members or return to their own residences, while others access public or private mainstream housing resources dependent upon availability, choice and ability to pay. Some inmates utilize Social Security benefits and/or employment to cover living expenses. Many inmates enter county or regional CCC facilities.

DELAWARE COUNTY CONTINUUM OF CARE HOMELESS PROGRAMS & SERVICES

Prevention

- CAADC - Rent Assistance
- Catholic Social Services – FEMA Rent Assistance
- Emergency Shelter Allowance – CAO
- Don't Wait Until It's Too Late Brochure
- PREP Training
- CAADC - Utility Assistance
- Food Stamp Participation Program
- Supportive Services for Veteran Families (SSVF) Rent Assistance
- Emergency Solutions Grant Program Rent Assistance

Outreach Services

- Salvation Army
- Connect
- Outreach Committee
- Annual Point-in-Time (PIT) Count
- Veterans Outreach
- Summer PIT Outreach
- PATH – Horizon
- PATH – Mental Health Partnership (MHP)

Emergency Shelter

- Connect-by Night
- Warming Center
- City Team Ministries
- Temporary Emergency Shelter Program
- DAP Safe House
- Wesley House
- Life Center
- Family Promise
- Family Management Center

Supportive Services

- Coordinated Entry System
- Housing Resource Coordination Program
- Alternative Solutions
- Connect
- Stepping Stone
- Donations Warehouse
- ChesPenn Healthcare for the Homeless
- Life Center Meal Programs
- Salvation Army Breakfast/Lunch
- Money Management Workshops
- Housing Counseling
- Housing Education Program
- Children's Recreational Therapeutic Program
- Home at Last - Medicaid Blended Case Management Program for CH/Vulnerable Adults with SMI



