

Chester County Department of Community Development (DCD)
CONSOLIDATED PLAN, 2005-2009

Chester County, through DCD, receives federal entitlement block grant funding on an annual basis for the purpose of carrying out housing and community development activities. The goals and objectives listed below will guide DCD's priorities and funding recommendations over the next five years. The accomplishment of these proposed goals and objectives is contingent upon the receipt of consistent funding allocations from the U.S. Department of Housing and Urban Development (HUD) during this five-year period.

All activities funded must benefit low- and moderate-income people in Chester County.

- Extremely low-income= individuals and families that earn 0-30% Area Median Income
- Low-income= individuals and families that earn 31-50% Area Median Income
- Moderate-income= individuals and families that earn 51-80% Area Median Income

(Note: Income levels apply to the Philadelphia Metropolitan Statistical Area. They are set by the U.S. Office of Management and Budget and are subject to change on a periodic basis).

HOUSING

GOAL 1: Preserve the existing housing stock in communities throughout Chester County.

OBJECTIVES:

Provide CDBG, HOME, ADDI, HTP, and/or other funds over the next five years:

1. To rehabilitate the homes of at least 40 extremely-low, low- or moderate-income families annually. These funds may also be utilized for administrative costs for a rehabilitation program.
2. To assist with demolition, infrastructure improvements, and/or in-fill housing construction that will benefit at least one community annually where extremely low- and low-income families reside.
3. To assist at least 5 low- or moderate-income families annually in making accessibility improvements to their homes. A family member must have a permanent disability.

GOAL 2: Increase and/or improve the affordable housing stock and increase affordable housing opportunities for low- and moderate-income individuals and families in Chester County.

OBJECTIVES:

Provide CDBG, HOME, ADDI, HTP, and/or other funds over the next five years:

1. To develop or improve rental housing units to benefit at least 40 extremely-low, low- or moderate-income families annually.
2. To assist at least 2 Community Housing Development Organizations (CHDOs) annually with a rental housing activity. This activity should be targeted to extremely-low and low-income families.
3. To provide financial assistance for the operating expenses of at least 2 CHDOs annually that are actively serving extremely-low and low-income families.

4. To support at least one housing counseling program and/or homebuyers' assistance program that benefits a minimum of 10 families annually. These funds may also be utilized for administrative costs for a homebuyers' assistance program.
5. To develop or improve housing units for homeownership to benefit at least 10 low- or moderate-income families annually.

GOAL 3: Ensure equal housing opportunities are made available to all county residents.

OBJECTIVES:

Provide CDBG, HTP, and/or other funds over the next five years:

1. To conduct at least one fair housing audit to monitor fair housing compliance in Chester County.
2. To assist at least one non-profit in the provision of fair housing education and counseling annually.

HOMELESS

GOAL 4: Provide shelter and supportive services to individuals and families who are near homeless, homeless or formerly homeless in Chester County to overcome barriers and prepare to live independently.

OBJECTIVES:

Provide CDBG, ESG, HTP, Continuum of Care and/or other funds over the next five years:

1. For emergency or gap rent assistance to benefit at least 50 extremely low- or low-income families and/or individuals annually that are facing a housing crisis.
2. For legal services to assist at least 300 extremely low- or low-income families or individuals annually in housing matters that may result in homelessness.
3. To support the operation and maintenance of at least 6 existing emergency shelters annually in Chester County.
4. To support the operation and maintenance of at least 5 existing transitional housing programs annually in Chester County.
5. To assist in the rehabilitation or renovation of at least one emergency or transitional shelter annually serving individuals and/or families.
6. To make case management services available to at least 400 emergency shelter and transitional housing residents annually throughout Chester County.
7. To assist a minimum of 15 homeless individuals or families annually to prepare to live independently. Programs may include, but are not limited to the following: practical money management and savings, job readiness, employment skills or life skills training.
8. To support at least one program annually that provides a stable setting in which homeless individuals and families can obtain the skills needed to successfully move to and remain in

GOAL 5: End Chronic Homelessness

OBJECTIVES:

Provide CDBG, ESG, HTP, Continuum of Care and/or other funds over the next five years:

1. To support permanent supportive housing for at least 10 chronically homeless, disabled individuals annually.
2. To assist at least 10 non-profit service providers in implementing a Homeless Management Information System (HMIS).
3. To support targeted outreach activities annually to encourage at least 10 individuals living on the street to accept shelter and supportive services.

SPECIAL NEEDS

GOAL 6: Increase affordable housing opportunities and supportive services for those individuals and families with special needs in Chester County.

OBJECTIVES:

Provide CDBG, HOME, HTP and/or other funds over the next five years:

1. To develop or improve rental housing units to benefit at least 40 low- and moderate-income elderly households.
2. To assist at least 20 elderly homeowners annually to maintain their homes through small home repair activities.
3. To assist at least one housing developer utilizing HUD Section 202 or HUD Section 811 funds to develop housing for people with special needs.
4. To support at least one program that will assist a minimum of 40 low- and moderate-income, disabled individuals or families annually to access housing of their choice.
5. To support the housing and supportive service needs of: persons with physical disabilities, persons with mental or developmental disabilities, persons with HIV/AIDS and their families, persons with drug or alcohol addiction, or victims of domestic violence. This funding will benefit at least 20 special needs individuals or families annually.

COMMUNITY DEVELOPMENT

GOAL 7: Improve infrastructure of low- and moderate-income communities in Chester County.

OBJECTIVES:

Provide CDBG and/or other funds over the next five years:

1. To assist at least 2 urban/suburban municipalities annually with sewer or water system upgrade activities, in low- and moderate-income areas.
2. To assist at least 3 urban/suburban municipalities annually with street improvement, curb and sidewalk improvement, flood drain, streetlight upgrade, and/or bridge reconstruction activities in low- and moderate-income areas.
3. To assist at least one urban/suburban municipality in the demolition of unsafe, unsound, and severely deteriorated buildings.

GOAL 8: Provide economic development assistance for the revitalization of the communities in Chester County.

OBJECTIVES:

Provide CDBG and/or other funds over the next five years:

1. To support at least 2 economic development activities targeting urban/suburban municipalities. Each of the activities will result in the creation of 5 jobs for low- and moderate-income individuals.
2. To support a small business assistance program to provide loans for at least 2 businesses to create 5 jobs annually for low- and moderate-income individuals. The assistance will be directed towards small businesses located within the urban municipalities of Chester County.

GOAL 9: Improve public facilities serving low- and moderate-income residents of Chester County.

OBJECTIVES:

Provide CDBG and/or other funds over the next five years:

1. To assist at least 2 neighborhood/community/youth centers or parks and recreation facilities serving low- and moderate-income individuals and families.
2. To assist at least one non-profit, municipality, or other government entity in modifying existing public facilities to remove barriers to accessibility.
3. To assist at least one non-profit service provider annually with construction, acquisition or rehabilitation activities. The service provider must provide services to low- and moderate-income individuals or families.

GOAL 10: Provide public services to low- and moderate-income individuals and families in Chester County.

OBJECTIVES:

Provide CDBG, HTP and/or other funds over the next five years:

1. To provide public services to at least 100 low- and moderate-income individuals or families annually. Public services may include, but are not limited to the following: services for seniors, services for persons with disabilities, legal services, youth services, and health services.
-