

CHESTER COUNTY, PENNSYLVANIA
CONSOLIDATED PLAN (2010-2012)

2010 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT



HOUSING, COMMUNITY & WORKFORCE DEVELOPMENT

CHESTER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT



**2010 Consolidated Annual Performance & Evaluation Report
Consolidated Plan (2010-2012)**

Submitted To:

U.S. Department of Housing and Urban Development
March 31, 2010

Submitted By:

Department of Community Development
Patrick Bokovitz, Director
Dolores Colligan, Deputy Director

Prepared By DCD Planning Team

Cisca Jansen, Planner
Michael Weishaar, Planner
Daniel Orr, Penn State University Intern

TABLE OF CONTENTS

Executive Summary.....3
 Introduction.....4
 Geographical Distribution.....5
 Consolidated Plan Strategies & Goals (2010-2012).....6
 Activities Undertaken.....8
 Housing & Special Needs Goals.....8
 Homeless Goals..... 11
 Community Development Goals.....12
 Leveraging..... 14
 Monitoring.....15
 Public Participation.....16
 Self Evaluation..... 16
 Program Specific Narratives.....17

- Appendix A: Summary of Completed Projects
- Appendix B: Annual Plan Projects Forms
- Appendix C: Shelter Statistics
- Appendix D: HOME Match Report and MBE/WBE Form
- Appendix E: CDBG Financial Summary Report
- Appendix F: 2010 Consolidated Plan Amendments
- Appendix G: NSP Summary

LIST OF TABLES & FIGURES

Figure 1: Geographic Distribution of Low- / Mod- Income Households.....4
 Table 1: Low-/Mod-Income Populations Living in Urban Centers.....5
 Table 2: Consolidated Plan (2010-2012) Strategies.....6
 Table 3: Consolidated Plan (2010-2012) Goals.....7
 Figure 2: Geographic Distribution of 2011 Activities.....8



Chester County, Pennsylvania
Board of Commissioners
 Terence Farrell, Chair
 Kathi Cozzone
 Ryan A. Costello

Supplemental Documents Available at www.chesco.org/ccdcd

- Consolidated Plan (2010-2012)
- Consolidated Plan Action Plan
- Citizen Participation Plan

EXECUTIVE SUMMARY

The purpose of the 2010 Consolidated Annual Performance and Evaluation Report is to report on the progress that Chester County, through the Department of Community Development (DCD), made in carrying out the Consolidated Plan, 2010-2012 and the 2010 Action Plan through the use of federal entitlement funding allocated from the U.S. Department of Housing and Urban Development. Those funding sources are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), and the Emergency Shelter Grant (ESG). The use of funding from the County's Housing Trust Program (HTP) is also documented in the report. In 2009, Chester County received over \$5 million from these funding sources. Most of the funding was passed through to local organizations and governmental entities to carry out community-based initiatives.

The Consolidated Plan, 2010-2012 includes 10 strategies, and 8 housing goals, 7 homelessness goals, 4 special needs goals, 6 community development goals, and 4 economic opportunity goals. DCD is striving to support and achieve these goals. The primary role for DCD in fulfilling the goals and objectives is funding. In 2010, progress was made toward achieving most of the three-year goals through funded activities.

Eight of the Consolidated Plan goals address affordable housing. With the support of entitlement, state and/or HTP funding:

- 168 homes were repaired or brought up to code for low- and moderate-income homeowners;
- 10 new rental housing units were created and;
- 6 households received down payment and closing cost assistance and housing counseling that helped them become homeowners.

Seven additional goals address the Continuum of Care for homeless assistance and prevention. Among the accomplishments supported partially by entitlement funding were:

- 88 households received emergency rent or security deposit assistance to prevent or end homelessness;
- 1,032 people stayed in emergency shelters.

The public participation component of 2010 was comprised of a public forum, a HEARTH Act Cafe, two fair housing seminars and three public hearings, two to solicit comments on Amendment 2010-1 and 2010-2 to the Consolidated Plan (2010-2012), and one to solicit comments on the proposed 2011 Action Plan.

The feedback obtained through the public participation process helped DCD prioritize housing, homeless, community service, and community development needs. By selecting and monitoring funded activities, DCD worked with public and private partners to carry out the mission of preserving and enhancing communities and improving the quality of life for disadvantaged individuals and families in Chester County.

STRATEGIC BUSINESS PLANNING FOR RESULTS

In 2010, DCD adopted a Strategic Business Plan under the County Commissioner's Strategic Planning Initiative in order to deepen the levels of accountability and transparency with regard to County performance and expenditures. DCD's Strategic Business Plan has identified its various initiatives under eight different categories. For Federal reporting purposes, DCD will categorize the activities to be funded by Entitlement Programs using the same structure. Therefore, the Federal Integrated Disbursement & Information System (IDIS) will track 7 projects with associated activities in the 2010 Consolidated Annual Performance & Evaluation Report, as well as an additional project for Planning and Administration.

PROJECTS TO BE UNDERTAKEN

1. Housing Services
2. Home Construction
3. Homeless Shelter
4. Community Revitalization
5. Career & Workforce Development
6. Youth Development
7. Community Support Services
8. Planning & Administration

The activities that comprise each project were selected as a result of an application process that included technical assistance prior to submittal, review of the applications, and evaluation discussions. Only applications that complied with federal eligibility guidelines, supported at least one of the goals from the Consolidated Plan (2010-2012), as well as the activities of the DCD Strategic Business Plan, were considered for funding. DCD staff presents funding recommendations to the Commissioners who make the final decisions.

INTRODUCTION

The 2010 Consolidated Annual Performance and Evaluation Report is a summary of the accomplishments resulting from funded activities administered by Chester County's Department of Community Development (DCD) during calendar year 2010.

This report is submitted in accordance with regulations governing Consolidated Submissions for Community Planning and Development Programs (24 CFR 91.520) and Consolidated Annual Performance and Evaluation Reporting requirements as directed by the U. S. Department of Housing and Urban Development (HUD). The purpose is to report on Chester County activities supported by federal entitlement funding allocated from HUD.

The federal entitlement funding sources and allocations in 2010 were:

Community Development Block Grant (CDBG):
\$ 2,980,224

HOME Investment Partnerships (HOME):
\$ 1,191,779

Emergency Shelter Grant (ESG):
\$ 121,063

TOTAL
\$ 4,293,066

In addition, several activities funded with the County's Housing Trust Program (HTP) are also documented in the report.

In 1993, the County established the Housing Trust Program (HTP) pursuant to state law. This funding is derived from a percentage of the recording fees received from real estate transactions that occur in Chester County. In 2010, \$1,206,038 was generated for affordable housing activities. HTP funds will be used for first-time homebuyers' assistance, housing rehabilitation, housing services, rental assistance, emergency shelter, and new housing construction. Additionally, HTP funds will be used as a match for HOME funds and HUD Continuum of Care funds.

Although the federal entitlement funding is awarded automatically according to a need-based formula, the

County is required to formally apply to HUD for the funding. The application consists of a plan that describes the County's strategy for addressing housing and community needs and reducing poverty. The County submitted a three-year strategic plan for the three federal entitlement funding programs; consequently, the document is referred to as the "Consolidated Plan". Each year the Consolidated Plan is updated through an action plan, which describes how that year's federal entitlement funding, along with HTP

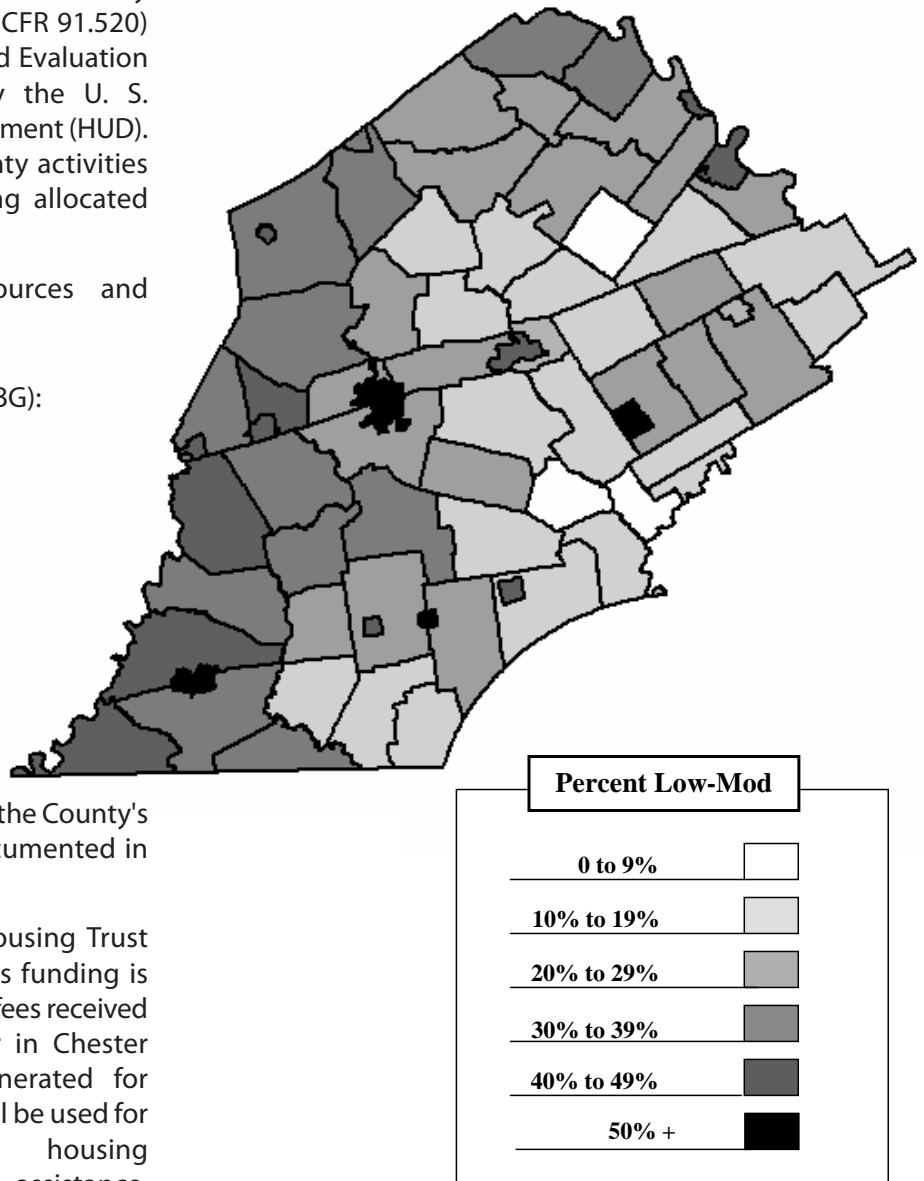


Figure 1: Geographic Distribution of Low- to Moderate-Income Households

funds, will be used to implement the three-year strategic plan. The 2010 Action Plan was the first annual component of the Consolidated Plan, 2010-2012.

The 2010 Consolidated Annual Performance and Evaluation Report consists of narrative statements which explain the progress made in carrying out the activities and achieving the goals and objectives set out in the 2010 Action Plan. It also describes the methods used to comply with federal regulations. Appendices with tables and reports supply additional details about the use of federal entitlement funding in Chester County.

GEOGRAPHIC DISTRIBUTION

Chester County encompasses 760 square miles in southeastern Pennsylvania. The County has a diverse landscape ranging from rural farmland to urban streets. It contains seventy-three municipalities consisting of one city, fifteen boroughs, and fifty-seven townships. For purposes of the Community Development Block Grant program, based on the 2000 Census/HUD low-mod summary data, thirty-two municipalities contain low- and moderate-income areas eligible to receive assistance. The Chester County population has grown from 433,501 in 2000 to 491,489 in 2008 (based upon American Community Survey estimates), a 13.3% increase over an eight-year period.

Chester County's Comprehensive Plan, Landscapes2, classifies the fifteen boroughs and one city in Chester County as "urban centers". Landscapes2 calls for public and private sector entities in the urban centers to foster development by rehabilitating existing housing, constructing new housing, revitalizing the commercial and industrial areas, preserving historic buildings, and upgrading infrastructure systems. These municipalities were traditionally centers for commerce and employment for county residents. Unfortunately, many of these older urban centers have declined over the past several decades, as a result of suburban sprawl and economic shifts which had reduced the number of opportunities available for residents of these communities. Table 1 represents the population changes in these urban centers.

Based on the 2000 census, only 18% of the county's total population resides in the urban centers, yet these centers are home to approximately 32.4% of low- and moderate-income residents in the county. In addition, 43% of the county's Hispanic population and 48% of the

Municipality	% Low-/Mod- Income of Municipal Population	% of County's Low-/Mod- Income Population	% of County's Total Population
West Chester	54.02%	6.92%	4.12%
Coatesville	64.92%	6.16%	2.50%
Phoenixville	43.27%	5.58%	3.41%
Downingtown	43.04%	2.79%	1.75%
Oxford	59.53%	2.19%	0.99%
Kennett Sq.	43.61%	1.99%	1.21%
Spring City	49.30%	1.42%	0.76%
Parkesburg	43.49%	1.29%	0.77%
Malvern	27.35%	0.73%	0.70%
West Grove	32.75%	0.76%	0.61%
South Coatesville	59.03%	0.52%	0.22%
Avondale	50.09%	0.47%	0.25%
Honey Brook	42.21%	0.47%	0.29%
Modena	65.10%	0.33%	0.14%
Atglen	44.70%	0.48%	0.28%
Elverson	30.13%	0.25%	0.22%
Urban Totals	48.93%	32.40%	18.27%

*Table 1: Low-/Mod- Income Population Living in Chester County's Urban Centers
Source: 2000 Census / HUD low-mod summary data*

county's African American population reside in these urban centers.

The map in Figure 1 shows where the urban centers are located and depicts the concentrations of low- and moderate- income people in the urban centers (based on year 2000 data – nothing more recent available at this time). At the same time, the map illustrates that low- and moderate-income people are found throughout Chester County. As a result, activities are also funded that serve the entire county. Most of these activities are client-based services and have received entitlement funding in the past. The 2010 activities, which will impact the entire county, consist of housing rehabilitation for homeowners, housing counseling, first-time homebuyers' assistance, rental assistance, emergency shelter and transitional housing assistance, case management, legal, education, health, disability, and nutritional services.

Appendix B more clearly describes the specific locations of activities to be undertaken in 2010. Additionally, Figure 2 on page 8 identifies the geographic distribution of those activities.

CONSOLIDATED PLAN STRATEGIES & GOALS

HUD has adopted a performance measures matrix to identify and clarify the strategies and goals for Chester County's Consolidated Plan. The strategies will involve the federal funds as well as significant leveraged resources from other federal, state, and local funding sources.

In accordance with HUD regulations, all activities funded with federal entitlement dollars will benefit low- and moderate-income individuals in Chester County. Listed below are HUD's desired outcomes for each of its basic objectives, which are connected to specific strategies adopted by DCD.

The highlight of HUD's Outcome Performance Measurement System is that a grantee like Chester

County can show its progress on a national level by demonstrating how activities undertaken to support Chester County's Strategies and Goals will produce at least one of the following:

OUTCOME
AVAILABILITY / ACCESSIBILITY...
AFFORDABILITY...
SUSTAINABILITY...

FOR THE PURPOSE OF

OBJECTIVE
...CREATING SUITABLE LIVING ENVIRONMENTS
...PROVIDING DECENT HOUSING
...CREATING ECONOMIC OPPORTUNITIES

Consolidated Plan (2010-2012) Strategies	
Housing	Strategy 1: Establish effective methods for residents to access quality housing Strategy 2: Expand permanent affordable housing
Homelessness	Strategy 3: Reduce the term of homelessness experienced by an individual or family Strategy 4: Expand homeless prevention activities to stabilize households
Special Needs	Strategy 5: Promote an understanding of differences, and address the challenges experienced by the diverse populations Strategy 6: Promote leadership and partnerships by maximizing resources and efforts to serve the diverse population
Economic Opportunities	Strategy 7: Coordinate the provision of resources for all youth that fosters accountability, life-long learning, and civic responsibility Strategy 8: Facilitate a system of resources to maximize workforce development opportunities and services for job seekers, employees, and employers
Community Development	Strategy 9: Identify and maximize infrastructure and revitalization investments for community needs Strategy 10: Promote the accessibility of core needs ¹ through collaboration and advocacy to improve the quality of life
¹ For the purpose of the Consolidated Plan Strategies and Goals, core needs are defined as necessities for the basic elements of daily life such as housing, work, income, health, education, food, transportation, and childcare.	

Table 2: Consolidated Plan (2010-2012) Strategies

Consolidated Plan (2010-2012) Goals	
Housing	
Goal HS1	Provide rehabilitation of existing home owner units
Goal HS2	Provide rehabilitation of existing rental units
Goal HS3	Produce new home owner units
Goal HS4	Produce new rental units
Goal HS5	Promote homeownership
Goal HS6	Provide housing counseling
Goal HS7	Reduce the amount of blighted properties
Goal HS8	Promote fair housing
Special Needs²	
Goal SN1	Provide housing opportunities, housing modifications, and/or supportive services for seniors
Goal SN2	Provide housing opportunities, housing modifications, and/or supportive services for mentally disabled persons
Goal SN3	Provide housing opportunities, housing modifications, and/or supportive services for physically disabled people
Goal SN4	Provide housing opportunities, housing modifications and/or supportive services for other persons with special needs
² Other persons with special needs include victims of domestic violence, Veterans, limited English proficiency populations, people with HIV/AIDS, and persons with substance abuse problems.	
Homelessness	
Goal HO1	Provide supportive services for homeless persons
Goal HO2	Provide financial assistance to prevent homelessness
Goal HO3	Expand transitional and permanent housing stock
Goal HO4	Promote an effective transition from shelters to transitional and permanent housing
Goal HO5	Promote collaboration between the various organizations serving the homeless population
Goal HO6	Decrease the amount of homeless families with children
Goal HO7	Promote housing opportunities for the population aging out of foster care
Community Development	
Goal CD1	Provide rehabilitation of public facilities
Goal CD2	Support legal and financial education programs
Goal CD3	Support transportation services
Goal CD4	Support programs that provide other core services
Goal CD5	Improve water, sewer and storm drainage facilities
Goal CD6	Improve the quality of streets, curbs, sidewalks, and bridges
Economic Opportunities	
Goal EO1	Provide employment and training services
Goal EO2	Provide education and career development services for youth
Goal EO3	Assist in the creation of new job opportunities
Goal EO4	Promote opportunities for minority and women owned, and Section 3 businesses

Table 3: Consolidated Plan (2010-2012) Goals

ACTIVITIES UNDERTAKEN

In HUD's Consolidated Plan terminology, project is used in a broad sense to identify an area of focus such as community construction or street and sidewalk improvements. A project is composed of one or more activities, each of which supports the main focus of the project.

The table in Appendix A list the amount of funding allotted to each activity, detailed based upon the project category assigned to each activity. The list also includes activities funded out of the Housing Trust Program. A more detailed description of 2010 activities including corresponding goals, objectives, proposed accomplishments, and performance measures is included in Appendix B.

