

CHESTER COUNTY, PENNSYLVANIA

CONSOLIDATED PLAN (2010-2012)

# 2012 ACTION PLAN



HOUSING, COMMUNITY & WORKFORCE DEVELOPMENT

CHESTER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT



**2012 Action Plan  
Consolidated Plan (2010-2012)**

**Submitted To:**

U.S. Department of Housing and Urban Development  
December 15, 2011

**Submitted By:**

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

**Prepared By DCD Planning Team**

Cisca Jansen, Planning Supervisor  
Michael Weishaar, Planner II

# TABLE OF CONTENTS

Executive Summary.....	3
Introduction.....	4
Resources.....	4
Consolidated Plan Strategies & Goals (2010-2012).....	6
Activities To Be Undertaken.....	8
Geographic Distribution.....	8
Homeless & Other Special Needs Activities.....	9
Other Actions.....	12
Program Specific Requirements.....	20
Monitoring.....	23
Results of Action Plan Public Participation.....	25
Appendix A: Summary of Planned Projects	
Appendix B: Annual Plan Projects Forms	
Appendix C: Standard Forms 424 & Certifications	
• Community Development Block Grant	
• HOME Investment Partnerships Program	
• Emergency Shelter Grant	

# LIST OF TABLES & FIGURES

Table 1: Consolidated Plan (2010-2012) Strategies.....	6
Table 2: Consolidated Plan (2010-2012) Goals.....	7
Table 3: Low-/Mod-Income Populations Living in Urban Centers.....	8
Table 4: Housing Authority of Chester County Section 8 Preference Scores....	20
Figure 1: Urban Centers in Chester County.....	9
Figure 2: Geographic Distribution of Low- / Mod- Income Households.....	9
Figure 3: Geographic Distribution of 2012 Activities.....	10
Figure 4: Potential Lead-based Paint Locations.....	15



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

*Supplemental Documents Available at [www.chesco.org/ccdc](http://www.chesco.org/ccdc)*

- Consolidated Plan (2010-2012)
- Consolidated Plan Annual Performance Report
- Citizen Participation Plan

## EXECUTIVE SUMMARY

The U.S. Department of Housing and Urban Development (HUD) allocates entitlement block grant funding to local and state governments to carry out a variety of housing and community development activities. The Action Plan presents the specific activities that will be undertaken in 2012 to achieve Chester County's three-year Consolidated Plan (2010-2012) strategies and goals concerning affordable housing, homelessness, special needs housing, and economic and community development. In addition, the Action Plan incorporates resources from the HUD Consolidated Plan Management Process (CPMP) Tool by assigning Objectives and Outcomes to each funded activity for 2012. This system facilitates the reporting of accomplishments for each of these activities at the close of the program year. The specific Outcomes and Objectives for each activity can be found in Appendix B.

The 2012 Action Plan is the formal application to HUD for these entitlement block grants administered by the Chester County Department of Community Development (DCD):

- Community Development Block Grant: \$2,054,206
- HOME Investment Partnerships: \$899,809
- Emergency Shelter Grant: \$120,742

The Action Plan also describes how the County plans to use approximately \$1,000,000 in Housing Trust Program (HTP) funds, which are generated from fees associated with real estate transactions, for affordable housing activities. As Chester County's Community Action Agency, DCD will administer approximately \$404,738 of Community Services Block Grant funding, subcontracting with local non-profit agencies to carry out activities such as case management and job readiness that are designed to help people become self-sufficient.

The many activities and initiatives are designed to strengthen both communities and individuals. Over 90% of the funds will be utilized to benefit low to moderate income county residents. In an effort to focus attention on the areas of greatest need and to support the principles of Landscapes 2, the County's comprehensive plan, DCD funding is typically concentrated in urban centers, with resources allocated for countywide activities. Maps detailing the urban centers and the geographic distribution of activities can be found on pages 9 and 10.

DCD will work closely with local governments, non-profit agencies, housing developers, and concerned residents during 2012 to ensure that the hard work and designated funding has a positive impact throughout the county.

### STRATEGIC BUSINESS PLANNING FOR RESULTS

*DCD has recently 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 6 projects with associated activities in the 2012 Action Plan, as well as an additional project for Public Awareness.*

### PROJECTS TO BE UNDERTAKEN

1. Housing & Community Support Services
2. Home Construction & Community Revitalization
3. Homeless Shelter
4. Career & Workforce Development
6. Youth Development
7. Public Awareness

*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 DCD's Consolidated Plan (2010-2012), as well as the activities of the DCD Strategic Business Plan, were considered for funding. DCD staff presented funding recommendations to the Commissioners who made the final decisions.*

## **INTRODUCTION**

The 2012 Action Plan is a supplementary document to Chester County's three-year Consolidated Plan (2010-2012). The Consolidated Plan identifies needs concerning affordable housing, homelessness, special needs housing, and community and economic development. It also includes goals and objectives that address the identified needs.