Delaware County

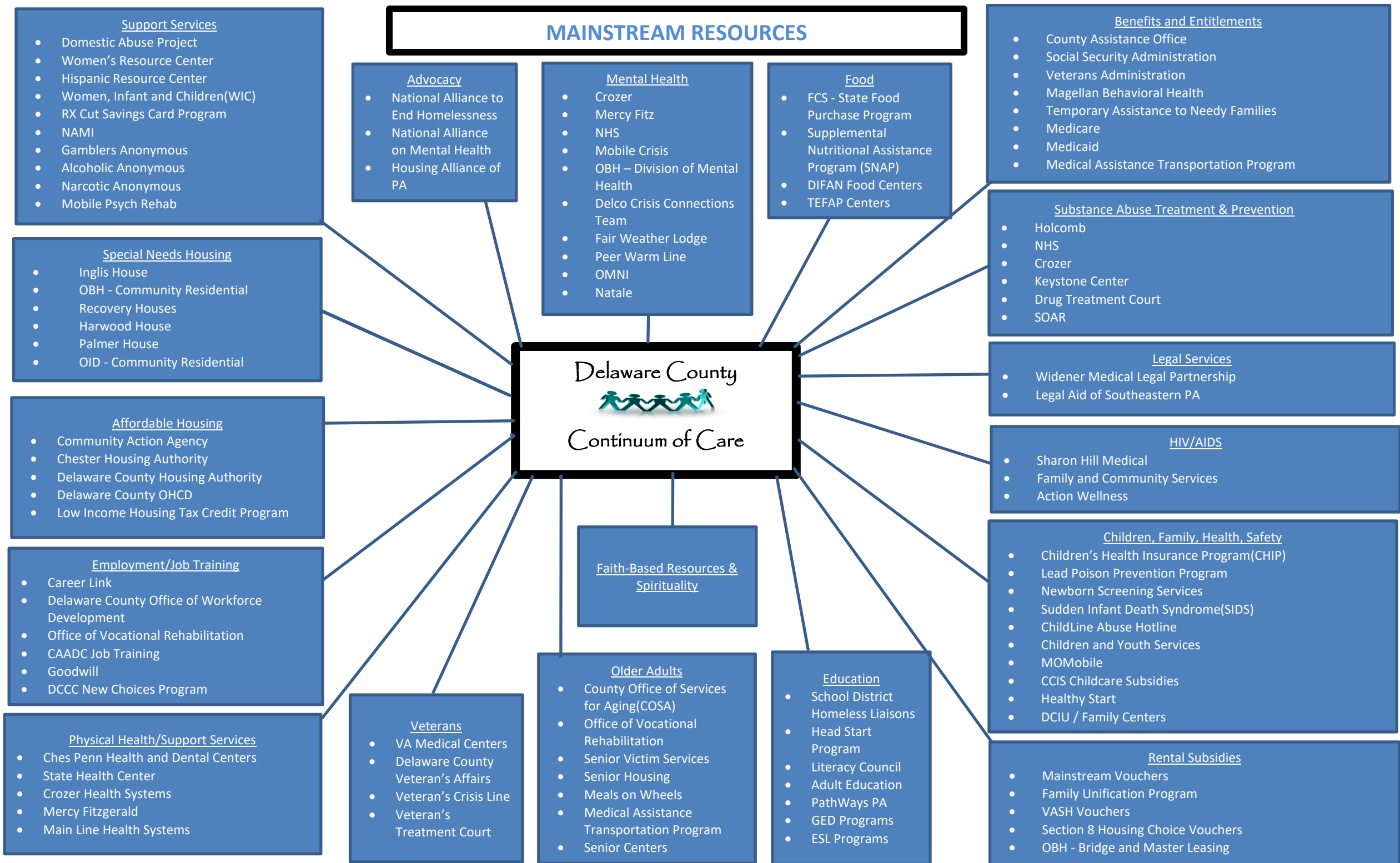
At Risk & Homeless
Population

Permanent Housing

- Shelter + Care 2345
- Shelter + Care 67
- FCS - SHP
- HH HUD SLS
- HOPWA
- HH Reallocation Project
- VASH – Veterans Housing Choice Vouchers
- Mainstream Vouchers
- Family Unification Program Vouchers
- ID & MH Specialized Housing Programs
- Division of Adult & Family Services (DAFS) Master Leasing
- Salvation Army 1
- Salvation Army 2
- OBH – PH CH
- OBH - PH CH T2
- HH – PH CH
- RRH – CAADC
- RRH – MHP
- RRH – ESG
- RRH - SSVF

Transitional Housing

- Mother's Home
- City Team Discipleship Program
- Horizon House (HH) Specialized Residence
- Children & Youth Services (CYS) Tenant-Based Rental Assistance
- Pathways PA Runaway Homeless Youth Program - TLP





HUD 2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2017. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Number: PA-502

CoC Name: Upper Darby, Chester, Haverford/Delaware County CoC

Summary of all beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	86	220	216	0	436	0	11	n/a	0	9
Emergency Shelter	53	157	165	0	322	0	11	n/a	0	2
Transitional Housing	33	63	51	0	114	n/a	n/a	n/a	0	7
Permanent Housing	128	365	277	0	642	n/a	n/a	n/a	106	5
Permanent Supportive Housing*	53	128	223	0	351	n/a	n/a	66	95	5
Rapid Re-Housing	69	220	46	0	266	n/a	n/a	n/a	11	0
Other Permanent Housing**	6	17	8	0	25	n/a	n/a	n/a	0	0
Grand Total	214	585	493	0	1,078	0	11	66	106	14

CoC beds reported by Program Type:

Emergency Shelter for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Community Action Agency of Delaware	Family Management	11	24	1	0	0	0	25	n/a	0	0
Family Promise of Delaware County	IHN	4	12	0	0	0	0	12	n/a	0	0
Total		15	36	1	0	0	0	37	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Saturday, November 25, 2017



HUD 2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Emergency Shelter for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Community Action Agency of Delaware	Temporary Em. Shelter	17	51	0	0	0	0	51	n/a	0	0
Domestic Abuse Project	Safe House	5	10	6	0	0	0	16	n/a	0	0
Wesley House Inc.	Wesley House	16	60	4	0	0	0	64	n/a	0	2
Total		38	121	10	0	0	0	131	n/a	0	2