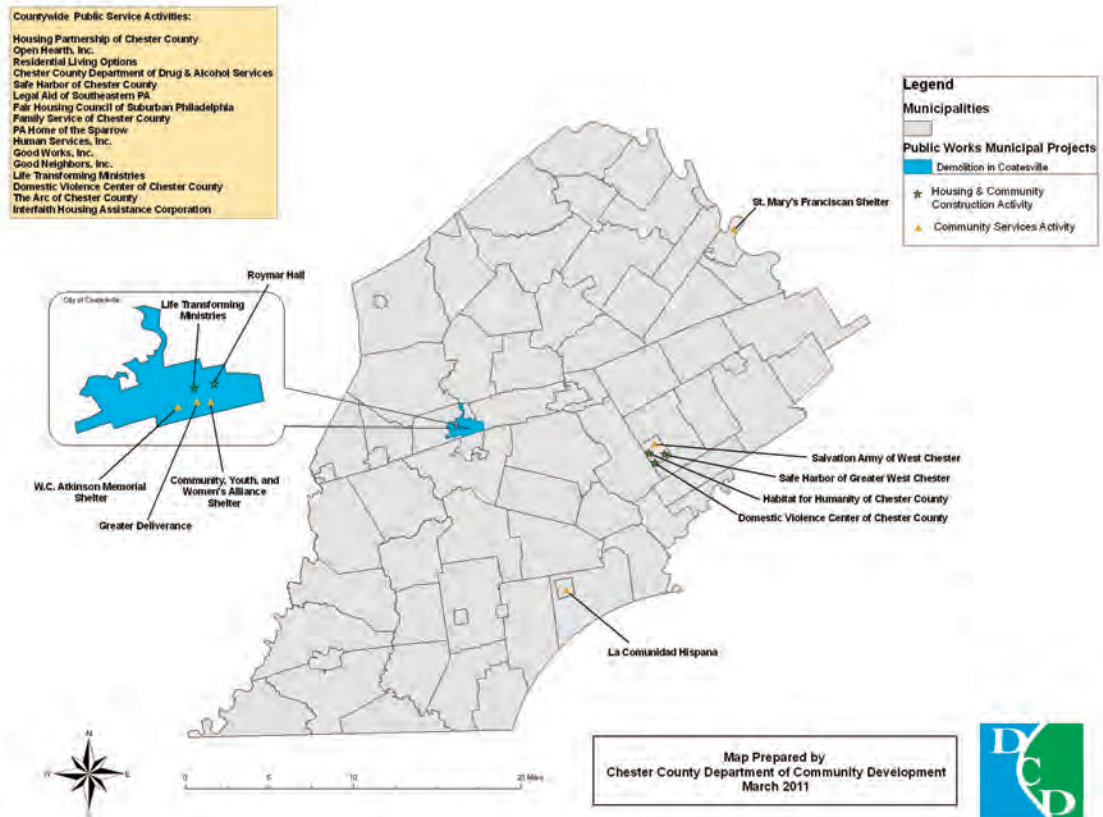
HOUSING AND SPECIAL NEEDS GOALS

Foster and Maintain Affordable Housing

In 2010, DCD continued its strong support of affordable housing activities:

- **First-Time Homebuyers Assistance:** This program, which is administered by the Housing Partnership of Chester County (HPCC), has existed since 1993. The agency provides education in addition to direct financial assistance. Financial counseling and homeownership training are prerequisites to receiving down payment and closing cost assistance. The program can provide a maximum of \$12,500 of down payment and closing cost assistance to qualified first-time homebuyers purchasing a home in an urban center. Homebuyers purchasing in

Figure 2: Geographic Distribution of 2010 Activities



the 57 county townships are eligible for \$10,000 in financial assistance. In 2010, HPCC helped six first time homebuyers.

- **Housing Rehabilitation for Homeowners:** The Housing Partnership of Chester County (HPCC) has administered the Homeowners' Rehabilitation Program since 1996. In 2010, the Housing Rehabilitation Program received HTP funds, and provided direct assistance to perform rehabilitation work on 8 units.

In addition, Good Works, Inc. and Good Neighbors, Inc. received HTP funds to supplement volunteer efforts to make home repairs for homeowners who cannot afford to pay for the repairs themselves. Good communication between HPCC, Good Works and Good Neighbors ensures that these programs complement one another. Good Works, Inc. served 57 units and Good Neighbors updated 74 units.

Housing Development

In the fall of 2010, the Roymar Hall Apartments renovation was completed. The building offers twenty-four general occupancy affordable apartment units, and

is located at 1128 East Lincoln Highway in the City of Coatesville. DCD provided funding for ten of the apartment units.

Community Housing Development Organizations (CHDOs)

The County has three certified CHDOs: the Community, Youth and Women's Alliance; Phoenixville Homes; and Alliance for Better Housing.

- To assist these agencies, the County allocated 5% of the 2010 HOME entitlement for CHDO operating costs.

Remove Barriers to Affordable Housing

The following strategies are methods through which in 2010 the County continues to ameliorate or remove the negative effects of public policies that serve as barriers to affordable housing.

Tax Policies: The County will encourage appropriate economic development in urban and suburban centers to increase the tax base and subsequently decrease the tax burden on individual homeowners.

Land Use Controls: The County will recommend land use controls, as outlined in Landscapes, which will encourage the location of affordable housing in areas that are convenient to jobs, social services, and transportation. This will simultaneously preserve natural areas of the county while benefiting low- and moderate-income residents.

Zoning Ordinances: The County will discourage unfair zoning laws that serve as a barrier to affordable housing opportunities. In addition, the County will encourage higher density zoning in urban, suburban, and rural centers to keep housing costs at a minimum.

Fees and Charges: The County will recommend that municipalities and authorities introduce fees and charges that are reasonable to developers as well as residents.

Land Cost: The County will continue to award funds for land acquisition for the purposes of affordable housing development. This will reduce development costs and subsequently the housing cost to the low- and moderate-income resident. Land will be acquired in areas consistent with the Landscapes plan and convenient to jobs, services, and transportation.

Social Barriers: The County will continue to meet with local community groups to engage in dialogue concerning affordable housing needs. In addition, the

County will work with both local governments and housing developers to resolve issues acting as barriers to affordable housing development in certain areas. The County will also market successful and attractive affordable housing developments completed throughout the county.

Fair Housing

In addition, in 2010, DCD sponsored two fair housing seminars, facilitated by the Fair Housing Council of Suburban Philadelphia, for service providers and advocates to keep them informed concerning current developments and legal issues. A total of 19 people attended the seminars.

Legal Aid of Southeastern PA (LASP) will receive CDBG funds to provide legal services and counseling on housing-related issues such as fair housing. Past experience has shown that most of the incidents that generate questions about possible fair housing violations in reality are landlord/tenant issues. LASP will be able to handle these clients directly, whereas, situations involving possible discrimination will be referred to the Pennsylvania Human Relations Commission.

In order to increase public awareness of the Fair Housing Act, April 2010 was proclaimed as Fair Housing Month in Chester County. During that month, Fair Housing literature and resources was highlighted in the DCD e-newsletter, the DCD web site, and included in displays at the PACareerLink-Chester County and the EARN Center in Coatesville. Fair Housing Month posters were posted countywide in both English and Spanish, and a Fair Housing Quiz was distributed to over 1,000 subscribers of DCD's electronic newsletter, giving individuals an opportunity to examine their own awareness about the Fair Housing Act.

Finally, DCD initiated the first stages of conducting an Analysis of Impediments to Fair Housing. The last analysis was completed in 2004. In the Summer of 2011, DCD will select a local agency to serve in the capacity of a consultant to support this initiative.

Lead-Based Paint Hazards

The County's Emergency Lead Hazard Reduction Program Policy combines the forces of the Chester County Health Department (CCHD), DCD, and Housing Partnership of Chester County (HPCC) in utilizing CDBG funds to eliminate lead hazards in low-income

households. CCHD is thoroughly familiar with the requirements of HUD's Regulations on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance. HPCC administers the Lead Hazard Reduction Program for DCD in conjunction with its Homeowners Rehabilitation Program. All contractors participating in the Homeowners Rehabilitation Program have U.S. Environmental Protection Agency Lead Hazard Control Certifications, which are regulated through the Commonwealth of Pennsylvania. The program guidelines were updated in 2000 to comply with new HUD regulations regarding lead-based paint reduction.

In 2010, the County continued its efforts to reduce the harmful effects of lead-based paint over the next three years. CCHD and DCD worked together to monitor the health and safety risks created by lead-based paint. Areas identified as having greater than 27 percent pre-1970 housing units were emphasized as high-risk areas in terms of possible lead-poisoning areas. Housing units identified as having lead-based paint and containing residents under six years of age were referred to the appropriate resource for mitigation measures.

Special Needs Housing

Special needs housing is a critical component of the Continuum of Care, especially as it relates to people struggling with mental illness and/or substance abuse. Many people who enter Chester County's homeless shelters are struggling with one or both of these problems. Developing permanent supportive housing for people with disabilities has been, and will continue to be, a priority in the Continuum of Care Homeless Assistance application process.

Since 2008, DCD has worked together with the County Department of Human Services (DHS) to implement the Five Year Mental Health Housing Plan. In 2008 and 2009, DCD worked on the capitol investment component of the plan. The Capitol Investment project (the already mentioned Roymar Hall in the City of Coatesville) includes six "set aside" apartments for mental health/intellectual development disability clients.

DCD continues to collaborate with the Chester County Departments of Mental Health/Intellectual Development Disabilities (MH/IDD) and Human Services (DHS) to implement the Chester County Mental Health Housing Plan, which uses a combination of programs to address low-income housing needs for mental

health/intellectual development disability clients over the remaining years of the five year plan (ending 2012).

In 2010, DCD continued to serve as the Fund Administrator for any committed Health Choices Reinvestment dollars for capital investments, and will continue to identify new and existing management entities of affordable housing to further set aside a specific number of housing units for those adults meeting priority populations' criteria. In 2009, DCD hired a full-time Housing Coordinator to further implement all aspects of the Housing Plan.

During 2010, the Housing Partnership of Chester County utilized CDBG and HTP funds for home maintenance and rehab activities as part of the Senior Citizen Home Maintenance Program. A total of 29 units received home maintenance in 2010.

Foster Public Housing Improvements and Resident Initiatives

The Director of DCD currently serves on the Board of Directors for the Housing Authority of the County of Chester (HACC). His involvement helps to guide the activities of the Housing Authority and increase communication and coordination between DCD and the Housing Authority.

In 2008, the Authority completed the transition to the HUD-mandated "Asset Management" structure which required all housing authorities to manage properties similar to the private sector.

In addition, the Authority has completed its FY 2010 Annual Plan as well as the Five Year Capital Fund Plan for FY 2009– 2013.

Activities planned for 2010 and 2011 are:

For Public Housing:

- Development of new family Public Housing utilizing HUD funds specifically designated for this purpose [Replacement Housing Factor – "RHF"]. Construction commenced in 2010. The Authority has also received a second round of "RHF" funds and anticipates that these RHF fund awards will continue.
- Through a County DCD grant, the Authority completed the installation of additional security lighting at the family sites in West Chester and Phoenixville.
- The Authority initiated a program for broad-based energy conservation measures through a special HUD-

funded program, "Energy Performance Contracting" in 2008. The contract for this work has been awarded; implementation began in 2009 and was completed in 2010.

For Section 8:

- The Authority has again been awarded special HUD funding for both a "Family Self-Sufficiency" coordinator and an FSS Homeownership Program coordinator. There have been approximately 40 graduates of the FSS program, with an average escrow pay-out to individuals of over \$8,000. These programs now have about 45 participants in different stages of the process, including attending classes and addressing credit issues.
- Landlord seminars have been very successful in recruiting new landlords to the program as well as explaining how the program works, the regulations governing it, etc. to existing landlords.

Capital Improvements:

- The Authority has proposed physical improvements over the next five years to the following sites: King Terrace & Fairview Village, Oxford Terrace, N. Church Street in the Borough of West Chester, and Locust, Males and Spruce Courts in the Borough of West Chester.

HOMELESSNESS GOALS

Homelessness assistance and prevention continue to be priorities for the County. While the shortage of affordable housing is a major obstacle to ending or preventing homelessness, DCD also recognizes that improving people's ability to find and maintain decent housing impacts many social service areas that go beyond the cost of housing. For this reason, DCD will continue to concentrate time and resources on enhancing Chester County's Continuum of Care for Homeless Assistance and Prevention. The ultimate objective is to direct funding and technical assistance to the development of a comprehensive, seamless approach to housing, case management, and supportive services that incorporates all of the components necessary to support near-homeless and homeless people's efforts to stabilize their lives and move to a position where they can share in the local prosperity.

In 2010, DCD worked on the following areas:

Continuum of Care Planning Process

In 2010, DCD coordinated the Community Services

Planning Committee and related work groups. The Committee consists of representatives from County government, housing and social service providers, the Coatesville Veterans' Affairs Medical Center, the Housing Authority of Chester County and low-income consumers.

DCD staff serves as liaison to various networks and groups, communicating housing issues to the broader social service arena and passing on information learned at the meetings to housing providers and the Planning Committee.

The Planning Committee uses this input to monitor Chester County's Continuum of Care for gaps and inconsistencies in services and to rank projects proposed for Continuum of Care Homeless Assistance funding. In the last quarter of 2010, the Committee will discuss new and renewal proposals for permanent supportive housing, transitional housing and supportive services and prepare the federal application submission. The Planning Committee will continue to meet regularly throughout 2011.

In order to strengthen the delivery of services and progress toward reducing homelessness in Chester County, DCD is currently collaborating with the Planning Committee and its related work groups to develop a 10 Year Plan to Prevent and End Homelessness. During 2010, DCD initiated the first phases of development of the 10 Year Plan which includes the publication of a Homeless Profile Report and a SWOT Analysis of the current service delivery systems. DCD anticipates completing the 10 Year Plan to Prevent and End Homelessness by Fall 2011.

Chester County Client Information Management System (CCCIMS or HMIS)

All agencies funded through DCD are required to participate in the federally-mandated Homeless Management Information System (HMIS), a comprehensive data collection system known as the Chester County Client Information Management System, with the client's consent, by entering basic demographic information about clients utilizing their services. DCD supplies the hardware and training for participating agencies. Utilization of the CCCIMS allows Chester County to comply with the congressional mandate to gather information on the homeless population in Chester County. CCCIMS also allows DCD to gather appropriate data to support the funding

requests and to monitor the efforts of funded agencies. During 2010, DCD participated in the Annual Homeless Assessment Report (AHAR).

Emergency Shelters and Transitional Housing

In 2010, DCD funded seven homeless shelters through CDBG, ESG & HTP. Subpopulations served by the shelters include victims of domestic violence, single men, single women, families with children, veterans, persons with drug and/or alcohol dependencies, persons with mental health issues, persons with physical disabilities, persons with incomes less than 30% of the median income, and persons with HIV/AIDS and related diseases. Also in 2010, DCD will provide CDBG funds for one transitional housing program, and DCD will continue to provide technical assistance to other programs throughout the county.

In 2010, 1,032 people stayed in emergency shelters in Chester County.

The 2010 Continuum of Care pro-rata share for Chester County was \$939,325, including an additional \$140,899 Permanent Housing Bonus, for providing permanent housing opportunities to individuals meeting the federal definition of chronically homeless and homeless families.

The Continuum of Care funds support 3 Shelter Plus Care Programs, and 12 Supportive Housing Programs for a total of 1 HMIS program, 2 supportive services only programs, 5 transitional housing programs, and 7 permanent supportive housing programs.

Human Services, Inc., received Supportive Housing Program (SHP) renewal funding, and CSBG funding for Building Bridges, a countywide case management program for homeless people. In 2009, they assisted 403 adults and 40 children.

Homelessness Prevention

Once again, CDBG, ESG and HTP funds provided agencies with funds to help people remain in their homes or obtain suitable housing. Services included emergency rent assistance, housing counseling, housing rehabilitation, and legal services.

In addition, DCD directed state and federal entitlement funding to prevention and community action activities. As previously mentioned, DCD will utilize Homeless Prevention and Rapid Re-Housing Program funds to provide homeless prevention and rapid re-housing

activities on a countywide basis.

Human Services, Inc. received CDBG and ESG funding and provided homeless prevention services and emergency rental assistance to 88 persons.

COMMUNITY DEVELOPMENT GOALS

Obstacles to Meeting Underserved Needs

In 2010, DCD worked to increase public awareness of community needs and available programs. Participation in community events, distribution of informational brochures, and DCD's web site (www.chesco.org/ccdcd) will be the primary means of sharing information about local activities, funding sources, and other relevant information. DCD is now providing frequently launched e-Newsletters to all of our partners and contacts. These email updates help foster communication regarding DCD related activities and funding opportunities.

Public Works

In 2010, DCD completed the demolition of the burned out structures affected by the January 2009 arson on Fleetwood Street. This activity included the property on Oak Street.

Community Construction

In 2010, DCD completed five community construction activities:

- Good Samaritan Shelter received funding to acquire a building on 104-106 High Street in Phoenixville. The purchase of this building increased the amount of emergency and transitional housing beds from 12 to 21.
- Safe Harbor of Greater West Chester expanded the existing emergency shelter. The expansion created a second-floor shelter area dedicated exclusively to 20 single women.
- Habitat for Humanity demolished two buildings, two sheds, and seven trees on a brownfield site in West Chester. The installation of a storm water system, new curbing and sidewalk, and paving of an access alley and off-street parking area have been completed. This activity supports the future construction of homes to be built by Habitat for Humanity.
- Life Transforming Ministries received funding for minor interior upgrades to their facility at 643 East Lincoln

Highway in the City of Coatesville. This building was acquired in 2009 with CDBG funds.

- The Domestic Violence Center of Chester County, Inc. replaced boilers and painted exteriors at the Emergency Shelter and Bridge Transitional Housing buildings.

Anti-Poverty Strategy to Reduce the Number of Poverty Level Families

According to the 2009 American Community Survey, the number of people living below the poverty level in Chester County decreased from 7% in 2000 to 6.3%. While these numbers demonstrate that Chester County remains a wealthy county, it is important to realize that among the economic prosperity exist pockets of poverty, primarily in and around Chester County's towns or "urban centers". While the 15 boroughs and one city have 18% of the county's total population, according to the 2000 census, they were home to 42% of the people living in poverty.

Each year, entitlement funds are allocated to activities designed to reduce the number of poverty level families. DCD tries to assist both communities with concentrations of need and individual people in need.

Ten public service activities funded in 2010 with CDBG funds helped families struggling to rise above poverty.

- Open Hearth, Inc. provided education and training programs that offer financial education and counseling, information and referral, and individual asset development to 188 persons.
- Residential Living Options provided comprehensive services for people with disabilities who are establishing housing of their choice in the community. In 2010, 39 households were served.
- Interfaith Housing Assistance Corporation provided a homeless prevention program, offering rental and financial assistance, social services, and mentoring support for single, working parents with dependent children, enabling them to remain in decent housing while working towards financial independence. 20 households were served in 2010.
- The Chester County Department of Drug and Alcohol Services received CDBG funding and provided drug and alcohol residential and treatment services to 20 people.
- La Comunidad Hispana received funding to provide a Spanish-speaking case manager to support homeless

assistance & prevention, and other housing and community services in the Kennett area. 16 households were served in 2010.

- Legal Aid of Southeastern PA (LASP) received funding to provide legal services to 192 people. This included housing-related education, and fair housing counseling. Through community education efforts, LASP strives to help people prevent crises that lead to problems such as eviction or bankruptcy, as well as represent them should those problems prove unavoidable.
- Family Service of Chester County served 18 households by providing coordination of community housing services for low-income individuals with HIV/AIDS.
- PA Home of the Sparrow provided the Homeshare Alliance Program, which provided 23 low-income women with access to affordable housing resources in Chester County.

- CDBG funding was also given to Greater Deliverance Development Outreach to operate a Girls After School Youth Program. In 2009, 7 persons were served.

- Life Transforming Ministries received CDBG funding for the CASH initiative (Character, Assets, Savings and Hope), an employment skills training program featuring goal achievement and asset building. In 2010, they served 12 households.

In addition to CDBG public service funding, DCD commits Community Services Block Grant funding to anti-poverty efforts. As Chester County's Community Action Agency, DCD subcontracts with local non-profit agencies to carry out activities such as case management and job readiness that are designed to help lower income people become self-sufficient.

Develop Institutional Structure and Enhance Coordination Between Public and Private Housing and Social Service Agencies

In 2010, DCD continued to promote organizational capacity and coordination through the work of its own committees and work groups and by participating in outside groups.

Committees and work groups coordinated by DCD are:

- Non-profit Housing Meetings: regular meetings between DCD staff, the three CHDOs, the Housing Partnership of Chester County and other housing non-

profits to discuss plans and progress, share ideas and resources, and streamline administration.

- **Community Services Planning Committee:** an interdisciplinary group that monitors the current Continuum of Care strategy and assists in the assessment of projects proposed for Continuum of Care Homeless Assistance funding, and the Community Services Block Grant program.
- **Countywide Case Managers' Meetings:** an opportunity for case managers from housing, drug and alcohol, mental health/intellectual and developmental disabilities and other related agencies throughout the county to network, discuss issues, and learn the latest developments in trends and services.
- **Chester County Client Information Management System (CCCIMS) Taskforce:** an interdisciplinary group of representatives from an array of community service backgrounds whose main purpose is to accomplish a review and revision of the County's Homeless Management Information System (HMIS) policies and procedures and to create a CCCIMS Best Practices document that will lead to universal procedures of system usage throughout Chester County.
- **Urban Centers Meetings:** an opportunity for municipal leaders to share information, learn about new approaches to local problems, gain knowledge about available funding, and inform the county about emerging issues.
- **Reinvestment Fund/DCD meetings:** meetings, when necessary, to discuss progress on activities receiving assistance through the Pre-Development Loan program established by the two agencies.
- **Chester County Council for the Workforce of Tomorrow:** promotes local labor market and career awareness to both in- and out-of-school youth in Chester County.
- **Chester County Workforce Investment Board:** an interdisciplinary panel that advises DCD on workforce development initiatives.

Groups that DCD participates in include:

- **MidAtlantic Regional Homeless Management Information System Workgroup (MARHMIS):** a regional group of HMIS stakeholders that meet bimonthly to address the issues of homelessness within their communities in order to help each other with an efficient means of technical assistance, with regard to

HMIS implementation and data gathering. The group also serves as the voice of advocacy with federal agencies such as HUD.

- **Local Housing Options Team:** specifically developed to address the issue of limited resources for people with disabilities in the community, prominent organizations in the disability and housing communities come together to combine their existing resources and, as a result, more effectively serve the community. The goal of the LHOT is to assist people with disabilities over the age of 18, in coordinating a comprehensive array of services and resources essential in reaching their individual, permanent housing goals.
- **Local Management Committee:** PA Department of Public Welfare mandated local workgroup that sets policies for and coordinates Welfare-to-Work initiatives in Chester County.
- **Pennsylvania Partners and Workforce Investment Board Association of Pennsylvania:** promotes statewide and regional collaboration on critical workforce system issues.
- **Community Action Association of Pennsylvania:** promotes statewide and regional collaboration on critical Community Service Block Grant funded issues.
- **Workforce Development Partners Group:** to assist in the efficient delivery of workforce services to both employers and job seekers.
- **Financial Stability Partnership:** collaborative effort that coordinates comprehensive guidance for consumers and service providers to access the best suited financial stability services available in Chester County.
- **Mental Health Housing Subcommittee:** a subcommittee of the Adult Mental Health Board focused on providing housing and supportive services for homeless and low-income clients diagnosed with mental illness. As a member of the subcommittee, DCD was instrumental in providing technical assistance in the development of the MH Housing Plan and will serve as the Fund Administrator for the Chester County MH Health Choices Reinvestment funds.
- **Children's Lead Poisoning Screening Project:** a working group of health service providers as well as other community service and housing development agencies focused on eliminating lead exposure to children in Chester County. Lead screening and home hazards

education is essential, as well as case finding, case management, and prevention of additional exposure.

LEVERAGING

Rarely does the County's federal entitlement funding pay 100% of activity costs. In addition to the funding sources listed above, recipients use other public funding, foundation and corporate grants, private loans, in-kind contributions, and general donations. In many cases, the credibility and commitment that accompany a federal funding award letter reassures other grant makers about the quality of the activity. Knowing this, the County, through DCD, takes seriously the obligation to work with its community partners throughout the year in preparation for an informed and thorough application review cycle.

MONITORING

In most cases, DCD, on behalf of the County, subcontracts with other entities to carry forth activities; however, since the County is ultimately responsible for administration and compliance, monitoring of all funded activities is a major responsibility and is implemented in a systematic manner.

General Procedures

Monitoring consists of reviewing subrecipients' programmatic and administrative procedures. It begins with the grant award and subcontracting process, continues through invoicing, report submittal and standard site visits, and concludes at activity closeout.

Periodic reports are used to determine progress and identify problems. During the annual monitoring visit, the staff reviews the report with the subrecipient and suggests changes or modifications as needed.

If issues are identified, DCD makes specific recommendations for addressing the problem and identifies actions that must be taken, citing applicable laws, regulations, or program policies. Deadlines for such compliance issues are included in the monitoring letter.

If issues are identified relative to an activity, a plan for corrective action must be submitted by the subrecipient in writing to DCD, and action must be taken within sixty days of receipt of the monitoring letter. If there is no response, DCD may suspend disbursement of funds for the activity until there is compliance. In severe cases of

non-compliance, funding may be withheld or withdrawn. In all cases, the audit guidelines attached to each contract must be followed. Subrecipient audits are reviewed to determine administrative and programmatic compliance.

DCD recognizes that technical assistance is an essential part of monitoring and staff members are available to any organization which requests assistance with contract administration or program requirements.

Community Services

Monitoring of most client-based community service activities takes place throughout the year through a multi-part system, which addresses all aspects of program implementation. This system is used for ESG, CDBG public service, HTP, and state funding administered by DCD.

During the first half of the programmatic year, DCD staff conducts a formal monitoring of every subrecipient using a Uniform Monitoring Package (UMP). Deficiencies and target dates for corrective action are annotated in the UMP and reviewed for compliance.

In addition, each subrecipient submits narrative updates and demographic data on a "Consolidated Plan Quarterly Report" or a quarterly report specific to the particular funding stream. The information is used for IDIS updates as well as a quarterly summary report.

Aside from the UMP review, there is at least one additional monitoring session per year. These additional monitoring sessions focus on more specific programmatic and/or financial issues and also serve as a follow-up to any previously suggested corrective action.

Construction Activities

Construction activities are inspected and monitored on a schedule determined by the entitlement program requirements. Since the construction activities are mainly funded by the HOME and CDBG programs, the inspecting and monitoring procedures outlined for those programs will be utilized. If other funds (such as state or competitive federal grants) are used, the most stringent inspecting and monitoring procedures will be applied.

In regard to construction activities, the term "inspect" refers to the actual construction work while the term "monitor" refers to the review of the programmatic

requirements. All construction activities are inspected for work completion. The inspections take place as work is completed prior to the disbursement of funds. To expedite payment, DCD staff coordinates inspections between the subrecipient, the engineer or architect, and the contractor. The staff concurrently inspects work and monitors regulatory compliance to ensure that the funds are expended appropriately. Within each contract, dates are established to ensure the timely expenditure of funds.

DCD staff monitors subrecipients' construction files, as necessary, to provide direct communication between the County, municipalities, non-profits, and developers. These consultations provide valuable DCD feedback to enable more community improvements and partnerships throughout Chester County.

PUBLIC PARTICIPATION

A copy of the draft of the 2010 Consolidated Annual Performance and Evaluation Report was available for public comment beginning March 7, 2011, and ending March 21, 2011. A public notice was published in the Daily Local News on March 7, 2011, advertising the availability of the document at the Chester County Department of Community Development. In addition, the public notice and the report were available on the DCD website (www.chesco.org/ccdcd) and DCD sent an electronic newsletter with this information to approximately 1,000 subscribers. No public comments were received.

Throughout the year, DCD engaged in events designed to inform citizens about funded activities and to solicit feedback and suggestions about community needs. The Public Participation events conducted during 2010 included a public forum, a HEARTH Act Cafe, two fair housing seminars and three public hearings, two to solicit comments on Amendment 2010-1 and 2010-2 to the Consolidated Plan (2010-2012), and one to solicit comments on the proposed 2011 Action Plan, including the proposed allocation of 2009 and 2010 Community Development Block Grant program funds for the Chester County Food Bank property acquisition and the proposed designation of the City of Coatesville as a Neighborhood Revitalization Strategy Area.

The public forum was held in January, and provided the public with the opportunity to give input on the 2010-2012 Consolidated Plan and the 2010 Action Plan.

Also, the influx of 2009 American Recovery and Reinvestment Act (ARRA) funds, coupled with the economic crisis, prompted the need for the public forum. The forum was well attended and resulted in an engaged discussion of multiple topics related to programs and initiatives funded through DCD. There were many comments received regarding unmet needs throughout the county which helped the further development of strategies for the next Consolidated Plan (2010-2012).

SELF-EVALUATION

The 2010-2012 Consolidated Plan is the three-year plan completed by the Chester County Department of Community Development. The current plan includes 29 housing and community development goals. The primary role for the County in fulfilling the goals and objectives is funding. The annual Request for Proposals outlines the kinds of proposals that will score well based on eligibility criteria and evaluation factors. Through that process, DCD has been successful in encouraging the submission of proposals that are more comprehensive in scope and results oriented.

Concentrating on the towns, or "urban centers" as Landscapes2, the County's comprehensive plan, terms them, allows DCD to use limited funds more strategically. Chester County's suburban and rural townships have undergone tremendous growth in recent years, with increasingly affluent populations. The urban centers' experiences have been different for the most part. Until recently, stagnation and even decline were more typical. The tide however is starting to turn in some of the towns as revitalization becomes more organized. The County has been able to encourage this in turn by funding activities that are well planned and responsive to community input.

In addition, DCD administers the Community Revitalization Program, which is part of the County's "Landscapes 21st Century Fund." Through the Community Revitalization Program, the County offers the boroughs and the City of Coatesville funding for infrastructure and streetscapes improvements that are conducive to attracting and retaining residents and businesses in the towns. In 2010, the Boroughs of Avondale, West Chester, Honey Brook, Phoenixville, Malvern, Atglen and Downingtown, and the City of Coatesville were awarded Community Revitalization Program funding.

Citizen participation efforts often serve the same purpose. Many of the events conducted by DCD in recent years have broadened the network of community resources with which DCD is engaged. Also, the events have given DCD staff additional insight into local needs and the efforts underway to address those needs. The insight informs the funding priorities that are set and the evaluation of submitted proposals.

DCD has systems in place to effectively administer the funding. For example, in 2010, DCD satisfied the requirement that CDBG funds be expended in a timely fashion. By the end of the program year, the amount of expended CDBG funds was approximately 44% of the current year's allocation. This success is the result of a team effort: activity readiness is one of the factors considered in selecting activities to fund; once activities begin, program staff work closely with sub recipients to keep activities moving; and DCD fiscal staff continually monitors the drawdown rate, and communicates the results.

DCD continues to track both multi-year and annual goals and objectives, along with proposed and actual accomplishments on an annual basis, in order to effectively report to HUD on the County's accomplishments. These goals and objectives are tracked via a new grant management system, called Grants Information Financial Tracking System (GIFTS).

This data tracking process has enabled DCD to report to HUD in both the annual Action Plans and the Consolidated Annual Performance and Evaluation Reports (CAPER) for HUD-funded accomplishments.

Progress was made on most of the Consolidated Plan goals and objectives during 2010, however, the biggest barriers to achieving the ultimate goals of the CDBG, HOME & ESG programs continue to be the cost of housing and the skills/location mismatch between low-income people and jobs. The need for affordable housing far exceeds the County's ability to address the problem. DCD supports the creation of new affordable housing every year, but the amount of money necessary to construct housing in Chester County limits the number of units that can be funded. For this reason, a substantial investment has been made in subsidizing housing rehabilitation and purchases by first-time home buyers as ways to preserve the existing moderately priced housing and help qualified low- and moderate-income people start building assets through homeownership.

PROGRAM SPECIFIC NARRATIVES

Community Development Block Grant (CDBG)

Use Of CDBG Funds In Accordance With the Consolidated Plan's Priorities

During 2010, approximately \$2.5 million in CDBG funding was expended on community and economic development, affordable housing, and public services. Of that \$2.5 million expended, approximately \$1.3 million was 2010 CDBG funds. For specific information by municipality on households and persons served with CDBG-funded activities, see Appendix A and B.

Approximately 7% of the total CDBG expenditures in 2010 were spent on infrastructure improvements designed to support or revitalize low- and moderate-income urban and suburban areas of the county.

Approximately 18% of the total CDBG expenditures in 2010 were spent on Continuum of Care activities such as shelter operations, emergency rent assistance, case management, and the development of permanent supportive housing. This funding supplemented ESG, HTP, and DCD-administered state funding awarded to homeless assistance providers.

Approximately 49% of the total CDBG expenditures in 2010 were spent on community construction. This funding helps non-profit organizations that serve low- and moderate-income people provide better services through facility improvements.

Of the \$2.5 million expended during 2010 from prior year and 2010 CDBG funds, 100% benefited low- and moderate-income people.

Nature Of And Reasons For Any Changes In Program Objectives

This year was the first year of the current three-year Consolidated Plan. No changes were made to program objectives in 2010.

Efforts to Carry Out the Consolidated Plan

As an entitlement community, Chester County received \$4,293,066 in federal entitlement funds in 2010. The three funding sources were the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), and the Emergency Shelter Grant (ESG) programs. All resources received were utilized as proposed in the 2010 Action Plan. All

activities were consistent with the goals and objectives set out in the Consolidated Plan, 2010-2012 and the 2010 Action Plan. A summary of amendments to the 2010 Action Plan can be found in Appendix F.

The County coordinated the submission of the 2010 application for HUD's Continuum of Care Homeless Assistance Program. At the end of 2010, HUD announced renewal funding, directly administered by DCD, for x Chester County agencies. In total x grants were awarded, and Chester County was awarded \$x for PY 2010.

Finally, the County directly assisted activities with funds collected by the Recorder of Deeds Office. In 2010, the Housing Trust Program expenditures totaled approximately \$1,206,038 million.

Program Income

Program income generated by the First Time Homebuyers Program (HOME), the Homeowners' Rehabilitation Program (CDBG) and the Business Loan Program (CDBG) were all utilized within the program to assist additional homebuyers, homeowners, small businesses and project expenses. No other program income earned by DCD was returned to a specific program. Instead, the returned funds were identified as current year CDBG Program Income, which is available to be drawn for an activity within DCD's Consolidated Planning process.

During 2010, DCD continued to implement its Program Income procedures to include the following four administrative steps:

- a. Revise the method of reporting program income to include program income earned by sub-recipients.
- b. Revise the method of reporting costs of an activity to include the costs of sub-recipient program income used to fund the activity.
- c. Modify the present system of accumulating program income by immediately using it to offset the next draw of HUD funds against the particular HUD program that generated the program income, such as the Community Development Block Grant program.
- d. Formalize the system for projecting program income likely to be received in the subsequent year.

More information about CDBG resources and expenditures is included in the CDBG Financial Summary

for Program Year 2010 in Appendix E.

Rehabilitation Program

CDBG funds supported a countywide Homeowners' Rehabilitation Program operated by the Housing Partnership of Chester County. The program performs rehabilitation work with CDBG funds that addresses health, safety, and code items on owner-occupied housing units. In 2010, work was completed on 8 homes. The program also received funding from the County's Housing Trust Program, and other private sources.

Section 108 Loan Guarantees

Chester County is currently administering one Section 108 Loan in conjunction with a Brownfields Economic Development Initiative (BEDI) grants from the U.S. Department of Housing and Urban Development in the City of Coatesville.

In Coatesville, the Coatesville Hotel and Office Building project will develop a 125-room hotel and 90,000 square foot office building at the intersection of Route 82 and the Route 30 bypass. This economic development activity will utilize \$1 million of BEDI funds and \$4 million of Section 108 Loan funds, which will lead to the subsequent creation of 143 jobs. The project developer, Oliver Tyrone Pulver Corporation anticipates that this project will break ground in the spring of 2011.

Home Investment Partnerships Program (HOME)

Distribution of HOME Funds Among Housing Needs

The 2010 Action Plan identified projects that would address affordable housing needs in Chester County: first-time homebuyers' assistance, housing construction, and community housing development organizations. Through these projects, DCD distributes funding in a manner that comprehensively addresses the housing needs within the county.

The projects below are those from the 2010 Action Plan (or earlier funding expended in 2010) that were supported by HOME funds during 2010.

First-Time Home Buyers Assistance

During 2010, the Housing Partnership of Chester County received HOME funds to administer the First-Time Homebuyers program in the county. This successful partnership between the Housing Partnership of Chester County and DCD resulted in

assistance to six (6) first-time homebuyer households.

Affordable Rental Housing

In the fall of 2010, the Roymar Hall Apartments renovation was completed. This building offers twenty-four (24) general occupancy affordable apartment units. The building is located at 1128 East Lincoln Highway in the City of Coatesville. DCD provided funding for ten (10) of the apartment units.

CHDOs

Chester County has certified three Community Housing Development Organizations: the Community Youth and Women's Alliance, Phoenixville Homes, and the Alliance for Better Housing. During 2010, the County continued to support these community-based organizations through HOME assistance for operations and/or housing activities.

Affirmative Marketing Actions and Outreach to Minority-And Women-Owned Businesses

During 2010, DCD continued to implement affirmative actions and solicitations of Minority Business Enterprise (MBE)/ Women-owned Business Enterprise (WBE) developers, sponsors, and contractors for the CDBG and HOME program. DCD used the application format to solicit MBE/WBE participation. The procurement process solicits certification and plans for MBE/WBE participation. Moreover, pre-construction meetings are used by DCD to communicate to sub-recipients the importance of including MBE/WBE participation throughout the activity. The next step, for most projects, is the pre-occupancy meeting, which serves to reinforce to the project owner the HOME requirements regarding affirmative marketing.

The County continues to successfully follow its Affirmative Marketing policy as well as its MBE/WBE policy with all project sponsors and contractors. A listing of all of the MBE and WBE contractors and subcontractors is included in Appendix D.

Results of On-Site Inspections of Affordable Housing

The inspection of construction activities is a two-phase operation. The first phase of inspecting a construction activity occurs during the actual construction or rehabilitation process. DCD inspects for work progress and regulatory compliance. In 2010, DCD oversaw the construction of several assisted housing activities throughout Chester County. These activities included:

- Hickman / Mary Taylor House (senior rental units)
- Hopewell Manor (senior rental units)
- Con Lyn Lodge (affordable rental units)
- Roymar Hall Apartments (general occupancy rental units)

DCD also provided technical assistance and inspection for the rehabilitation of owner-occupied units done in cooperation with several non profit organizations. These organizations included Good Works, Inc. (57 units in 2010) and Good Neighbors, Inc. (74 units in 2010), which both provide home improvements to the economically disadvantaged; the Home Maintenance Program, administered by the Housing Partnership of Chester County (29 units in 2010), which provides housing repair for the elderly and the Homeowners Rehabilitation Program, administered by the Housing Partnership of Chester County (8 units in 2010), which provides rehabilitation assistance for low- and moderate-income families.

The second phase of inspecting a construction activity occurs on an annual basis after the completion of the construction activity and its occupancy. The completed activity is inspected for regulatory compliance, minimum housing quality standards and property maintenance issues. Upon inspection, where deficiencies are identified, the subrecipient is directed to take proper corrective action to achieve compliance to applicable codes and regulations. Ongoing monitoring in 2010 included the following properties within the City of Coatesville: Brandywine Health & Housing, Cansler Investments properties, Con Lyn Merchant Street, Coatesville Cultural Society, Community Builders properties, CYWA scattered site properties, Elmwood Garden Apartments, Good Works property, WC Atkinson Apartments, Ash Park Terrace and the WC Atkinson transitional housing properties; Properties in the Kennett Square area include: Alliance for Better Housing scattered site properties and the Cedar Woods Apartments; Properties in the West Chester area include: DVCCC, Gaudenzia, Human Services, and NHS; Properties in the Phoenixville / Spring City area include: Episcopal House, French Creek Manor, Liberty House, Flag House, Gruber Mills, Jefferson Place, Fellowship Health and Good Samaritan Shelter; The remaining units are located in the Exton, Oxford, Jennersville and Parkesburg areas which include the Potter Building, Oxford Hotel and Village

apartments, Luther House and Westminster Place at Parkesburg. All together these total forty-five (45) separate properties including one thousand one hundred and fifty-nine (1159) units.