Emergency Shelter for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
City Team Ministries	Second Chance Shelter	0	0	19	0	0	0	19	n/a	0	0
Cobbs Creek Housing	Life Center	0	0	50	0	0	1	51	n/a	0	0
Mental Health Association	Connect-By-Night	0	0	50	0	0	5	55	n/a	0	0
Salvation Army-Chester Corp.	Warming Center	0	0	35	0	0	5	40	n/a	0	0
Total		0	0	154	0	0	11	165	n/a	0	0

Transitional Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Community Action Agency of Delaware	CYS-Tenant	12	30	0	0	n/a	n/a	30	n/a	0	0
Community Action Agency of Delaware	CYS-Program	3	8	1	0	n/a	n/a	9	n/a	0	0
Wesley House Inc.	615 W, 9th	4	11	0	0	n/a	n/a	11	n/a	0	0
Total		19	49	1	0	n/a	n/a	50	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Saturday, November 25, 2017



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Transitional Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Mother's Home	Mother's Home	14	14	7	0	n/a	n/a	21	n/a	0	0
Total		14	14	7	0	n/a	n/a	21	n/a	0	0

Transitional Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
City Team Ministries	Discipleship Program	0	0	17	0	n/a	n/a	17	n/a	0	0
Family & Community Service	Ralph Moses House	0	0	10	0	n/a	n/a	10	n/a	0	0
Horizon House	Specialized Residence	0	0	9	0	n/a	n/a	9	n/a	0	0
PathWays PA	PathWays Chester TLP	0	0	7	0	n/a	n/a	7	n/a	0	7
Total		0	0	43	0	n/a	n/a	43	n/a	0	7

Permanent Supportive Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Salvation Army-Chester Corp.	PSHP-Bonus	4	8	13	0	n/a	n/a	21	5	0	0
Total		4	8	13	0	n/a	n/a	21	5	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

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Permanent Supportive Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Del. Co. Housing Authority	S+C 2345	22	58	42	0	n/a	n/a	100	0	0	5
Del. Co. Housing Authority	SHP - FCS	5	15	4	0	n/a	n/a	19	0	0	0
Del. Co. Housing Authority	SHP- Horizon House	1	2	23	0	n/a	n/a	25	0	0	0
Del. Co. Housing Authority	VA=VASH	10	18	60	0	n/a	n/a	78	5	78	0
Del. Co. Housing Authority	VASH Ports	1	3	14	0	n/a	n/a	17	0	17	0
Delaware Co. Human Services	OBH PH CH	1	2	9	0	n/a	n/a	11	11	0	0
Horizon House	Reallocation Project	4	9	3	0	n/a	n/a	12	3	0	0
Salvation Army-Chester Corp.	PH Bonus 2 (ACG)	4	11	10	0	n/a	n/a	21	5	0	0
Total		48	118	165	0	n/a	n/a	283	24	95	5

Permanent Supportive Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Del. Co. Housing Authority	SHP- Holcomb	0	0	10	0	n/a	n/a	10	0	0	0
Delaware Co. Human Services	OBH PH CH T2 - FCS	0	0	15	0	n/a	n/a	15	15	0	0
Delaware Co. Human Services	OBH S +C 67	1	2	20	0	n/a	n/a	22	22	0	0
Total		1	2	45	0	n/a	n/a	47	37	0	0

Rapid Re-Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Delaware Co. Human Services	OBH RRH	50	157	3	0	n/a	n/a	160	n/a	0	0
Total		50	157	3	0	n/a	n/a	160	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

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Rapid Re-Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Catholic Social Services	ESG RRH	11	45	4	0	n/a	n/a	49	n/a	0	0
Community Action Agency of Delaware	Rapid ReHousing 2	2	5	11	0	n/a	n/a	16	n/a	0	0
Community Action Agency of Delaware	VA- SSFVF	2	5	11	0	n/a	n/a	16	n/a	5	0
Community Action Agency of Delaware	CAA Federal ESG RRH	4	8	0	0	n/a	n/a	8	n/a	0	0
Total		19	63	26	0	n/a	n/a	89	n/a	5	0