Technical assistance was also provided to the Family Service of Chester County's HOPWA program (10 scattered site units of permanent housing), Human Services, Inc.'s PATHH program (6 scattered site unit of transitional housing), and the ARC of Chester County's Housing Options Program (23 scattered site units of permanent housing) by conducting annual Housing Quality Standards inspections.

Program Income

Program income generated by the First Time Homebuyers Program (HOME/ADDI), the Homeowners' Rehabilitation Program (CDBG) and the Business Loan Program (CDBG) was all utilized within the program to assist additional homebuyers, homeowners and small businesses. No other program income earned by DCD was returned to a specific program. Instead, the returned funds were identified as current year Program Income, which is available to be drawn for an activity within DCD's Consolidated Planning process.

Emergency Shelter Grant (ESG)

Emergency Shelter Grant funds were used to support four shelters and an emergency rental assistance program.

Chester County recipients of ESG funding receive 12-month contracts. In compliance with federal law (42 U.S.C. 11375), DCD collects matching funds information from sub recipients when they submit their last invoice. Of the \$121,063 of funding provided to sub recipients, 100% was matched with payroll dollars.

The matching funds are expected to come from the subrecipient's payroll and utility expenditures paid for out of non-entitlement sources.

Appendix A

Summary of Completed Projects

Year	Fund	Organization	Project	Grant Amount	Funds Expended	Total	Income					Ethnicity		Race				
							0 to 30%	31 to 50%	51 to 80%	61 to 80% (HOME)	> 80%	H	Non H	White	Black	Am. Indian	Asian	
2008/ 2009	CDBG	City of Coatesville	Demolitions	\$250,000.00	\$250,000.00	8												
2009	CDBG	Habitat for Humanity	Demolition and Construction	\$34,615.19	\$34,615.19	7*												
2008	CDBG	Life Transforming Ministries	Renovations	\$16,824.50	\$16,824.50	12	11	1	0	0	0	0	12	3	9	0	0	0
2005-2008**	CDBG	Safe Harbor Of Greater West Chester Inc	Addition to Main Building	\$900,000.00	\$900,000.00	20	20											
2010	CDBG	Good Samaritan Shelter	Acquisition	\$60,000.00	\$60,000.00	9	9											
2010	CDBG	Domestic Violence Center	Rehab	\$6,602.00	\$6,602.00	67	66	1	0	0	0	0	0	0	0	0	0	0
2010	CDBG	Family Service Of Chester County	Housing Coordination	\$7,000.00	\$7,000.00	18	18	0	0	0	0	0	18	5	13	0	0	0
2010	CDBG	Greater Deliverance	Youth Program	\$9,664.00	\$9,664.00	7	6	1	0	0	0	1	6	1	5	1	0	0
2010	CDBG	Housing Partnership Of Chester County	Homeowner Rehab Program	\$150,000.00	\$71,189.00	8	2	3	3	0	0	0	0	0	0	0	0	0
2010	CDBG	Interfaith Housing Assistance	Homeless Prevention	\$30,000.00	\$30,000.00	20	6	11	3	0	0	2	15	5	15	0	0	0
2010	CDBG	La Comunidad Hispana Inc	Case Management	\$33,669.00	\$33,669.00	10	5	4	1	0	0	9	1	10	0	0	0	0
2010	CDBG	Legal Aid Southeastern Pennsylvania Inc	Legal Services	\$54,000.00	\$54,000.00	192	147	27	14	0	4	64	128	149	38	0	0	0
2010	CDBG	Life Transforming Ministries	Employment Skills Program	\$20,000.00	\$20,000.00	12	11	1	0	0	0	0	12	3	9	0	0	0
2010	CDBG	Open Hearth Inc	Education & Training	\$54,000.00	\$54,000.00	188	116	27	41	0	4	20	164	119	68	1	0	0
2010	CDBG	Pennsylvania Home Of The Sparrow	Homeshare Alliance Program	\$30,000.00	\$30,000.00	19	8	10	1	0	0	0	0	0	0	0	0	0
2010	CDBG	Residential Living Options Inc	Housing Disability Services	\$41,915.00	\$41,915.00	40	25	6	5	0	4	0	39	34	5	0	0	0
2010	CDBG	Safe Harbor Of Greater West Chester Inc	Operations	\$143,156.00	\$143,156.00	295	295	0	0	0	0	0	0	166	125	0	0	1
2010	CDBG	Chester County Dept of Drug & Alcohol	Drug and Alcohol Treatment	\$54,000.00	\$54,000.00	20	20	0	0	0	0	1	19	19	1	0	0	0
2010	ESG	Community, Youth, & Women's Alliance.	Operations	\$103,565.00	\$103,565.00	67	65	2	0	0	0	14	53	33	34	0	0	0
2010	ESG	Domestic Violence Center	Operations	\$18,875.00	\$18,875.00	67	66	1	0	0	0	17	50	41	26	0	0	0
2010	ESG	Human Services Inc	Rental Assistance	\$80,000.00	\$80,000.00	60	18	29	13	0	0	5	55	27	33	0	0	0
2010	ESG	The Salvation Army of West Chester	Emergency Shelter Operations	\$75,000.00	\$75,000.00	150	150	0	0	0	0	8	141	102	40	0	0	8
2010	ESG	St Marys Franciscan Shelter	Emergency Shelter	\$12,500.00	\$12,500.00	60	58	2	0	0	0	3	43	41	19	0	0	0
2005 - 2010***	HOME	Community, Youth, & Women's Alliance	Roymar Hall	\$1,325,000.00	\$1,325,000.00	10****												
2010	HOME	Alliance For Better Housing	CHDO Operations	\$12,500.00	\$12,500.00													
2010	HOME	Community, Youth, & Women's Alliance	CHDO Operations	\$12,500.00	\$12,500.00													
2010	HOME	Phoenixville Homes	CHDO Operations	\$12,500.00	\$12,500.00													
2010	HOME	Housing Partnership Of Chester County	First-time Homebuyer Program	\$115,500.00	\$64,469.00	7	0	0	0	7	0	0	0	0	0	0	0	0
2010	HTP	Fair Housing Council	Fair Housing	\$12,433.32														
2010	HTP	Good Neighbors Inc	Home Repair Program	\$27,000.00		74	28	32	14	0	0							
2010	HTP	Good Samaritan Shelter	Transitional Housing Program	\$20,000.00		20												
2010	HTP	Good Works, Inc.	Home Repair Program	\$135,000.00		57	21	23	11	0	2							
2010	HTP	Housing Partnership Of Chester County	Senior Home Maintenance	\$143,485.45		29	15	14	0	0	0							
2010	HTP	Human Services Inc	Emergency Shelter	\$13,800.00		17												
2010	HTP	Legal Aid Southeastern Pennsylvania Inc	Predatory Lending Initiative	\$27,000.00		66												

* This project was funded with 2005, 2006, 2007 and 2008 CDBG, and 2007 DCED HRA funding.

** No further data is available as the housing unites have not been completed yet.

*** This project was funded with 2005, 2006, 2007, 2008, 2009 and 2010 HOME, 2008 DPW, and 2009 HTP funding.

**** This building is close to being fully occupied. The final information will be entered in IDIS.

Housing Activities.xls

<u>Year</u>	<u>Organization</u>	<u>Activity</u>	<u>Address</u>	<u>Assistance Amount</u>	<u>Sale Price</u>	<u>HH Income</u>	<u>HH Size</u>	<u>Municipality</u>	<u>PI</u>	<u>Race</u>	<u>Ethnicity</u>
2010	Housing Partnership	First-time Homebuyer Program	13 Jason Lane, Thorndale, PA 19372	\$11,501.70	\$140,000.00	61-80%	3	Caln Township	\$0.00	W	Non-Hispanic
		First-time Homebuyer Program	146 Ascot Court, Downingtown, PA 19335	\$11,393.80	\$159,500.00	61-80%	2	Caln	\$0.00	W	Non-Hispanic
		First-time Homebuyer Program	122 South Matlack Street, West Chester PA 19380	\$13,893.80	\$165,000.00	61-80%	1	West Chester Boro	\$0.00	B	Non-Hispanic
		First-time Homebuyer Program	219 McIntosh Road, West Chester PA 19382	\$11,393.80	\$188,000.00	61-80%	1	East Bradford	\$0.00	W	Non-Hispanic
		First-time Homebuyer Program	414-R Walnut Street, Spring City PA 19475	\$13,893.80	\$163,000.00	61-80%	3	Spring City Boro	\$0.00	W	Non-Hispanic
		First-time Homebuyer Program	327 Mt Pleasant Street, Coatesville PA 19320	\$13,893.80	\$129,000.00	61-80%	2	City of Coatesville	\$0.00	W	Hispanic
		First-time Homebuyer Program	130 Ascot Court, Downingtown, PA 19335	\$0.00	\$120,000.00	61-80%	1	Caln	\$11,393.80	W	Non-Hispanic
2010	Housing Partnership	Homeowner Rehab Program	514 North Brandywine St, West Chester PA 19380	\$30,302.00		0-30%	3	West Chester Boro	\$0.00	B	Non-Hispanic
		Homeowner Rehab Program	509 East Barnard St, West Chester PA 193982	\$10,000.00		51-60%	1	West Chester Boro	\$11,204.00	B	Non-Hispanic
		Homeowner Rehab Program	46 Walnut Street, Phoenixville PA 19460	\$1,487.00		51-60%	2	Phoenixville Boro	\$5,574.00	W	Non-Hispanic
		Homeowner Rehab Program	111 Strode Ave, Coatesville PA 19320	\$14,417.00		51-60%	1	City of Coatesville	\$0.00	W	Non-Hispanic
		Homeowner Rehab Program	933 West Madison Street, Coatesville, PA 19320	\$0.00		31-50%	1	Valley	\$13,187.00	W	Non-Hispanic
		Homeowner Rehab Program	18 Main Avenue, Berwyn PA 19312	\$0.00		31-50%	2	Easttown	\$13,252.00	W	Non-Hispanic
		Homeowner Rehab Program	1602 South Glenside Rd, West Chester PA 19380	\$25,812.00		0-30%	1	West Bradford	\$0.00	W	Non-Hispanic
		Homeowner Rehab Program	84 South Spring Lane, Phoenixville PA 19460	\$0.00		31-50%	2	Schuylkill	\$26,113.54	B	Non-Hispanic
		Homeowner Rehab Program	5 Pinto Circle, Downingtown PA 19335	\$10,000.00		51-60%	2	Upper Uwclan Township	\$0.00	W	Non-Hispanic

Appendix B

Annual Plan Projects Forms

Consolidated Plan 2010-2012

Project Name: Coatesville - Demolition																									
DCD #: 3	IDIS Project #:																								
UOG Code:																									
Description: This activity consists of the demolition of the burned out structures affected by the January 2009 arson on Fleetwood Street. It will include the property on Oak Street. The City of Coatesville will receive 2008 and 2009 CDBG funds for this activity in order to expedite project initiation.																									
Location: Fleetwood and Oak Streets, Coatesville, PA 19320. This activity will benefit the entire city.	Priority Need Category Select one: Other																								
Expected Completion Date (12/31/2010)	Explanation: This activity supports DCD's Community Development Strategy 9: Identify and maximize infrastructure and revitalization investments for community needs.																								
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives																								
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1. Improve quality / increase quantity of public improvements for lower income persons 2. 3.																								
Matrix code	04 Clearance and Demolition 570.201(d)																								
Specific DCD Objective	HS7																								
Proposed Outcome	Performance Measure	Actual Outcome																							
<table border="1"> <tr> <td rowspan="4">Year 1</td> <td>CDBG</td> <td>Proposed Amt.</td> <td>\$250,000</td> <td rowspan="4">10 Housing Units</td> <td>Proposed Units</td> <td>8</td> </tr> <tr> <td></td> <td>Actual Amount</td> <td>\$250,000</td> <td>Actual Units</td> <td>8</td> </tr> <tr> <td>Fund Source:</td> <td>Proposed Amt.</td> <td></td> <td rowspan="2">Accompl. Type:</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>			Year 1	CDBG	Proposed Amt.	\$250,000	10 Housing Units	Proposed Units	8		Actual Amount	\$250,000	Actual Units	8	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units			Actual Amount		Actual Units	
Year 1	CDBG	Proposed Amt.		\$250,000	10 Housing Units	Proposed Units		8																	
		Actual Amount		\$250,000		Actual Units		8																	
	Fund Source:	Proposed Amt.				Accompl. Type:		Proposed Units																	
		Actual Amount		Actual Units																					

Consolidated Plan 2010-2012

Project Name: Housing Partnership of Chester County - Rehab Program																	
DCD #: 5	IDIS Project #:																
UOG Code:																	
Description: This activity consists of the Housing Rehabilitation Program which is designed to help low- and moderate-income homeowners do necessary repairs to bring their property up to BOCA code.																	
Location: Various locations throughout the county.	Priority Need Category Select one: Owner Occupied Housing ▼																
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing.																	
Expected Completion Date: (12/31/2010)	<table border="1"> <tr> <td colspan="2">Objective Category</td> </tr> <tr> <td><input checked="" type="radio"/> Decent Housing</td> <td></td> </tr> <tr> <td><input type="radio"/> Suitable Living Environment</td> <td></td> </tr> <tr> <td><input type="radio"/> Economic Opportunity</td> <td></td> </tr> </table>	Objective Category		<input checked="" type="radio"/> Decent Housing		<input type="radio"/> Suitable Living Environment		<input type="radio"/> Economic Opportunity									
Objective Category																	
<input checked="" type="radio"/> Decent Housing																	
<input type="radio"/> Suitable Living Environment																	
<input type="radio"/> Economic Opportunity																	
<table border="1"> <tr> <td colspan="2">Outcome Categories</td> </tr> <tr> <td><input checked="" type="checkbox"/> Availability/Accessibility</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Affordability</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sustainability</td> <td></td> </tr> </table>	Outcome Categories		<input checked="" type="checkbox"/> Availability/Accessibility		<input type="checkbox"/> Affordability		<input type="checkbox"/> Sustainability		<table border="1"> <tr> <td colspan="2">Specific Objectives</td> </tr> <tr> <td>1</td> <td>Improve the quality of owner housing ▼</td> </tr> <tr> <td>2</td> <td>▼</td> </tr> <tr> <td>3</td> <td>▼</td> </tr> </table>	Specific Objectives		1	Improve the quality of owner housing ▼	2	▼	3	▼
Outcome Categories																	
<input checked="" type="checkbox"/> Availability/Accessibility																	
<input type="checkbox"/> Affordability																	
<input type="checkbox"/> Sustainability																	
Specific Objectives																	
1	Improve the quality of owner housing ▼																
2	▼																
3	▼																
Matrix code	14A Rehab; Single-Unit Residential 570.202 ▼																
Specific DCD Objective	HS1																
Proposed Outcome	Performance Measure	Actual Outcome															
15	Households																
Year 1	CDBG ▼	Proposed Amt.	\$150,000	04 Households ▼	Proposed Units	15											
		Actual Amount	\$150,000			Actual Units	8										
	Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units												
		Actual Amount				Actual Units											

Consolidated Plan 2010-2012

Project Name: Good Samaritan - Acquisition							
DCD #: 7	IDIS Project #:						
UOG Code:							
Description: This activity consists of the acquisition of 104-106 High Street, to increase the amount of emergency and transitional housing beds from 12 to 21.							
Location: 104-106 High Street, Phoenixville, PA	Priority Need Category Select one: Homeless/HIV/AIDS ▼						
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing.							
Expected Completion Date: (12/31/2010)							
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Increase the number of homeless persons moving into permanent housing ▼ 2. End chronic homelessness ▼ 3. ▼						
Matrix code	03C Homeless Facilities (not operating costs) 570.201(c) ▼						
Specific DCD Objective	HO3						
Proposed Outcome	Performance Measure	Actual Outcome					
9	Beds created						
Year 1	CDBG ▼	Proposed Amt.	\$60,000	Other ▼	Proposed Units	9	
		Actual Amount	\$60,000			Actual Units	9
	Fund Source: ▼	Proposed Amt.			Accompl. Type: ▼	Proposed Units	
		Actual Amount				Actual Units	

Consolidated Plan 2010-2012

Project Name: Safe Harbor of Greater West Chester - Expansion

DCD #: 8 **IDIS Project #:** **UOG Code:**

Description:
 This activity consists of the expansion of Safe Harbor's existing facility to support homeless single women. • Additional funding is needed due to the discovery that the existing building could not support a 2nd floor. The expansion will add additional services for 12-20 homeless single women. Safe Harbor will receive 2007 CDBG funding for this activity.

Location: 20 North Matlack Street
 West Chester, PA 19380

Priority Need Category:
 Select one: Homeless/HIV/AIDS ▼

Explanation:

Expected Completion Date: (12/31/2010)
 This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing.

- Objective Category**
- Decent Housing
 - Suitable Living Environment
 - Economic Opportunity

- Specific Objectives**
- Outcome Categories
- Availability/Accessibility
 - Affordability
 - Sustainability
1. Increase the number of homeless persons moving into permanent housing ▼
 2. End chronic homelessness ▼
 3. ▼

Matrix code 03C Homeless Facilities (not operating costs) 570.201(c) ▼

Specific DCD Objective HO1

Proposed Outcome	Performance Measure	Actual Outcome
16	Beds created	

--	--	--	--

Year 1	CDBG ▼	Proposed Amt.			Other ▼	Proposed Units	16
		Actual Amount	\$9,000,000			Actual Units	20
	Fund Source: ▼	Proposed Amt.			Accompl. Type: ▼	Proposed Units	
		Actual Amount				Actual Units	

Consolidated Plan 2010-2012

Project Name: Domestic Violence Center of Chester County - Rehab						
DCD #: 9	IDIS Project #:					
UOG Code:						
Description: This activity is providing new heating systems for the emergency shelter and bridge transitional housing units and to paint the exterior of the facility. This is a supplemental funding request to cover a gap in funding after the bidding process was complete.						
Location: Location confidential	Priority Need Category Select one: Non-homeless Special Needs					
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing.						
Expected Completion Date: (12/31/2010)						
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of neighborhood facilities for low-income persons 2 Increase range of housing options & related services for persons w/ special needs 3					
Matrix code	03 Public Facilities and Improvements (General) 570.201(c)					
Specific DCD Objective	CD1					
Proposed Outcome	Performance Measure	Actual Outcome				
1	Public Facility					
Year 1	CDBG	Proposed Amt.	\$6,602	11 Public Facilitie:	Proposed Units	1
		Actual Amount	\$6,602		Actual Units	67 persons
	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units	
		Actual Amount			Actual Units	