Rapid Re-Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Mental Health Association	Connect-To-Permanency	0	0	11	0	n/a	n/a	11	n/a	0	0
Salvation Army-Chester Corp.	SSFV	0	0	6	0	n/a	n/a	6	n/a	6	0
Total		0	0	17	0	n/a	n/a	17	n/a	6	0

Other Permanent Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Delaware Co. Human Services	HOPWA	6	17	6	0	n/a	n/a	23	n/a	0	0
Total		6	17	6	0	n/a	n/a	23	n/a	0	0

Other Permanent Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Del. Co. Housing Authority	HCV Dedic. Voucher Yr1	0	0	2	0	n/a	n/a	2	n/a	0	0
Total		0	0	2	0	n/a	n/a	2	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

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Point-in-Time Summary Veterans for PA-502 - Upper Darby/Chester/Haverford/Delaware County CoC

Date of PIT Count: 1/24/2017

Population: Sheltered and Unsheltered Count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	8	2	0	1	11
Total Number of Persons	8	2	0	1	11
Total Number of Veterans	8	2	0	1	11

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	1	0	0	0	1
Male	7	2	0	1	10
Transgender (male to female)	0	0	0	0	0
Transgender (female to male)	0	0	0	0	0

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	8	1	0	1	10
Hispanic/Latino	0	1	0	0	1

Race

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		

Point In Time Summary for PA-502 - Upper Darby/Chester/Haverford/Delaware County CoC

White	4	0	0	1	5
Black or African-American	4	2	0	0	6
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	0	0	0	0	0

Chronically Homeless

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	0		0	0	0

Point-in-Time Count PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Population: Sheltered and Unsheltered Count

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	41	23	0	64
Total Number of persons (Adults & Children)	141	61	0	202
Number of Persons (under age 18)	92	36	0	128
Number of Persons (18 - 24)	5	10	0	15
Number of Persons (over age 24)	44	15	0	59

Gender (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	86	41	0	127
Male	55	20	0	75
Transgender	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0

Ethnicity (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	138	61	0	199
Hispanic/Latino	3	0	0	3

Point-in-Time Count PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Race (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	16	13	0	29
Black or African-American	114	46	0	160
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	11	2	0	13

Chronically Homeless (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	0		0	0
Total number of persons	0		0	0

Point-in-Time Count PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Population: Sheltered and Unsheltered Count

Persons in Households without Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	170	41	0	40	251
Total Number of persons (Adults)	170	41	0	40	251
Number of Persons (18 - 24)	12	6	0	1	19
Number of Persons (over age 24)	158	35	0	39	232

Gender (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	60	12	0	8	80
Male	110	29	0	32	171
Transgender	0	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0	0

Ethnicity (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	162	35	0	37	234
Hispanic/Latino	8	6	0	3	17

Point-in-Time Count PA-502 Upper
Darby/Chester/Haverford/Delaware County CoC

Race (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	75	8	0	15	98
Black or African-American	84	30	0	25	139
Asian	3	1	0	0	4
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	1	0	0	0	1
Multiple Races	7	2	0	0	9

Chronically Homeless (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	16		0	10	26

Population: Sheltered and Unsheltered Count

Persons in Households with only Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	0	0	0	0	0
Total Number of children (under age 18)	0	0	0	0	0

Gender (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	0	0	0	0	0
Male	0	0	0	0	0
Transgender	0	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0	0

Ethnicity (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	0	0	0	0	0
Hispanic/Latino	0	0	0	0	0

Race (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional			
White	0	0	0	0	0
Black or African-American	0	0	0	0	0
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	0	0	0	0	0

Chronically Homeless (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	0		0	0	0

Date of PIT Count: 1/24/2017

Population: Sheltered and Unsheltered Count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	211	64	0	40	315
Total Number of Persons	311	102	0	40	453
Number of Children (under age 18)	92	36	0	0	128
Number of Persons (18 to 24)	17	16	0	1	34
Number of Persons (over age 24)	202	50	0	39	291

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	146	53	0	8	207
Male	165	49	0	32	246
Transgender	0	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0	0