Consolidated Plan 2010-2012

Project Name: Open Hearth, Inc - Education and Training																	
DCD #: 10	IDIS Project #:																
UOG Code:																	
Description: This activity consists of continued funding for the GAP/FIRM and FSP programs which provide financial education and counseling, information and social service referral, and individual asset development.																	
Location: County-wide	Priority Need Category Select one: Public Services ▼																
Explanation: This activity supports DCD's Community Development Strategy 10: Promote the accessibility of core needs through collaboration and advocacy to improve the quality of life.																	
Expected Completion Date: (12/31/2010)	<table border="1"> <tr> <td colspan="2">Objective Category</td> </tr> <tr> <td><input type="radio"/> Decent Housing</td> <td></td> </tr> <tr> <td><input checked="" type="radio"/> Suitable Living Environment</td> <td></td> </tr> <tr> <td><input type="radio"/> Economic Opportunity</td> <td></td> </tr> </table>	Objective Category		<input type="radio"/> Decent Housing		<input checked="" type="radio"/> Suitable Living Environment		<input type="radio"/> Economic Opportunity									
Objective Category																	
<input type="radio"/> Decent Housing																	
<input checked="" type="radio"/> Suitable Living Environment																	
<input type="radio"/> Economic Opportunity																	
<table border="1"> <tr> <td colspan="2">Outcome Categories</td> </tr> <tr> <td><input checked="" type="checkbox"/> Availability/Accessibility</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Affordability</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sustainability</td> <td></td> </tr> </table>	Outcome Categories		<input checked="" type="checkbox"/> Availability/Accessibility		<input type="checkbox"/> Affordability		<input type="checkbox"/> Sustainability		<table border="1"> <tr> <td colspan="2">Specific Objectives</td> </tr> <tr> <td>1</td> <td>Improve the services for low/mod income persons ▼</td> </tr> <tr> <td>2</td> <td>Improve economic opportunities for low-income persons ▼</td> </tr> <tr> <td>3</td> <td>▼</td> </tr> </table>	Specific Objectives		1	Improve the services for low/mod income persons ▼	2	Improve economic opportunities for low-income persons ▼	3	▼
Outcome Categories																	
<input checked="" type="checkbox"/> Availability/Accessibility																	
<input type="checkbox"/> Affordability																	
<input type="checkbox"/> Sustainability																	
Specific Objectives																	
1	Improve the services for low/mod income persons ▼																
2	Improve economic opportunities for low-income persons ▼																
3	▼																
Matrix code	05 Public Services (General) 570.201(e) ▼																
Specific DCD Objective	CD2																
Proposed Outcome	Performance Measure	Actual Outcome															
40	People (limited clientele)																
Year 1	CDBG ▼	Proposed Amt.	\$54,000	01 People ▼	Proposed Units	40											
		Actual Amount	\$54,000		Actual Units	188											
	Fund Source: ▼	Proposed Amt.			Accompl. Type: ▼	Proposed Units											
		Actual Amount				Actual Units											

Consolidated Plan 2010-2012

Project Name: Safe Harbor of Greater West Chester - Operations																	
DCD #: 11	IDIS Project #:																
UOG Code:																	
Description: This activity consists of continued funding for operations of the emergency shelter for men and women, and for the Community Lunch Program. Safe Harbor receives CDBG and HTP funding.																	
Location: 20 North Matlack Street West Chester, PA 19380	Priority Need Category Select one: Homeless/HIV/AIDS ▼																
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing.																	
Expected Completion Date: (12/31/2010)	<table border="1"> <tr> <td colspan="2">Objective Category</td> </tr> <tr> <td><input type="radio"/> Decent Housing</td> <td></td> </tr> <tr> <td><input checked="" type="radio"/> Suitable Living Environment</td> <td></td> </tr> <tr> <td><input type="radio"/> Economic Opportunity</td> <td></td> </tr> </table>	Objective Category		<input type="radio"/> Decent Housing		<input checked="" type="radio"/> Suitable Living Environment		<input type="radio"/> Economic Opportunity									
Objective Category																	
<input type="radio"/> Decent Housing																	
<input checked="" type="radio"/> Suitable Living Environment																	
<input type="radio"/> Economic Opportunity																	
<table border="1"> <tr> <td colspan="2">Outcome Categories</td> </tr> <tr> <td><input checked="" type="checkbox"/> Availability/Accessibility</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Affordability</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sustainability</td> <td></td> </tr> </table>	Outcome Categories		<input checked="" type="checkbox"/> Availability/Accessibility		<input type="checkbox"/> Affordability		<input type="checkbox"/> Sustainability		<table border="1"> <tr> <td colspan="2">Specific Objectives</td> </tr> <tr> <td>1</td> <td>Improve the services for low/mod income persons ▼</td> </tr> <tr> <td>2</td> <td>End chronic homelessness ▼</td> </tr> <tr> <td>3</td> <td>▼</td> </tr> </table>	Specific Objectives		1	Improve the services for low/mod income persons ▼	2	End chronic homelessness ▼	3	▼
Outcome Categories																	
<input checked="" type="checkbox"/> Availability/Accessibility																	
<input type="checkbox"/> Affordability																	
<input type="checkbox"/> Sustainability																	
Specific Objectives																	
1	Improve the services for low/mod income persons ▼																
2	End chronic homelessness ▼																
3	▼																
Matrix code	03T Operating Costs of Homeless/AIDS Patients Programs ▼																
Specific DCD Objective	HO1																
Proposed Outcome	Performance Measure	Actual Outcome															
720	People (limited clientele)																
Year 1	CDBG ▼	Proposed Amt.	\$93,156	01 People ▼	Proposed Units	720											
		Actual Amount	\$93,156		Actual Units	295											
	Other ▼	Proposed Amt.	\$50,000	Accompl. Type: ▼	Proposed Units												
		Actual Amount	\$50,000		Actual Units												

Consolidated Plan 2010-2012

Project Name: Chester County - Drug and Alcohol Treatment						
DCD #: 12	IDIS Project #:					
UOG Code:						
Description: This activity consists of halfway house services for homeless or near-homeless persons with severe drug or alcohol addiction, provided by the Chester County Department of Drug and Alcohol. This is a community-based residential and treatment facility that supports an individual's reintegration into the community during early recovery.						
Location: Undisclosed location	Priority Need Category Select one: Non-homeless Special Needs					
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Special Needs Strategy 5: Promote an understanding of differences, and address the challenges experienced by the diverse populations.						
Expected Completion Date: (12/31/2010)	Specific Objectives 1. Improve the services for low/mod income persons 2. Increase range of housing options & related services for persons w/ special needs 3.					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Matrix code	05F Substance Abuse Services 570.201(e)					
Specific DCD Objective	SN4					
Proposed Outcome	Performance Measure	Actual Outcome				
14	People (limited clientele)					
Year 1	CDBG	Proposed Amt.	\$54,000	01 People	Proposed Units	14
		Actual Amount	\$54,000		Actual Units	20
	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units	
		Actual Amount			Actual Units	

Consolidated Plan 2010-2012

Project Name: La Comunidad Hispana - Case Management							
DCD #: 13	IDIS Project #:						
UOG Code:							
Description: This activity consists of case management and supportive services, which also includes housing counseling for low to moderate-income individuals and families. This organization offers English-Spanish bilingual services to its clients.							
Location: County-wide	Priority Need Category Select one: Public Services ▼						
Explanation: This activity supports DCD's Special Needs Strategy 5: Promote an understanding of differences, and address the challenges experienced by the diverse populations and Community Development Strategy 10: Promote the accessibility of core needs, through collaboration and advocacy to improve the quality of life.							
Expected Completion Date: (12/31/2010)	Specific Objectives 1. Improve the services for low/mod income persons ▼ 2. ▼ 3. ▼						
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability							
Matrix code	05 Public Services (General) 570.201(e) ▼						
Specific DCD Objective	CD4						
Proposed Outcome	Performance Measure	Actual Outcome					
30	Households (limited clientele)						
Year 1	CDBG ▼	Proposed Amt.	\$33,669	04 Households ▼	Proposed Units	30	
		Actual Amount	\$33,669			Actual Units	10
	Fund Source: ▼	Proposed Amt.			Accompl. Type: ▼	Proposed Units	
		Actual Amount					Actual Units

Consolidated Plan 2010-2012

Project Name: Residential Living Options - Disability Services						
DCD #: 14	IDIS Project #:					
UOG Code:						
Description: This activity consists of comprehensive services for people with mental and/or physical disabilities who are establishing housing of their choice in the community. Services include information and referral, development of housing action plans, case management, education and training, outreach, coordination of roommate meetings, and facilitation of the Local Housing Options Team.						
Location: County-wide	Priority Need Category Select one: Non-homeless Special Needs					
Explanation: This activity supports DCD's Special Needs Strategy 5: Promote an understanding of differences, and address the challenges experienced by the diverse populations and Community Development Strategy 10: Promote the accessibility of core needs, through collaboration and advocacy to improve the quality of life.						
Expected Completion Date: (12/31/2010)						
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives 1. Improve the services for low/mod income persons 2. Increase range of housing options & related services for persons w/ special needs 3.					
Matrix code	05B Handicapped Services 570.201(e)					
Specific DCD Objective	SN2					
Proposed Outcome	Performance Measure	Actual Outcome				
35	Households (limited clientele)					
Year 1	CDBG	Proposed Amt.	\$41,915	04 Households	Proposed Units	35
		Actual Amount	\$41,915			Actual Units
	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units	
		Actual Amount				Actual Units

Consolidated Plan 2010-2012

Project Name: Family Service of Chester County - Housing Coordination				
DCD #: 15	IDIS Project #:			
GIFTS #: 66				
Description: This activity consists of salary for a part-time housing coordinator to provide tenant-based rental assistance to low-income persons with AIDS.				
Location: County-wide	Priority Need Category Select one: Homeless/HIV/AIDS ▼			
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Special Needs Strategy 5: Promote an understanding of differences, and address the challenges experienced by the diverse populations.				
Expected Completion Date: (12/31/2010)	Specific Objectives 1. Improve access to affordable rental housing ▼ 2. Increase range of housing options & related services for persons w/ special needs ▼ 3. ▼			
<input type="checkbox"/> Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Matrix code 03T Operating Costs of Homeless/AIDS Patients Programs ▼			
Specific DCD Objective	SN4			
National Objective	LMC Presumed Benefit Persons living with HIV/AIDS			
Proposed Outcome	Performance Measure	Actual Outcome		
19	People (limited clientele)			
Year 1	CDBG ▼	Proposed Amt. \$7,000	01 People ▼	Proposed Units 19
		Actual Amount \$7,000		Actual Units 18
	Fund Source: ▼	Proposed Amt.	Accompl. Type: ▼	Proposed Units
		Actual Amount		Actual Units

Consolidated Plan 2010-2012

Project Name: PA Home of the Sparrow - Homeshare Alliance Program										
DCD #: 16	IDIS Project #:									
UOG Code:										
Description: This activity consists of funding for the HomeShare Alliance Program, which provides low-income women with access to affordable housing resources in Chester County. Clients are matched with home providers who are able to share their homes at a reasonable cost. Clients are also referred to community agencies for additional supportive services.										
Location: County-wide	Priority Need Category Select one: Public Services ▼									
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing.										
Expected Completion Date: (12/31/2010)	<table border="1"> <tr> <td colspan="2">Objective Category</td> </tr> <tr> <td><input checked="" type="radio"/> Decent Housing</td> <td></td> </tr> <tr> <td><input type="radio"/> Suitable Living Environment</td> <td></td> </tr> <tr> <td><input type="radio"/> Economic Opportunity</td> <td></td> </tr> </table>	Objective Category		<input checked="" type="radio"/> Decent Housing		<input type="radio"/> Suitable Living Environment		<input type="radio"/> Economic Opportunity		
Objective Category										
<input checked="" type="radio"/> Decent Housing										
<input type="radio"/> Suitable Living Environment										
<input type="radio"/> Economic Opportunity										
<table border="1"> <tr> <td colspan="2">Outcome Categories</td> </tr> <tr> <td><input checked="" type="checkbox"/> Availability/Accessibility</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Affordability</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sustainability</td> <td></td> </tr> </table>	Outcome Categories		<input checked="" type="checkbox"/> Availability/Accessibility		<input type="checkbox"/> Affordability		<input type="checkbox"/> Sustainability		Specific Objectives	
Outcome Categories										
<input checked="" type="checkbox"/> Availability/Accessibility										
<input type="checkbox"/> Affordability										
<input type="checkbox"/> Sustainability										
<table border="1"> <tr> <td>1</td> <td>Improve access to affordable rental housing</td> <td>▼</td> </tr> <tr> <td>2</td> <td>Improve the services for low/mod income persons</td> <td>▼</td> </tr> <tr> <td>3</td> <td></td> <td>▼</td> </tr> </table>		1	Improve access to affordable rental housing	▼	2	Improve the services for low/mod income persons	▼	3		▼
1	Improve access to affordable rental housing	▼								
2	Improve the services for low/mod income persons	▼								
3		▼								
Matrix code	05 Public Services (General) 570.201(e) ▼									
Specific DCD Objective	CD4									
Proposed Outcome	Performance Measure	Actual Outcome								
12	People (limited clientele)									
Year 1	CDBG ▼	Proposed Amt.	\$30,000	01 People ▼	Proposed Units	12				
		Actual Amount	\$30,000		Actual Units	19				
	Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units					
		Actual Amount			Actual Units					

Consolidated Plan 2010-2012

Project Name: Legal Aid of Southeastern PA - Legal Services							
DCD #: 17	IDIS Project #:						
UOG Code:							
Description: This activity consists of specialized advocacy and legal representation in housing and consumer law in Chester County. Representation includes consumer bankruptcy, automobile fraud, mortgage foreclosure, fair housing litigation, predatory lending litigation, public housing and landlord/tenant issues. Advocacy includes community education, group representation and advocacy before administrative bodies.							
Location: County-wide	Priority Need Category Select one: Public Services ▼						
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Strategy 10: Promote the accessibility of core needs, through collaboration and advocacy to improve the quality of life.							
Expected Completion Date: (12/31/2010)							
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives 1. Improve the services for low/mod income persons ▼ 2. Increase range of housing options & related services for persons w/ special needs ▼ 3.						
Matrix code	05C Legal Services 570.201(E) ▼						
Specific DCD Objective	CD2						
Proposed Outcome 1,000	Performance Measure People (limited clientele)						
Actual Outcome							
Year 1	CDBG ▼	Proposed Amt.	\$54,000	01 People ▼	Proposed Units	1,000	
		Actual Amount	\$54,000			Actual Units	192
	Fund Source: ▼	Proposed Amt.			Accmpl. Type: ▼	Proposed Units	
		Actual Amount				Actual Units	

Consolidated Plan 2010-2012

Project Name: Life Transforming Ministries - Employment Skills Program						
DCD #: 18	IDIS Project #:					
UOG Code:						
Description: This activity consists of the CASH (Character, Assets, Savings, and Hope) program at the Open Arms Transformation Center. Primarily for men, the program features goal achievement, character development and asset building to target the elimination of risk factors for homelessness, unemployment and addiction.						
Location: County-wide	Priority Need Category Select one: Public Services ▼					
Expected Completion Date: (12/31/2010)	Explanation: This activity supports DCD's Employment Strategy 8: Facilitate a system of resources to maximize workforce development opportunities and services for job seekers, employees, and employers, and Strategy 10: Promote the accessibility of core needs, through collaboration and advocacy to improve the quality of life.					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1. Improve the services for low/mod income persons ▼ 2. Improve economic opportunities for low-income persons ▼ 3. ▼					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Matrix code 05H Employment Training 570.201(e) ▼					
Specific DCD Objective	EO1					
Proposed Outcome 14	Performance Measure People (limited clientele)					
Actual Outcome						
Year 1	CDBG ▼	Proposed Amt.	\$20,000	01 People ▼	Proposed Units	14
		Actual Amount	\$20,000		Actual Units	12
	Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units	
		Actual Amount			Actual Units	

Consolidated Plan 2010-2012

Project Name:		Interfaith Housing Assistance Cooperation - Homeless Prevention				
DCD #:	19	IDIS Project #:		UOG Code:		
Description:						
This activity consists of rental and financial assistance, social services, and mentoring support for single, working parents with dependent children, enabling them to remain in decent housing while working towards financial independence. Interfaith Housing Assistance Corporation will receive \$16,000 in CDBG funds and \$14,000 in HTP funds for a total of \$30,000 for this activity.						
Location:		Priority Need Category				
County-wide		Select one:		Public Services ▼		
Explanation:						
Expected Completion Date:		This activity supports DCD's Homeless Strategy 4: Expand homelessness activities to stabilize households.				
(12/31/2010)						
<input type="checkbox"/> Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Specific Objectives						
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		1 Improve access to affordable rental housing ▼ 2 Improve the services for low/mod income persons ▼ 3				
Matrix code		05 Public Services (General) 570.201(e) ▼				
Specific DCD Objective		HO2				
Proposed Outcome		Performance Measure		Actual Outcome		
10		People (limited clientele)				
Year 1	CDBG ▼	Proposed Amt.	\$16,000	01 People ▼	Proposed Units	10
		Actual Amount	\$16,000		Actual Units	20
	Other ▼	Proposed Amt.	\$14,000	Accompl. Type: ▼	Proposed Units	
		Actual Amount	\$14,000		Actual Units	

Consolidated Plan 2010-2012

Project Name: Greater Deliverance Development Outreach, Inc. - Youth Program							
DCD #: 20	IDIS Project #:						
UOG Code:							
Description: This activity consists of the Girls Club After School Program, which provides preventive programming for girls ages 5-17. This program operates one day a week from 5-7:30 pm.							
Location: 800 South 1st Avenue Coatesville, PA 19320	Priority Need Category Select one: Public Services ▼						
Explanation: This activity supports DCD's Economic Opportunity Strategy 7: Coordinate the provision of resources for all youth that fosters accountability, life-long learning and civic responsibility.							
Expected Completion Date: (12/31/2010)	Specific Objectives 1. Improve the services for low/mod income persons ▼ 2. ▼ 3. ▼						
<input type="checkbox"/> Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability							
Matrix code	05D Youth Services 570.201(e) ▼						
Specific DCD Objective	EO2						
Proposed Outcome	Performance Measure	Actual Outcome					
10	Youth (limited clientele)						
Year 1	CDBG ▼	Proposed Amt.	\$9,664	01 People ▼	Proposed Units	10	
		Actual Amount	\$9,664			Actual Units	7
	Fund Source: ▼	Proposed Amt.			Accompl. Type: ▼	Proposed Units	
		Actual Amount				Actual Units	

Consolidated Plan 2010-2012

Project Name: Domestic Violence Center of Chester County - Operations						
DCD #: 21	IDIS Project #:					
UOG Code:						
Description: This activity consists of continued funding for operations for a 30-day emergency shelter for homeless, battered women and their dependent children.						
Location: Undisclosed location	Priority Need Category Select one: Non-homeless Special Needs					
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Homelessness Strategy 3: Reduce the term of homelessness experienced by an individual or familie, and Special Needs Strategy 5: Promote an understanding of differences and address the challenges experiences by diverse populations.						
Expected Completion Date: (12/31/2010)	Specific Objectives 1 End chronic homelessness 2 Improve the services for low/mod income persons 3 Increase range of housing options & related services for persons w/ special needs					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Matrix code	05G Battered and Abused Spouses 570.201(e)					
Specific DCD Objective	SN4					
Proposed Outcome	Performance Measure	Actual Outcome				
65	People (limited clientele)					
Year 1	ESG	Proposed Amt.	\$18,875	01 People	Proposed Units	10
		Actual Amount	\$18,875		Actual Units	67
	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units	
		Actual Amount			Actual Units	

Consolidated Plan 2010-2012

Project Name: Saint Mary's Franciscaner Shelter - Operations						
DCD #: 22	IDIS Project #:					
UOG Code:						
Description: This activity consists of continued funding for the operations of the emergency shelter for homeless families with children.						
Location: 209 Emmett Street Phoenixville, PA 19460	Priority Need Category Select one: Homeless/HIV/AIDS ▼					
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Homelessness Strategy 3: Reduce the term of homelessness experienced by an individual or familie.						
Expected Completion Date: (12/31/2010)	Specific Objectives 1 End chronic homelessness ▼ 2 Improve the services for low/mod income persons ▼ 3 ▼					
<input type="checkbox"/> Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Matrix code	03T Operating Costs of Homeless/AIDS Patients Programs ▼					
Specific DCD Objective	HO1					
Proposed Outcome	Performance Measure	Actual Outcome				
20	Households (limited clientele)					
Year 1	ESG ▼	Proposed Amt.	\$12,500	01 People ▼	Proposed Units	20
		Actual Amount	\$12,500			Actual Units
	Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units	
		Actual Amount				Actual Units