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	300	96	0	37	433
Hispanic/Latino	11	6	0	3	20

Race

	Sheltered	Unsheltered	Total
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Point In Time Summary for PA-502 - Upper Darby/Chester/Haverford/Delaware County CoC

	Emergency	Transitional	Safe Haven		
White	91	21	0	15	127
Black or African-American	198	76	0	25	299
Asian	3	1	0	0	4
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	1	0	0	0	1
Multiple Races	18	4	0	0	22

Chronically Homeless

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	16		0	10	26

Point-in-Time Count Veterans PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Inventory Count Date: 1/24/2017

Population: Sheltered and Unsheltered Count

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	0	0	0	0
Total Number of Persons	0	0	0	0
Total Number of Veterans	0	0	0	0

Gender (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	0	0	0	0
Male	0	0	0	0
Transgender	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0

Ethnicity (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	0	0	0	0
Hispanic/Latino	0	0	0	0

Point-in-Time Count Veterans PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Race (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	0	0	0	0
Black or African-American	0	0	0	0
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Chronically Homeless (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	0		0	0
Total number of persons	0		0	0

Inventory Count Date: 1/24/2017

Population: Sheltered and Unsheltered Count

Persons in Households without Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	8	2	0	1	11
Total Number of Persons	8	2	0	1	11
Total Number of Veterans	8	2	0	1	11

**Gender
(veterans only)**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	1	0	0	0	1
Male	7	2	0	1	10
Transgender	0	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0	0

**Ethnicity
(veterans only)**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	8	1	0	1	10
Hispanic/Latino	0	1	0	0	1

Point-in-Time Count PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Race (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	4	0	0	1	5
Black or African-American	4	2	0	0	6
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	0	0	0	0	0

Chronically Homeless (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	0		0	0	0

Inventory Count Date: 1/24/2017

Population: Sheltered and Unsheltered Count

Unaccompanied Youth Households

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of unaccompanied youth households	12	6	0	1	19
Total number of unaccompanied youth	12	6	0	1	19
Number of unaccompanied children (under age 18)	0	0	0	0	0
Number of unaccompanied young adults (age 18 to 24)	12	6	0	1	19

Gender (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	5	6	0	0	11
Male	7	0	0	1	8
Transgender	0	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0	0

Ethnicity (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	10	6	0	1	17
Hispanic/Latino	2	0	0	0	2

Point-in-Time Count PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Race (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	4	0	0	0	4
Black or African-American	7	5	0	1	13
Asian	0	1	0	0	1
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	1	0	0	0	1

Chronically Homeless (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	0		0	0	0

Inventory Count Date: 1/24/2017

Population: Sheltered and Unsheltered Count

Parenting Youth Households

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of parenting youth households	2	9	0	11
Total number of persons in parenting youth households	8	22	0	30
Number of parenting youth (youth parents only)	5	10	0	15
Number of parenting youth (under age 18)	0	0	0	0
Number of parenting youth (age 18 to 24)	5	10	0	15
Number of children with parenting youth (children under age 18 with parents under age 25)	3	12	0	15

Gender (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	4	10	0	14
Male	1	0	0	1
Transgender	0	0	0	0
Don't identify as male, female, or transgender	0	0	0	0

Point-in-Time Count PA-502 Upper Darby/Chester/Haverford/Delaware County CoC

Ethnicity (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	5	10	0	15
Hispanic/Latino	0	0	0	0

Race (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	0	0	0	0
Black or African-American	4	10	0	14
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	1	0	0	1

Chronically Homeless (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	0		0	0
Total number of persons	0		0	0

Point-in-Time Subpopulations Summary for PA-502 - Upper Darby/Chester/Haverford/Delaware County CoC

Date of PIT Count: 1/24/2017

Population: Sheltered and Unsheltered Count

Other Homeless Subpopulations

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Adults with a Serious Mental Illness	83	34	0	22	139
Adults with a Substance Use Disorder	52	23	0	19	94
Adults with HIV/AIDS	7	8	0	0	15
Victims of Domestic Violence	33	7	0	3	43