Consolidated Plan 2010-2012

Project Name: Community Youth and Women's Alliance - Operations						
DCD #: 23	IDIS Project #:					
UOG Code:						
Description: This activity consists of continued funding for the operations of the Gateway Shelter, a 60-day emergency shelter for single women and women with children. CYWA will receive \$22,427.10 in ESG funds and \$81,137.90 in HTP funds for a total of \$103,565.						
Location: 423 Lincoln Highway East Coatesville, PA 19320	Priority Need Category Select one: Homeless/HIV/AIDS					
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Homelessness Strategy 3: Reduce the term of homelessness experienced by an individual or familie.						
Expected Completion Date: (12/31/2010)	Specific Objectives 1 End chronic homelessness 2 Improve the services for low/mod income persons 3					
<input type="checkbox"/> Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Matrix code	03T Operating Costs of Homeless/AIDS Patients Programs					
Specific DCD Objective	HO1					
Proposed Outcome	Performance Measure	Actual Outcome				
100	Households (limited clientele)					
Year 1	ESG	Proposed Amt.	\$22,427	04 Households	Proposed Units	100
		Actual Amount	\$22,427		Actual Units	67
	Other	Proposed Amt.	\$81,138	Accompl. Type:	Proposed Units	
		Actual Amount	\$81,138		Actual Units	

Consolidated Plan 2010-2012

Project Name: Salvation Army - Operations						
DCD #: 24	IDIS Project #:					
UOG Code:						
Description: This activity consists of continued funding for operations of the Railton House Shelter Program, a 20-bed facility for men.						
Location: 101 East Market Street West Chester, 19380	Priority Need Category Select one: Homeless/HIV/AIDS ▼					
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Homelessness Strategy 3: Reduce the term of homelessness experienced by an individual or familie.						
Expected Completion Date: (12/31/2010)	Specific Objectives 1 End chronic homelessness ▼ 2 Improve the services for low/mod income persons ▼ 3 ▼					
<input type="checkbox"/> Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Matrix code	03T Operating Costs of Homeless/AIDS Patients Programs ▼					
Specific DCD Objective	HO1					
Proposed Outcome	Performance Measure	Actual Outcome				
150	Households (limited clientele)					
Year 1	ESG ▼	Proposed Amt.	\$25,000	04 Households ▼	Proposed Units	150
		Actual Amount	\$75,000		Actual Units	150
	Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units	
		Actual Amount			Actual Units	

Consolidated Plan 2010-2012

Project Name: Human Services, Inc. - Rental Assistance						
DCD #: 25	IDIS Project #:					
UOG Code:						
Description: This activity consists of emergency rental assistance for individuals and families who are homeless or facing eviction. Human Services, Inc. will receive \$36,370.20 in ESG funds and \$43,538 in HTP funds for a total of \$80,000.						
Location: 1140 McDermott Drive, West Chester, 19380	Priority Need Category: Select one: Homeless/HIV/AIDS ▼					
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing, and Homelessness Strategy 3: Reduce the term of homelessness experienced by an individual or family.						
Expected Completion Date: (12/31/2010)	Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Specific Objectives						
1	End chronic homelessness ▼					
2	Improve the services for low/mod income persons ▼					
3	Increase the number of homeless persons moving into permanent housing ▼					
Matrix code	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204 ▼)					
Specific DCD Objective	HO2					
Proposed Outcome	Performance Measure	Actual Outcome				
25	Households (limited clientele)					
Year 1	ESG ▼	Proposed Amt.	\$36,370	04 Households ▼	Proposed Units	25
		Actual Amount	\$36,370		Actual Units	60
	Other ▼	Proposed Amt.	\$43,538	Accompl. Type: ▼	Proposed Units	
		Actual Amount	\$43,538		Actual Units	

Consolidated Plan 2010-2012

Project Name: Housing Partnership of Chester County - First-time Homebuyers																	
DCD #: 26	IDIS Project #:																
UOG Code:																	
Description: This activity consists of funding for the First-Time Homebuyers Program which assists low to moderate income families and individuals with the purchase of a home.																	
Location: County-wide	Priority Need Category Select one: Owner Occupied Housing ▼																
Explanation: This activity supports DCD's Housing Strategy 1: Establish effective methods for residents to access quality housing.																	
Expected Completion Date: (12/31/2012)	<table border="1"> <tr> <td colspan="2">Objective Category</td> </tr> <tr> <td><input checked="" type="radio"/> Decent Housing</td> <td></td> </tr> <tr> <td><input type="radio"/> Suitable Living Environment</td> <td></td> </tr> <tr> <td><input type="radio"/> Economic Opportunity</td> <td></td> </tr> </table>	Objective Category		<input checked="" type="radio"/> Decent Housing		<input type="radio"/> Suitable Living Environment		<input type="radio"/> Economic Opportunity									
Objective Category																	
<input checked="" type="radio"/> Decent Housing																	
<input type="radio"/> Suitable Living Environment																	
<input type="radio"/> Economic Opportunity																	
<table border="1"> <tr> <td colspan="2">Outcome Categories</td> </tr> <tr> <td><input type="checkbox"/> Availability/Accessibility</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Affordability</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sustainability</td> <td></td> </tr> </table>	Outcome Categories		<input type="checkbox"/> Availability/Accessibility		<input checked="" type="checkbox"/> Affordability		<input type="checkbox"/> Sustainability		<table border="1"> <tr> <td colspan="2">Specific Objectives</td> </tr> <tr> <td>1</td> <td>Improve access to affordable owner housing ▼</td> </tr> <tr> <td>2</td> <td>▼</td> </tr> <tr> <td>3</td> <td>▼</td> </tr> </table>	Specific Objectives		1	Improve access to affordable owner housing ▼	2	▼	3	▼
Outcome Categories																	
<input type="checkbox"/> Availability/Accessibility																	
<input checked="" type="checkbox"/> Affordability																	
<input type="checkbox"/> Sustainability																	
Specific Objectives																	
1	Improve access to affordable owner housing ▼																
2	▼																
3	▼																
Matrix code	13 Direct Homeownership Assistance 570.201(n) ▼																
Specific DCD Objective	HS5																
Proposed Outcome	Performance Measure	Actual Outcome															
6	Households																
Year 1	HOME ▼	Proposed Amt.	\$81,000	04 Households ▼	Proposed Units	6											
		Actual Amount	\$115,500		Actual Units	7											
	Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units												
		Actual Amount			Actual Units												

Consolidated Plan 2010-2012

Project Name: Alliance for Better Housing - CHDO Operations						
DCD #: 29	IDIS Project #:					
UOG Code:						
Description: This activity consists of 2010 CHDO operations.						
Location: County wide	Priority Need Category Select one: Other					
Explanation: This activity supports DCD's Housing Strategy 1: Expand effective methods for residents to access quality housing, and Housing Strategy 2: Expand permanent affordable housing.						
Expected Completion Date: (12/31/2010)						
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable rental housing 2 Improve the quality of affordable rental housing 3 Increase the availability of affordable owner housing					
Matrix code	19B HOME CHDO Operating Costs (not part of 5% Admin ca					
Specific DCD Objective	HS6					
Proposed Outcome	Performance Measure	Actual Outcome				
1	Organization					
Year 1	HOME	Proposed Amt.	\$12,500	09 Organizations	Proposed Units	1
		Actual Amount	\$12,500		Actual Units	1
	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units	
		Actual Amount			Actual Units	

Consolidated Plan 2010-2012

Project Name: Community, Youth and Women's Alliance - CHDO Operations						
DCD #: 30	IDIS Project #:					
UOG Code:						
Description: This activity consists of 2010 CHDO operations.						
Location: County wide	Priority Need Category Select one: Other					
Explanation: This activity supports DCD's Housing Strategy 1: Expand effective methods for residents to access quality housing, and Housing Strategy 2: Expand permanent affordable housing.						
Expected Completion Date: (12/31/2010)	Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Specific Objectives						
1	Improve access to affordable rental housing					
2	Improve the quality of affordable rental housing					
3	Increase the availability of affordable owner housing					
Matrix code	19B HOME CHDO Operating Costs (not part of 5% Admin ca					
Specific DCD Objective	HS6					
Proposed Outcome	Performance Measure	Actual Outcome				
1	Organization					
Year 1	HOME	Proposed Amt.	\$12,500	09 Organizations	Proposed Units	1
		Actual Amount	\$12,500		Actual Units	1
	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units	
		Actual Amount			Actual Units	

Consolidated Plan 2010-2012

Project Name: Phoenixville Homes - CHDO Operations						
DCD #: 31	IDIS Project #:					
UOG Code:						
Description: This activity consists of 2010 CHDO operations.						
Location: County wide	Priority Need Category Select one: Other					
Explanation: This activity supports DCD's Housing Strategy 1: Expand effective methods for residents to access quality housing, and Housing Strategy 2: Expand permanent affordable housing.						
Expected Completion Date: (12/31/2010)						
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable rental housing 2 Improve the quality of owner housing 3 Increase the availability of affordable owner housing					
Matrix code	19B HOME CHDO Operating Costs (not part of 5% Admin ca					
Specific DCD Objective	HS6					
Proposed Outcome	Performance Measure	Actual Outcome				
1	Organization					
Year 1	HOME	Proposed Amt.	\$12,500	09 Organizations	Proposed Units	1
		Actual Amount	\$12,500		Actual Units	1
	Fund Source:	Proposed Amt.		Accompl. Type:	Proposed Units	
		Actual Amount			Actual Units	

Appendix C

Homeless Shelter Statistics

Chester County Department of Community Development
2010 Demographics of Homeless in Emergency Shelters

Characteristic	Quarter				2010 Totals	Percent	2009 Totals	% +/- '09
	1	2	3	4				
# of cases served	260	183	191	175	809	100%	831	-2.65%
# of people served	333	234	244	221	1032	100%	1019	1.28%
single man	215	117	122	102	556	68.73%	629	-11.61%
single woman	6	44	40	44	134	16.56%	105	27.62%
two-parent family	1	1	0	1	3	0.37%	5	-40.00%
single-parent family	38	25	29	27	119	14.71%	92	29.35%
adult-only household	0	0	0	1	1	0.12%	0	0.00%
0-30% MFI	256	178	182	164	780	96.42%	804	-2.99%
31-50% MFI	1	4	8	11	24	2.97%	14	71.43%
51-80% MFI	3	1	1	0	5	0.62%	12	-58.33%
81% MFI and over	0	0	0	0	0	0.00%	1	---
White	190	123	133	118	564	54.65%	539	4.64%
Black/African American	138	106	103	98	445	43.12%	469	-5.12%
Asian	2	3	1	0	6	0.58%	4	50.00%
American Indian or Alaska Native	0	2	0	2	4	0.39%	5	---
Native Hawaiian/Pacific Islander	3	1	6	3	13	1.26%	2	---
Multi-racial	0	0	0	0	0	0.00%	0	---
Hispanic/Latino (of any race)	31	15	25	24	95	11.74%	54	75.93%
female-headed household	38	24	29	28	119	14.71%	87	36.78%
drug dependent	97	66	74	45	282	34.86%	266	6.02%
alcohol dependent	71	75	53	40	239	29.54%	245	-2.45%
intellectual and developmental disability client	3	4	0	3	10	1.24%	19	-47.37%
mental health client	78	95	88	71	332	41.04%	231	43.72%
physically disabled	9	6	4	3	22	2.72%	21	4.76%
Aids/related diseases	0	1	0	2	3	0.37%	6	-50.00%
veteran	35	24	18	14	91	11.25%	144	-36.81%
battered spouse	19	24	25	23	91	11.25%	55	65.45%
employed	55	32	52	45	184	22.74%	166	10.84%
seeking employment	171	99	96	87	453	56.00%	355	27.61%
received govt. subsidy	37	14	35	12	98	12.11%	125	-21.60%
dropped frm govt. subsidy	0	0	0	0	0	0.00%	0	0.00%
children 0-5 years	43	30	31	25	129	12.50%	104	24.04%
children 6-12 years	21	22	17	15	75	7.27%	66	13.64%
children 13-18 years	8	2	5	4	19	1.84%	13	46.15%
Total number of adults served	261	180	191	177	809	78.39%	836	-3.23%
Total number of children served	72	54	53	44	223	21.61%	183	21.86%
Total persons served	333	234	244	221	1032	100.00%	1019	1.28%
Total unduplicated cases					809	100.00%	831	-2.65%

Department of Community Development

2010 Homeless Demographics: Individuals vs. Families

Characteristic	2010 Individuals		2010 Families	
	Totals	Percent	Totals	Percent
# of cases served	637	100.00%	172	100.00%
# of people served	637	100.00%	395	100.00%
single man	555	87.13%	1	0.25%
single woman	82	12.87%	52	13.16%
two-parent family	0	0.00%	3	0.76%
single-parent family	0	0.00%	119	30.13%
adult-only household	0	0.00%	1	0.25%
0-30% MFI	612	96.08%	168	42.53%
31-50% MFI	20	3.14%	4	1.01%
51-80% MFI	5	0.78%	0	0.00%
81% MFI and over	0	0.00%	0	0.00%
White	372	58.40%	192	48.61%
Black/African American	244	38.30%	201	50.89%
Asian	6	0.94%	0	0.00%
American Indian or Alaska Native	2	0.31%	2	0.51%
Native Hawaiian/Pacific Islander	13	2.04%	0	0.00%
Multi-racial	0	0.00%	0	0.00%
Hispanic/Latino (of any race)	19	2.98%	76	19.24%
female-headed household	0	0.00%	119	30.13%
drug dependent	279	43.80%	3	0.76%
alcohol dependent	238	37.36%	1	0.25%
intellectual and developmental disability client	10	1.57%	0	0.00%
mental health client	320	50.24%	12	3.04%
physically disabled	20	3.14%	2	0.51%
Aids/related diseases	3	0.47%	0	0.00%
veteran	90	14.13%	1	0.25%
battered spouse	0	0.00%	91	23.04%
employed	137	21.51%	47	11.90%
seeking employment	424	66.56%	29	7.34%
received govt. subsidy	59	9.26%	39	9.87%
dropped frm govt. subsidy	0	0.00%	0	0.00%
children 0-5 years	0	0.00%	129	57.85%
children 6-12 years	0	0.00%	75	33.63%
children 13-18 years	0	0.00%	19	8.52%
Total number of adults served	637	100.00%	172	43.54%
Total number of children served	0	0.00%	223	56.46%
Total persons served	637	100.00%	395	100.00%

The Chester County Department of Community Development (DCD) should be acknowledged as the data source in productions derived from these data.

Department of Community Development

2010 Homeless Demographics

Shelters serving male & female individuals only

Characteristic	Quarter				2010 Totals	Percent	2009 Totals	% +/- '09
	1	2	3	4				
# of cases served	215	146	149	127	637	100.00%	734	-13.22%
# of people served	215	146	149	127	637	100.00%	734	-13.22%
single man	215	117	121	102	555	87.13%	629	-11.76%
single woman	0	29	28	25	82	12.87%	105	-21.90%
two parent family	0	0	0	0	0	0.00%	0	---
single parent family	0	0	0	0	0	0.00%	0	---
adult-only household	0	0	0	0	0	0.00%	0	---
0-30% MFI	211	141	142	118	612	96.08%	712	-14.04%
31-50% MFI	1	4	6	9	20	3.14%	11	81.82%
51-80% MFI	3	1	1	0	5	0.78%	10	-50.00%
81% MFI and over	0	0	0	0	0	0.00%	1	---
White	136	79	89	68	372	58.40%	442	-15.84%
Black/African American	74	63	53	54	244	38.30%	281	-13.17%
Asian	2	3	1	0	6	0.94%	4	50.00%
American Indian or Alaska Native	0	0	0	2	2	0.31%	5	---
Native Hawaiian/Pacific Islander	3	1	6	3	13	2.04%	2	---
Multi-racial	0	0	0	0	0	0.00%	0	---
Hispanic/Latino (of any race)	12	2	0	5	19	2.98%	25	-24.00%
Female headed household	0	0	0	0	0	0.00%	0	---
drug dependent	95	66	74	44	279	43.80%	261	6.90%
alcohol dependent	71	75	53	39	238	37.36%	243	-2.06%
intellectual and developmental disability client	3	4	0	3	10	1.57%	18	-44.44%
mental health client	77	91	86	66	320	50.24%	226	41.59%
Physically disabled	9	6	4	1	20	3.14%	20	0.00%
Aids/related diseases	0	1	0	2	3	0.47%	5	-40.00%
veteran	34	24	18	14	90	14.13%	144	-37.50%
battered spouse	0	0	0	0	0	0.00%	19	---
Employed	41	26	41	29	137	21.51%	138	-0.72%
Seeking employment	162	96	91	75	424	66.56%	306	38.56%
Receive Govt. Subsidy	22	10	27	0	59	9.26%	102	-42.16%
Dropped frm Govt. Subsidy	0	0	0	0	0	0.00%	0	---
children 0-5 years	0	0	0	0	0	0.00%	0	---
children 6-12 years	0	0	0	0	0	0.00%	0	---
children 13-18 years	0	0	0	0	0	0.00%	0	---
Total number of adults served	215	146	149	127	637	100.00%	734	100.00%
Total number of children served	0	0	0	0	0	---	0	---
Total persons served	215	146	149	127	637	100.00%	734	100.00%

*The Chester County Department of Community Development (DCD) should be acknowledged as the data source in productions derived from these data.

Department of Community Development

2010 Homeless Demographics

Shelters serving one & two-parent families

Characteristic	Quarter				2010 Totals	Percent	2009 Totals	% +/- '09
	1	2	3	4				
# of cases served	45	37	42	48	172	100.00%	97	77.32%
# of people served	118	88	95	94	395	100.00%	285	38.60%
single man	0	0	1	0	1	---	0	---
single woman	6	15	12	19	52	13.16%	0	---
two parent family	1	1	0	1	3	1.74%	5	-40.00%
single parent family	38	25	29	27	119	69.19%	92	29.35%
adult-only household	0	0	0	1	1	0.58%	0	---
0-30% MFI	45	37	40	46	168	97.67%	92	82.61%
31-50% MFI	0	0	2	2	4	2.33%	3	33.33%
51-80% MFI	0	0	0	0	0	0.00%	2	
81% MFI and over	0	0	0	0	0	0.00%	0	---
White	54	44	44	50	192	48.61%	97	97.94%
Black/African American	64	43	50	44	201	50.89%	188	6.91%
Asian	0	0	0	0	0	0.00%	0	---
American Indian or Alaska Native	0	2	0	0	2	0.51%	0	---
Native Hawaiian/Pacific Islander	0	0	0	0	0	0.00%	0	---
Multi-racial	0	0	0	0	0	0.00%	0	---
Hispanic/Latino (of any race)	19	13	25	19	76	44.19%	29	162.07%
Female headed household	38	24	29	28	119	69.19%	87	36.78%
drug dependent	2	0	0	1	3	1.74%	5	-40.00%
alcohol dependent	0	0	0	1	1	0.58%	2	-50.00%
intellectual and developmental disability client	0	0	0	0	0	0.00%	1	-100.00%
mental health client	1	4	2	5	12	6.98%	5	140.00%
Physically disabled	0	0	0	2	2	1.16%	1	100.00%
Aids/related diseases	0	0	0	0	0	0.00%	1	---
veteran	1	0	0	0	1	0.58%	0	---
battered spouse	19	24	25	23	91	52.91%	36	152.78%
Employed	14	6	11	16	47	27.33%	28	67.86%
Seeking employment	9	3	5	12	29	16.86%	49	-40.82%
Receive Govt. Subsidy	15	4	8	12	39	22.67%	23	69.57%
Dropped frm Govt. Subsidy						0.00%	0	---
children 0-5 years	43	30	31	25	129	32.66%	104	24.04%
children 6-12 years	21	22	17	15	75	18.99%	66	13.64%
children 13-18 years	8	2	5	4	19	4.81%	13	46.15%
Total number of adults served	46	34	42	50	172	43.54%	102	35.79%
Total number of children served	72	54	53	44	223	56.46%	183	64.21%
Total persons served	118	88	95	94	395	100.00%	285	100.00%

The Chester County Department of Community Development(DCD) should be acknowledged as the data source in productions derived from these data.

Appendix D

MBE/WBE Form

&

HOME Match Report

Public reporting burden for this collection of information is estimated to average .5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Information is voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB Control Number.

Executive Orders dated July 14, 1983, directs the Minority Business Development Plans shall be developed by each Federal Agency and the these annual plans shall establish minority business development objectives. The information is used by HUD to monitor and evaluate MBE activities against the total program activity and the designated minority business enterprise (MBE) goals. The Department requires the information to provide guidance and oversight for programs for the development of minority business enterprise concerning Minority Business Development. If the information is not collected HUD would not be able to establish meaningful MBE goals nor evaluate MBE performance against these goals.

Privacy Act Notice – The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the Information requested in this form by virtue of Title 12, United States Code, Section 1701 et seq., and regulation. It will not be disclosed or released outside the United States Department of Housing and Urban Development without your consent, except as required or permitted by Law.

1. Grantee/Project Owner/Developer/Sponsor/Builder/Agency

County of Chester		PH	2. Location (City, State Zip Code)
Department of Community Development		IH	601 Westtown Road
		CPD	Suite 365
		Housing	West Chester, PA 19380-0990

3a. Name of Contact Person				3b. Phone Number (Including Area Code)		4. Reporting			5. Program Code (Not applicable for CPD programs.)		6. Date Submitted to Field Office	
David Norwood				610-344-6900		Oct. 1 - Sept. 30 (Annual -FY) 2010			See explanation of Codes at bottom of Page Use a separate sheet for each program code.			

HUD Case Number or other identification of property, subdivision, dwelling unit, etc. 7a.	Amount of Contract or Subcontract 7b.	Type of Trade Code (See below) 7c.	or Subcontractor Business Racial/Ethnic (See below)	Woman Owned Business (Yes or No) 7e.	Prime Contractor Identification (ID) Number 7f.	Sec. 3 7g.	Subcontractor Identification (ID) Number 7h.	Sec. 3 7i.	Contractor/Subcontractor Name and Address 7j.				State	Zip
									Name	Street	City	Zip		
NSP 225 Slack	93,200	2	2	No	PA032519	No			Baxters Custom Building	26 Overhill Rd	Coatesville	PA	19320	
NSP 536 Elm	65,300	2	2	No	PA046133	No			David & David Home Improvements	130 Penna Ave	Coatesville	PA	19320	
DVCCC IDIS # 2170	40,871	2	1 & 5	Yes	20-4402424	No			Trans Fauxmation, Inc	1703 Valmont Dr	Coatesville	PA	19320	
LTM IDIS # 2172	16,824	2	4	No	20-4477742	No			Banta Electric	PO Box 72039	Thorndale	PA	19372	
LTM IDIS # 2172	8,524	2	1	No			23-1887224	No	Hirst Systems	8 Gay Street	Christiana	PA	17509	
LTM IDIS # 2172	8,524	2	1	No			18-4421346	No	Paul Draper Electric	546 West Kings Hgwy	Coatesville	PA	19320	
Habitat IDIS # 2204	116,460	1	1	No	23-2099078	No			Ronald Smith, Inc	559 Trestle Place	Downingtown	PA	19335	
Habitat IDIS # 2204	24,000	1	1	No			23-2300493	No	Latshaw Brothers Concrete	181 Denver Rd	Denver	PA	17517	
Habitat IDIS # 2204	13,517	1	1	No			23-2894983	No	Charlestown Paving	PO Box 434	Devault	PA	19432	
Cville Arson IDIS #	259,777	1	1	No	23-1891950	No			A.J. Jurich, Inc	4500 Concord Rd	Aston	PA	19014	
Phxville CRBD-R IDIS# 2229	554,380	1	1	No	02-0741840	No			Almeida&Hudak Contractors, LLC	410 Main Street	Harleysville	PA	19438	
Phxville CRBD-R IDIS# 2229	15,000	1	1	No			27-00013444	No	C&S Landscaping	562 Melvin Road	Telford	PA	18969	
Phxville CRBD-R IDIS# 2229	4,799	1	1	No			23-2748054	No	Amity Fence Co	1145 Commons Blvd.	Reading	PA	19605	
Phxville CRBD-R IDIS# 2229	18,800	1	1	No			23-3044493	No	Danco Enterprise, LLC	341 Barneston Rd	Glenmoore	PA	19343	
Roymar IDIS # 1939	3,212,057	1	1	No	20-0673826	No			EG Stolzfus Construction, LLC	2127 New Holland Pike	Lancaster	PA	17601	
Roymar IDIS # 1939	\$75,363	1	1	No			23-2385853	No	Martin's Flooring Inc.	608 Dwight Road	Denver	PA	17517	
Roymar IDIS # 1939	\$18,178	1	1	No			23-2562720	No	Rose Hill Construction	4435 Oregon Pike	Ephrata	PA	17522	
Roymar IDIS # 1939	\$58,083	1	1	No			81-0621792	No	F&M Painting	419 S. Cedar St.	Lititz	PA	17543	
Roymar IDIS # 1939	\$52,658	1	1	No			23-2896882	No	B&B Custom Trim	2213 Huber Road	Manheim	PA	17545	
Roymar IDIS # 1939	\$31,648	1	1	No			23-1886853	No	LH Brubaker, Inc.	340 Strasburg Pike	Lancaster	PA	17602	
Roymar IDIS # 1939	\$43,488	1	1	Yes			23-3077749	No	H2 LLC	1336 Loop Road	Lancaster	PA	17601	
Roymar IDIS # 1939	\$50,700	1	1	No			23-2902386	No	Miller Metalcraft Inc.	15 Prestige Lane	Lancaster	PA	17603	
Roymar IDIS # 1939	\$11,687	1	1	No			23-1888311	No	Peifer Welding, Inc	715 Georgetown Road	Ronks	PA	17572	
Roymar IDIS # 1939	\$34,851	1	1	No			23-2985709	No	N&Z Landscaping	PO Box 87	Witmer	PA	17585	
Roymar IDIS # 1939	\$816,935	1	1	No			23-2071706	No	Haller Enterprises	212 Bucky Drive, PO Box 375	Lititz	PA	17543	
Roymar IDIS # 1939	\$166,134	1	1	No			23-2708697	No	Eden Contracting, Inc.	PO Box 177	Lancaster	PA	17608	
Roymar IDIS # 1939	\$74,000	1	1	No			23-1663036	No	RL Sensenig Co.	183 S. Market Street	Ephrata	PA	17522	
Roymar IDIS # 1939	\$125,425	1	1	No			23-2969014	No	First Rate Drywall	PO Box 146	Elm	PA	17521	
Roymar IDIS # 1939	\$115,625	1	1	No			23-1923905	No	Susquehanna Sprinkler, Inc.	404 N. Front St., PO Box D	Liverpool	PA	17045	
Roymar IDIS # 1939	\$69,753	1	1	No			59-3214406	No	American Insulation	PO Box 710	Middletown	PA	17507	
Roymar IDIS # 1939	\$64,768	1	1	No			23-2732879	No	Kauffman Kitchens	270 Commerce Dr.	New Holland	PA	17557	
Roymar IDIS # 1939	\$29,220	1	1	No			23-3070287	No	Beartown Builders	6167 Division Hwy	Narvon	PA	17555	
Roymar IDIS # 1939	\$85,300	1	1	No			23-2958574	No	N. Mountain Masonry	175 Green Acre Road	Lititz	PA	17543	
Roymar IDIS # 1939	\$11,526	1	1	Yes			23-2350294	No	Martin's Interior Design	1520 Commerce Dr., Suite 101	Lancaster	PA	17601	
Safe Harbor IDIS # 2140	1,073,004	2	1	No	23-2638868	No			Berks Ridge Construction	316 Ruth Road	Harleysville	PA	19438	
Safe Harbor IDIS # 2140	48,300	2	1	No			05-0602302	No	Exterior Wall Systems	135B Walters Ave	Ewing	NJ	8638	
Safe Harbor IDIS # 2140	4,842	0	1	No			67-010780	No	Hostetter Supply Co	PO Box 329	Seven Valleys	PA	17360	
Safe Harbor IDIS # 2140	38,900	1	1	No			20-1383424	No	Northeast Union Inc	1525 Bristol Pk	Bensalem	PA	19020	
Safe Harbor IDIS # 2140	56,517	2	1	No			23-092353	No	Building Systems	131 Wallace Ave # 8	Downingtown	PA	19335	
Safe Harbor IDIS # 2140	87,760	2	1	No			23-20519934	Yes	Orourke & Sons Inc	992 S Bolmar Street	West Chester	PA	19382	
Safe Harbor IDIS # 2140	78,539	2	1	No			23-2649585	No	Ronald Bartholomew Concrete & Ex.	3460 Trewigtown Rd	Colmar	PA	18915	
Safe Harbor IDIS # 2140	162,947	1	1	No			20-3209095	No	K. Reinford Plumbing Inc	1379 Hendricks Rd	Pennsburg	PA	18073	
Safe Harbor IDIS # 2140	19,000	1	1	Yes			23-2974621	No	Tridon Industries	371 Circle of Progress	Pottstown	PA	19464	
Safe Harbor IDIS # 2140	1,486	0	1	No			84-127462	No	Signs by Tomorrow	2458 C West Main Street	Norristown	PA	19403	
Safe Harbor IDIS # 2140	132,613	0	1	No			23-2937853	Yes	Ford Brothers Electric Co, Inc.	413 West Amosland Rd	Norwood	PA	19074	
Safe Harbor IDIS # 2140	82,940	2	1	No			23-2429227	No	Wallworks, Inc	PO Box 498	Media	PA	19063	
Safe Harbor IDIS # 2140	36,189	2	1	No			23-1669035	No	Burhans Glass Co. Inc	110 E Beidler Rd	King of Prussia	PA	19406	
Safe Harbor IDIS # 2140	39,727	1	1	No			23-2796955	No	Metro Elevator Co Inc	210 Carter Dr Suite # 8	West Chester	PA	19382	
Safe Harbor IDIS # 2140	38,248	3	1	No			23-1695060	No	Joseph Stong, Inc	742 West Front St	Chester	PA	19013	
Safe Harbor IDIS # 2140	26,586	2	1	No			PA 05356	Yes	Concept Flooring	1817 Colonial Village Lane	Lancaster	PA	17601	
Safe Harbor IDIS # 2140	11,820	1	1	No			PA 006894	No	James K. Swartley, LLC	1370 Allentown Rd	Quakertown	PA	18951	

7c: Type of Trade Codes:			7d: Racial/Ethnic			5: Program Codes (Complete for Housing and Public and Indian Housing programs only):		
CPD:			1 = White Americans			1 = All Insured, including Section8		
1 = New Construction	1 = New Construction	6 = Professional	2 = Black Americans	2 = Black Americans	3 = Native Americans	2 = Flexible Subsidy	5 = Section 202	6 = HUD-Held (Management)
2 = Education/Training	2 = Substantial Rehab.	7 = Tenant Services	3 = Hispanic Americans	4 = Hispanic Americans	5 = Asian/Pacific Americans	3 = Section 8 Noninsured, Non-	7 = Public/India Housing	
		8 =	6 = Hasidic Jews	6 = Hasidic Jews		4 = Insured (Management)	8 = Section 811	
3 = Other	3 = Repair	Education/Training						
	4 = Service	9 = Arch./Engrg. Appraisal						
	5 = Project Mangt.	0 = Other						

Appendix E

CDBG Financial Summary Report

Grantee CHESTER COUNTY , PA
 Program Year 2010

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,569,835.77
02 ENTITLEMENT GRANT	2,980,224.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	102,399.63
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	73,150.60
08 TOTAL AVAILABLE (SUM, LINES 01-07)	4,725,610.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,074,369.82
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(200,665.99)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,873,703.83
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	397,961.51
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	207,770.03
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,479,435.37
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	2,246,174.63

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	210,889.87
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,704,593.69
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(200,665.99)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,714,817.57
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	91.52%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	452,144.28
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(35,110.68)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	417,033.60
32 ENTITLEMENT GRANT	2,980,224.00
33 PRIOR YEAR PROGRAM INCOME	0.00

34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	200,949.44
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	3,181,173.44
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.11%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	397,961.51
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	207,770.03
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	605,731.54
42 ENTITLEMENT GRANT	2,980,224.00
43 CURRENT YEAR PROGRAM INCOME	102,399.63
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	73,150.60
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	3,155,774.23
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.19%

Appendix F

2010 Consolidated Plan Amendments

PUBLIC NOTICE
Chester County Department of Community Development
Consolidated Plan 2010-2012
Amendment 2010-1

The Chester County Department of Community Development (DCD) requests public comment on a proposed amendment to its Consolidated Plan for the period 2010-2012. The Consolidated Plan is a U.S. Department of Housing and Urban Development (HUD) requirement, and outlines a strategy for utilizing Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) funds to address the needs of low- and moderate-income residents and/or communities. The proposed amendment includes the following program changes:

- Habitat for Humanity of Chester County will receive \$205,000 of 2005, 2007, 2008 and 2009 CDBG funds to be used for the acquisition of the residential property known as Cambria in the City of Coatesville. Habitat for Humanity will construct eight (8) new affordable housing units for homeownership, under the Neighborhood Stabilization Program.

Public comments on this proposed amendment will be accepted for thirty days: April 2 – May 2, 2010. Written comments may be addressed to Patrick Bokovitz, Director, Department of Community Development, 601 Westtown Road, Suite 365, P.O. Box 2747, West Chester, PA 19380-0990.

A public hearing to solicit comments on this proposed amendment is scheduled for 3:00 p.m. on April 21, 2010, at the Government Services Center, 601 Westtown Road, Suite 365, West Chester, PA. Please contact DCD in advance of the hearing if you plan to attend and are in need of an interpreter. In addition, if you are a person with a disability who wishes to attend the meeting, or provide comments, and you require an auxiliary aid, service, or other accommodation to do so, please contact DCD to discuss how your needs may best be accommodated. The location of the public hearing is accessible to people with disabilities.

Chester County Department of Community Development
Government Services Center
601 Westtown Road, Suite 365
West Chester, PA 19380
(610) 344-6900
www.chesco.org/ccdcd
email: ccdcd@chesco.org



PUBLIC NOTICE
Chester County Department of Community Development
Consolidated Plan 2010-2012
Amendment 2010-2

The Chester County Department of Community Development (DCD) requests public comment on a proposed amendment to its Consolidated Plan for the period 2010-2012. The Consolidated Plan is a U.S. Department of Housing and Urban Development (HUD) requirement, and outlines a strategy for utilizing Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) funds to address the needs of low- and moderate-income residents and/or communities. The proposed amendment includes the following program changes:

- Greater Deliverance Development Outreach, Inc. will receive \$120,000 of 2010 CDBG funds to be used for renovations on the building, located on 800 South First Avenue in the Borough of South Coatesville.
- The Gateway Housing Group will join Chester County as a certified HOME Community Housing Development Organization (CHDO). The Gateway Housing Group provides programs and financial assistance to help people with a mental health diagnosis acquire or maintain housing.

Public comments on this proposed amendment will be accepted for thirty days: May 12 – June 12, 2010. Written comments may be addressed to Patrick Bokovitz, Director, Department of Community Development, 601 Westtown Road, Suite 365, P.O. Box 2747, West Chester, PA 19380-0990.

A public hearing to solicit comments on this proposed amendment is scheduled for 3:00 PM on June 2, 2010, at the Government Services Center, 601 Westtown Road, Suite 365, West Chester, PA. Please contact DCD in advance of the hearing if you plan to attend and are in need of an interpreter. In addition, if you are a person with a disability who wishes to attend the meeting, or provide comments, and you require an auxiliary aid, service, or other accommodation to do so, please contact DCD to discuss how your needs may best be accommodated. The location of the public hearing is accessible to people with disabilities.

Chester County Department of Community Development
Government Services Center
601 Westtown Road, Suite 365
West Chester, PA 19380
(610) 344-6900
www.chesco.org/ccdc
email: ccdc@chesco.org

Appendix G

Neighborhood Stabilization Program (NSP) Summary



Chester County Neighborhood Stabilization Program (NSP)

Department of Community Development

First Year Summary

By: Yasheeka Oakley
NSP Intern 09/09 – 05/11

December 2010

TABLE OF CONTENTS

Introduction 3

Neighborhood Stabilization Program..... 3

 Internship 3

 Home Acquisition, Rehabilitation and Resale 4

 Homes & Rehabilitation 4

907 Boundary Court, Coatesville, PA 19320..... 4

409 Community Lane, Coatesville, PA 19320..... 4

536 Elm Street, Coatesville, PA 19320 5

225 Slack Drive, Coatesville, PA 19320 5

901 Poplar Street, Coatesville, PA 19320..... 5

 Cambria Homes Acquisition 6

NSP Marketing Brochure Interior (Illustration)..... 7

Help Yourself, Help Your Neighbor: Get Informed! 7

 2010 Summer Series 8

Series Marketing Brochure Interior (Illustration)..... 8

 Feedback Survey 9

 District Court Informational Poster 9

Poster (Illustration) 10

Introduction

The Chester County Neighborhood Stabilization Program is designed to meet the Commonwealth's challenge to make neighborhoods more stable and to comprehensively address neighborhood sustainability, competitiveness, and community integration. Chester County seeks to promote neighborhood stabilization by identifying and building from community strengths and secured community investments, while working within the guidelines of the U.S. Department of Housing and Urban Development (HUD) and recognizing the value of The Reinvestment Fund's middle-market analysis.

Data collected throughout the county shows that the City of Coatesville is a high risk area for mortgage endangerment, foreclosure and property abandonment. The Department of Housing and Urban Development's Risk Score assessment gives Coatesville City a score of nine out of ten. The Home Mortgage Disclosure Act shows that Coatesville recently reported a mortgage endangerment increase from 33.59% between 2004 and 2006 to now reflect a 43.18% endangerment rating. To address this issue, NSP emergency redevelopment assistance funds have been mainly allocated to this city.

The program is currently active and is working to comprehensively address neighborhood sustainability and competitiveness through the acquisition, rehabilitation and resale of foreclosed and abandoned properties. The properties are available to citizens to promote community integrity and home buying in this high-risk city.

Neighborhood Stabilization Program – Internship

In order to best meet the community marketing outreach component of the NSP, an internship position was created within the Department of Community Development (DCD) in 2009. The intern is to be involved in consumer public relation efforts, government affairs, research, special events, internal communications, and marketing decisions that promote the sale of homes in the City of Coatesville to low and middle income persons.

The intern is expected to work with the Acquisition Coordinator, Marasco Real Estate and Development, as vacant and foreclosed homes are identified for acquisition into the program. As homes are added to the NSP, the intern will work to keep the DCD staff updated on the program status via visual media and activity summaries.

The intern is expected to aid in the marketing of the NSP and housing availability in collaboration with the Owner/Developer, the Community Youth & Women's Association (CYWA). The CYWA will work to identify potential buyers for the properties and work with interested citizens and the Housing Counselor, Consumer Credit Counseling Services of Delaware Valley (CCCSDV), to ensure that they can qualify to participate in the NSP and state homebuyer requirements. The CCCSDV will provide the buyers with eight hours of homebuyers' credit counseling and other services as stated in its contract with DCD and the PA Department of Community & Economic Development (DCED).

Home Acquisition, Rehabilitation and Resale

The NSP is grounded in the acquisition, rehabilitation and reselling of foreclosed and abandoned properties to qualified homebuyers.

Only homes that have been foreclosed upon or abandoned for at least 90 days will be eligible to be purchased for the NSP program. Also, the properties must be purchased from the mortgage holder with at least a one percent discount rate to meet federal regulations. Homebuyers must meet the Median Family Income (MFI) eligibility levels of the Philadelphia Metropolitan Statistical Area which is set up by HUD and are subject to change on an annual basis. Individuals or families that are currently at or below the 50% MFI rate are invited to apply for potential qualification in the NSP as funding regulations have dedicated some of the NSP funds to serve only citizens that fall within this income sector. Funding for individual or family participation in this program is considered up to the 120% MFI rate.

To best inform the public of this initiative, educational brochures were created and updated by the NSP Intern. The brochure included: background and participation information on the Neighborhood Stabilization Program, MFI limits for program eligibility, contact information for the Acquisition Coordinator and Developer, as well as information on the Stable Family Program of Chester County and the Foreclosure Prevention Counseling Program that is currently being provided by the Housing Counselor, CCCSDV.

Neighborhood Stabilization Program Homes & Rehabilitation



907 Boundary Court, Coatesville, PA 19320: A single family row-home, this property was foreclosed upon by the mortgage holder. Complete with a local playground and recreation area, this is a family-friendly location ready to be lived in and enjoyed. The entry opens up into the living room area and leads into the kitchen and dining room area. With lovely cabinetry and new appliances, Boundary Court was one of the first properties to be resold after rehabilitation. One buyer successfully completed the eight hours of necessary homebuyer counseling with CCCSDV for this property. Boundary Court is currently the only NSP property that has gone to settlement and closure. Ownership of this property was successfully transferred from the Developer, the CYWA, to the citizen buyer on July 19, 2010.



409 Community Lane, Coatesville, PA 19320: Sitting atop the hill in Coatesville City, almost in the same development as the Cambria homes but is separate from the Cambria Homes development mentioned in the next section of this summary. Community Lane is another foreclosed upon home. Featuring a small living room space that leads back into the dining room and kitchen, this property gives the owner a lovely view of the entire City of Coatesville. With three bedrooms, two bathrooms, and a single-car garage,

Community Lane is a welcome addition to the NSP. This property has completed all rehab work and is purchased by the Developer. Though there was recently a Buyer interested in the property, they could not qualify for a private mortgage and the property will be made available to the buying market in the near future. To date, two individuals have completed the eight hours of counseling with CCCSDV with the intention of purchasing this property.



536 Elm Street, Coatesville, PA 19320: Initially requiring perhaps the most work to make it habitable, Elm Street has currently finished all rehabilitation work. The first floor features a large living room area and kitchen that offers access into the backyard. The second floor has two bedrooms and a bathroom, while the third floor has space for an optional third bedroom and office. One of the first homes purchased into the NSP, this property completed rehabilitation and was sold to a buyer on December 28, 2010. To date, that was the only person to complete the eight hours of counseling required to purchase this

property.



225 Slack Drive, Coatesville, PA 19320: A spacious single family home. The entry opens into a large living room that leads into the dining room and kitchen area. With three bedrooms, two bathrooms, in-home office space, and a two-car garage, this home clearly has potential for citizens willing to settle down in the City of Coatesville. This property is currently undergoing the final steps of rehabilitation. This property has already been purchased

by a Buyer with the Sales Settlement occurring on October 28, 2010. Two individuals have received certificates of completion from CCCSDV for the required eight hours of counseling for this property.



901 Poplar Street, Coatesville, PA 19320: Similar to the Slack Drive property, Poplar has been purchased by the Developer/Owner, the CYWA and is awaiting rehabilitation work. Reports show water damage on the lower floors of the property, but Poplar also boasts a lovely interior. The kitchen, complete with granite countertops and a spacious eating area lead into the living area of the dwelling. The custom staircase railings, carpeting and skylight windows will make this property appealing to many potential buyers. The

rehab work is tentatively expected to begin in January of 2011.

Neighborhood Stabilization Program – Cambria Homes Acquisition



The Habitat for Humanity of Chester County has a history of working in the Cambria Development of Coatesville City and South Coatesville. Due to an interest in the vacant lots available in the Cambria housing community, DCD and Habitat applied for and purchased the property in June 2010. The area is large enough to accommodate 45 lots and the Habitat for Humanity of Chester County will be the Owner/Developer of


this project.

All potential buyers for Cambria housing must comply with the aforementioned NSP guidelines, including the counseling and median family income rates. To cut some of the costs for the homes, the buyers can participate in Habitat's "sweat-equity" program, whereby they can commit hours of work, their children's academic performance and other factors to the establishment of their future home.

Neighborhood Stabilization Program Marketing Brochure

To aid with the marketing of the Neighborhood Stabilization Program, informational brochures were produced to aid in the marketing and educational process. The interior of the brochure explains the program and lists the contacts for the Acquisition Coordinator, Developer/Owner and first time homebuyer educational services. As a helpful addition, information on foreclosure prevention counseling was also provided in the brochure so that families struggling to keep their homes could also utilize the information.

Initially produced in 2009, the brochure served as a joint-advertisement for the Chester County Stable Family Program. Utilizing five family stabilization specialist consulting services centers throughout the county, the Stable Family Program is designed to provide assistance to families who are homeless or on the verge of homelessness. This section of the brochure was replaced in 2010 due to the Cambria Homes acquisition (refer to previous section of this summary) and the technological and requirement progressions with the Stable Family Program. The brochure now reflects the NSP homebuyer information and the availability of the Cambria housing options. Foreclosure prevention information is still reflected in the brochure via information directed at homeowners that are currently struggling to pay their mortgage or have become delinquent in payments. Mortgage payment assistance and foreclosure prevention counseling services are available and referrals are made to those who qualify for the Stable Family Program.

<p>Neighborhood Stabilization Program</p> <p>The Neighborhood Stabilization Program is designed to make neighborhoods more stable and to comprehensively address sustainability, competitiveness and community integration. This program will promote building from community strengths and securing community investments in Coatesville, PA.</p>  <p>Coatesville City</p> <p>HOUSING Acquiring, rehabilitating and reselling foreclosed and abandoned properties to qualified homebuyers who meet the Median Family Income Rate and other program requirements.</p> <p>Housing Services Include: Homebuyer Counseling Low Down Payment Rates Homebuyer's Assistance</p>	<p>Neighborhood Stabilization Contact Information</p> <p>MARASCO REAL ESTATE & DEVELOPMENT Sandra K. Marasco ♦ (610) 383-6260 1003 Caln Meetinghouse Road Coatesville, PA 19320 For More Information on Available Properties, Visit: www.marascoestate.com</p> <p>COMMUNITY, YOUTH & WOMEN'S ALLIANCE Miriam Wealer ♦ (610) 384-9591 423 East Lincoln Highway Coatesville, PA 19320 Please Call for More Information on Eligibility.</p> <p>CONSUMER CREDIT COUNSELING SERVICE OF DELAWARE VALLEY Toll Free: (800) 989-2227 Local offices in Coatesville and West Chester For More Information on Credit & Foreclosure Prevention Counseling Services, Visit www.cccsdv.org</p> <p>HABITAT FOR HUMANITY OF CHESTER COUNTY Chip Houston ♦ (610) 384-7993 1853 East Lincoln Highway Coatesville, PA 19320 For More Information on Becoming a Homeowner, Visit www.hfhcc.org</p>	<p>Related Programs of Community Interest</p> <p><u>THE HABITAT FOR HUMANITY CAMBRIA HOMES PROJECT</u> People interested in becoming homeowners now have the opportunity to apply for the Cambria Homes site in Coatesville and South Coatesville. Applicants must exhibit a financial need or be dealing with a hardship related to current living conditions being substandard, a situation of homelessness or overcrowding. All participants are expected to meet the NSP eligibility criteria and perform 200 hours of "sweat equity" per applicant.</p> <p><u>FORECLOSURE PREVENTION COUNSELING PROGRAM</u> Homeowners who are in danger of losing their homes, struggling to pay their mortgage, or are delinquent in their payments and need counseling services can be considered for potential services.</p> <p>Available Services: Mortgage Payment Assistance Foreclosure Prevention Counseling *Conditional income requirements may apply.</p> <p><u>LEGAL NOTATION</u> The Habitat for Humanity Cambria Homes Project is partially funded by the Community Development Block Grant. Individual or family participation in this program is considered for applicants that fall between the 30% and 80% MFI rate.</p>
---	--	---

The interior of the Neighborhood Stabilization Program brochure including information on the Cambria Homes Project and Foreclosure Prevention.

The exterior flap of the brochure listed the median family income limits for program eligibility and explained that even people at or below the 50% MFI rate are invited to apply for participation in the NSP as there is funding consideration for people up to the 120% MFI. This range of income was shown in a table that listed the difference in income levels from one to eight persons in a household at the 50% MFI and the 120% MFI.

Help Yourself, Help Your Neighbor: Get Informed! 2010 Summer Series

The Help Yourself, Help Your Neighbor: Get Informed! financial ownership matters series was a DCD 2010 summer initiative for the City of Coatesville. The Help Yourself initiative was organized by the DCD Director, Deputy Director, Planning Supervisor, NSP Intern as well as representatives from agencies and the Ministers' Alliance of Coatesville and Vicinity.

To inform the public of this initiative, three promotional banners were made, featuring three topics each, and distributed to the participating churches on a weekly basis to promote the session coming to that church. Stake signs, brochures, and flyers were distributed to community leaders, non-profit organizations and public buildings so that all citizens interested could potentially access the information. A webpage on the DCD website was created for the Help Yourself initiative (<http://www.chesco.org/helpyourself19320>) and marketed as a quick

reference to all session dates and participating agency contact information. Weekly e-newsletters were sent from DCD to all subscribers as a reminder of upcoming events and the Ministers' Alliance promoted the series during meetings, services and programs. The event calendar was promoted through print media via newspapers like the *Daily Local* and through local online bloggers.

Introduced by the Chester County Commissioners on July 15, 2010 during a kick off event at Tabernacle Baptist Church in Coatesville City, the Help Yourself initiative was a partnership between the County and the Ministers' Alliance of Coatesville & Vicinity, who hosted the kick off and nine-week series. Between July 24 and September 15, 2010, weekly informational sessions were made available to the public. Hosted by the churches in the Coatesville and South Coatesville area, the series promoted "a variety of initiatives to encourage solutions for your financial needs."

In collaboration with 17 agencies from the County of Chester, savings information regarding pressing issues of this economic downturn was presented to the public. Topics covered during the series were: Budgeting & Money Management, Foreclosure Prevention and Loan Modification, Homeownership & Rental Opportunities, Senior Assistance Programs, Utilities & Energy Savings Opportunities, Home Repair Programs, Employment Opportunities & Training, Home Weatherization Options, and Low-Income Heating Energy Assistance.

Homeownership and rental solutions that can work for you.

Having a bit of trouble finding what you really need? Learn about some agencies and organizations that may be able to help you find a prospective way out.

a variety of initiatives to encourage solutions for your financial needs

<p>Saturday, July 24 at 10 a.m. Greater Deliverance Church 800 South 1st Ave. (S. Coatesville) Budgeting and Money Management Consumer Credit Counseling Service of Delaware Valley Open Hearth, Inc. The Pledging Tree Foundation</p>	<p>Tuesday, August 10 at 1 p.m. Second Baptist Church 856 Merchant Street Senior Assistance Programs Consumer Credit Counseling Service of Delaware Valley Legal Aid of Southeast Pennsylvania</p>	<p>Wednesday, September 1 at 7 p.m. Episcopal Church of the Trinity 323 E Lincoln Highway Employment Opportunities and Training Chester County PA Career Link Chester County Opportunity Industrialization Center Legal Aid of Southeast Pennsylvania</p>
<p>Wednesday, July 28 at 6 p.m. First Baptist of Bernardtown 1208 Youngsbury Road (S. Coatesville) Foreclosure Prevention and Loan Modification Consumer Credit Counseling Service of Delaware Valley Housing Partnership of Chester County Legal Aid of Southeast Pennsylvania</p>	<p>Tuesday, August 17 at 7 p.m. Set Free by the Word Ministry 200 W Lincoln Highway Utilities and Energy Savings Opportunities PA American Water PECO Energy Conservation Consultants, Inc.</p>	<p>Wednesday, September 8 at 6 p.m. Bethel AME 671 South 1st Ave. (S. Coatesville) Home Weatherization Options Housing Development Corporation of Lancaster County</p>
<p>Thursday, August 5 at 7 p.m. Set Free by the Word Ministry 200 W Lincoln Highway Homeownership Opportunities Community Youth & Women's Alliance Habitat for Humanity</p>	<p>Wednesday, August 25 at 6 p.m. Tabernacle Baptist Church 819 Coates Street Home Repair Programs Good Works, Inc. Housing Partnership of Chester County</p>	<p>Wednesday, September 15 at 10 a.m. Greater Deliverance Church 800 South 1st Ave. (S. Coatesville) Low-Income Heating Emergency Assistance Programs Chester County Assistance Office</p>

IS SOMETHING YOU NEED MISSING? TELL US WHAT YOU'D LIKE TO SEE SO WE CAN HELP YOU!
 There are a variety of organizations and agencies that offer additional services within your area. Please ask a representative or consult the Chester County Community Resource Guide for answers and contact information of other helpful outlets. You can also visit the Chester County Department of Community Development website (www.chesco.org/ccdbd) for more information.

The interior of the Help Yourself, Help Your Neighbor: Get Informed! brochure for informational sessions throughout the Coatesville Area.

Agency participants throughout the 10-week program included: Chester County Assistance Office, Chester County PA CareerLink, Chester County Opportunity Industrialization Center, Community Youth & Women's Alliance, Consumer Credit Counseling Service of Delaware Valley, Conservation Consultants, Inc., Good Works, Inc., Habitat for Humanity, The HOOD, Housing Partnership of Chester County, Housing Development Corporation of Lancaster County, Legal Aid of Southeastern Pennsylvania, Nth Solutions, Inc., Open Hearth, Inc., PECO Energy, Pennsylvania American Water, and The Pledging Tree Foundation.

Help Yourself, Help Your Neighbor: Get Informed! Feedback Survey

After the Coatesville summer calendar, participating agencies and churches were invited to give the Department of Community Development suggestions and feedback about the pilot program. A Vertical Response survey was prepared by the NSP Intern to garner comment on the organization, topic selection, marketing materials and overall effectiveness of the program. Additional questions were included to gain agency information on service regions within the county, availability and willingness to participate again.

Agency feedback as of November 2010 indicated that many of the participating agencies would be happy to participate in a repeat or similar series. The responses also showed that many of the agencies "gained new clients," "served a higher amount of its agency's target audience," or even "referred an inquiry to another resource that could benefit the client's needs." The HOOD even reported that as a result of participating in the Employment Opportunities and Training session, it had hired an attendee to be a driver for its facility. Additional positive feedback from Good Works, Inc. reflected on the effectiveness of forming a partnership with the Minister's Alliance of Coatesville and Vicinity. Executive Director Jim Ford said, "DCD partnering with local churches was an excellent idea. Our presentation was at Tabernacle Baptist Church and the pastor and his staff did an excellent job promoting with their congregation and neighborhood."

Over 100 citizens attended the ten-week programming and were allowed to address their concerns with immediate feedback and follow up from agencies. Upon its completion, the Chester County Commissioners suggested that the Help Yourself, Help Your Neighbor: Get Informed! program should be repeated and spread to all the major regions of the county such as: Phoenixville, Kennett Square, West Chester, and Oxford. An expected calendar of events for the additional regions is being planned for the 2011 year.

Help Yourself, Help Your Neighbor: Get Informed! District Court Informational Poster

In an effort to promote more information services, DCD Community Services staff members met with District Court Judges of Chester County to discuss the best methods of presenting information to people in need that visit the district courts and offices. Judge Gwenn S. Knapp aided DCD with the creation of a new informational flyer to address both housing and job assistance. Judge Knapp and her staff believed that it would not only help DCD staff engage the court system as they work with programs like NSP or the foreclosure prevention and counseling services, but also be a great resource for citizens looking for immediate assistance in these areas.

The poster was designed to not only address the needs of the citizens looking for information as they visit the district courts, but to also align with DCD’s public participation and awareness goals within our Strategic Business Plan.

HELP YOURSELF, HELP YOUR NEIGHBOR: GET INFORMED

Stable Family Program
Provides assistance to individuals and families who are homeless or are on the brink of homelessness or foreclosure. Contact a Central Intake Specialist at (610) 429-2679

Don't Borrow Trouble
provided by **Legal Aid of Southeastern PA**
Provides free legal guidance on consumer loans and predatory lending. Contact a Legal Consultant at (888) 275-8843
www.donborrowtrouble.com

Consumer Credit Counseling Services of Delaware Valley
Provides financial counseling and foreclosure prevention services. Contact a Credit Consultant at 1 (800) 989-2227
Set an appointment at www.cccsdv.org

PA CareerLink of Chester County
The county's one-stop resource for employment training and educational services. Please call (610) 384-9393 or visit 250 Harmony Street, Coatesville, PA 19320
www.pacareerlink.state.pa.us/

The H.O.O.D (Youth)
The county's one-stop resource serving 16 to 21 year-olds with GED preparation, job placement and counseling support. Call (610) 344-4225 to speak to a Team Member. 530 East Union Street, Suite 3, West Chester, PA 19382

Opportunities Industrialization Center, Inc. (OIC)
Provides a variety of job readiness programs, including: a nursing assistant program, GED preparation, and a child care certificate training program. Call (610) 692-2344 | 790 East Market Street, Suite 100, West Chester, PA 19382
Call (610) 917-2344 | 347 Bridge Street, Suite 201, Phoenixville, PA 19340
www.oic-oc.org/

HOUSING ASSISTANCE **JOB ASSISTANCE**

Regional General Assistance Information and Referral Agencies *(Spanish speaking staff available)*

Center on Hearing and Deafness (CHAD) 139 West Market Street West Chester, PA 19382 (610) 429-3033	Human Services, Inc. 330 West Market Street West Chester, PA 19382 (610) 918-6250 (Voice) (610) 918-6251 (TTY & VP)	Phoenixville Area Community Services (PACS) 257 Church Street Phoenixville, PA 19460 (610) 933-1105	Catholic Social Services (CSS) 605 East Lincoln Highway Coatesville, PA 19320 (610) 344-7028	Catholic Social Services (CSS) 105 Prospect Avenue West Grove, PA 19390 (610) 869-6500
La Comunidad Hispana (The Spanish Community) 731 West Cypress Street Kennett Square, PA 19348 (610) 444-4545		Oxford Area Neighborhood Services (ONS) 35 North Third Street Oxford, PA 19636 (610) 869-8557		

There are a variety of organizations and agencies that offer additional services within your area. Please call the Information Agency in your region and request referral assistance that will best meet your needs. You can also visit the online referral site: www.dcdjustice.net/chesco. You can also consult the electronic Chester County Community Resource Guide for answers and contact information of other helpful outlets. To access the resource guide, you can visit the Chester County Department of Community Website and download it www.chesco.org/ccdcd.

The Help Yourself, Help Your Neighbor: Get Informed! district court poster highlighting housing and job assistance in Chester County.

This poster design was geared toward not only catching the citizen’s eye, but to also easily highlight the resource that may service them the best. Advertising housing assistance through the Stable Family Program, Don’t Borrow Trouble program and the credit counseling services provided by Consumer Credit Counseling Services of Delaware Valley, the poster directs citizens to three of the main concerns of today’s population: homelessness, foreclosure and finances.

The employment assistance section of the poster separates the County of Chester’s job assistance resources for adults, youth and both. It also gives details on the locations, phone numbers and services that are provided by each assistance agency. If this information is not what the viewer is in need of, the lower portion of the poster gives all seven of the regional general assistance information and referral agencies throughout the county. It also directs the person to the County of Chester’s ReferWeb and DCD homepage for additional information and a complete service directory.

With the creation of this poster, DCD now has a communication tool to utilize as it continues to reach out to District Justices in the community for support and aid with it programming. Judge Knapp’s interest and support of the project has led to other District Court judges expressing interest in promoting DCD programs as well. Judge Jeffrey J. Valocchi has shown support of and a willingness to promote the new programs poster in his offices as well. The prospects that this

new alliance will bear are a great demonstration of the way DCD is “investing in the future” and how it will continue to progressively make community relationships into the 2011 year.



Chester County Department of Community Development
Chester County Workforce Investment Board
601 Westtown Road, Suite 365
P.O. Box 2747
West Chester, PA 19380-0990
(610)344-6900

FOR MORE INFORMATION ABOUT THE CHESTER
COUNTY DEPARTMENT OF COMMUNITY
DEVELOPMENT, ITS PROGRAMS, SERVICES OR DATA,
CONTACT (610) 344-6900

WEB ADDRESS:
WWW.CHESCO.ORG/CCDCD
WWW.CHESCO.ORG/WIB
EMAIL: CCDCD@CHESCO.ORG OR
CCWIB@CHESCO.ORG



Chester County Board of Commissioners
Terence Farrell, Chair
Kathi Cozzone
Ryan A. Costello