Each year, the U.S. Department of Housing and Urban Development (HUD), upon congressional approval, allocates housing and community development funds to Chester County through three entitlement programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program, and the Emergency Shelter Grant (ESG). The funds are administered by the Chester County Department of Community Development (DCD), under the direction of the Chester County Board of Commissioners.

At the end of the year, a Consolidated Annual Performance and Evaluation Report (CAPER) will be compiled. The CAPER will explain how the 2012 activities fared and will document the County's progress toward achieving the Consolidated Plan's goals and objectives.

## **RESOURCES**

### **Federal:**

The 2012 Action Plan focuses primarily on the three HUD entitlement programs administered by DCD. Chester County will not know the actual amount of the 2012 entitlement grants until Congress approves the federal budget and HUD notifies grantees of their allocation, usually near the end of the calendar year. To allow for preliminary funding decisions that must occur prior to that notification, 2012 funding allocations were projected based upon Congressional budget proposals, relative to the Chester County 2011 entitlement allocations. Final awards will be adjusted if necessary.

The estimated funding level for each program is:

- Community Development Block Grant: \$2,054,206
- HOME Investment Partnerships: \$899,809
- Emergency Shelter Grant: \$120,742

DCD is not able to project any program income collections from the repayment of housing rehabilitation loans, rehabilitation settlements, and economic

development loans made prior to 1995. Any program income that is received will be utilized for eligible activities.

The County, through DCD, actively pursues competitive federal grants through HUD's Continuum of Care Homeless Assistance program to address goals outlined in the Consolidated Plan. This comprehensive planning and application process has resulted in funding awards through the Supportive Housing Program and Shelter Plus Care Program that provide additional resources for homeless assistance initiatives.

In 2012, DCD will continue to administer six Shelter Plus Care contracts and four Supportive Housing Program contracts. Also, through the planning process coordinated by DCD, various agencies have been awarded Continuum of Care funding directly from HUD to carry out homeless assistance initiatives. In the Continuum of Care 2010 funding round, Chester County was awarded approximately \$1.5 million for new and renewal activities. These funds were utilized in program year 2011.

In addition, the Housing Choice Voucher Program, administered by the Housing Authority of Chester County, will receive approximately \$10.8 million in HUD funding in 2012.

### **State:**

The Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED) allocates funding to the County through the Community Services Block Grant. The Pennsylvania Department of Public Welfare allocates funding through the Homeless Assistance Program. Grant funding levels provided to Chester County for these housing and community services for homeless and near-homeless people is not known at this time.

In 2011, the Housing Development Corporation (HDC) of Lancaster County administered approximately \$3.4 million of American Recovery and Reinvestment Act (ARRA) funds to support energy efficiency improvements to the homes of renters and homeowners through DCED's Weatherization Assistance Program. For this program, HDC's service area included Lancaster, Lebanon and Chester counties.

Other major sources of funding for housing activities include the Federal Home Loan Bank's Affordable Housing Program and tax credits. Tax credits are offered

in several forms including Low Income Housing Tax Credits and Historic Preservation credits.

Eagleview Senior Housing, L.P., an affiliate of the Hankin Group, was awarded \$9.9 million dollars in Pennsylvania Housing Finance Agency (PHFA) Low-Income Housing Tax Credits for the Eagleview II Affordable Senior Apartments project. This construction activity consists of a three-story building containing 50 one-bedroom apartments for senior citizens age 62+. Eagleview II will be located in the Town Center section of Eagleview, a mixed-use development in Exton (Uwchlan Township), which contains about 850 residential units and over 2 million square feet of retail, commercial and office space. Eagleview II will be situated adjacent to The Hankin Group's existing 49-unit affordable senior apartment building and several proposed market-rate senior apartment buildings. Together, the apartments will create a mixed-income 'senior-oriented' neighborhood near Eagleview's existing high-quality residences and market rate apartments. In addition, Eagleview Senior Housing L.P has procured \$1.2 million in private funding for the Eagleview II Affordable Senior Apartments project.

The Housing Authority of Chester County (HACC) has submitted an application for \$4.5 million in Low Income Housing Tax Credits for the Fairview Village project, a 5.6 acre site owned by the HACC located in Phoenixville, PA. The property currently supports 25 public housing units that are physically obsolete and are configured in a way that isolates them from the surrounding neighborhood and underutilizes the available ground. The HACC has determined that the best way to meet the needs of its residents and the community is to demolish the existing units and create a well-designed, mixed-income community that will meet the needs for quality affordable housing while contributing to the growth and vitality of the Borough of Phoenixville.

The redevelopment will offer 36 units of high-quality low-income housing tax credit assisted homes for families with a mixture of unit types that include (6) 1-bedroom units, (15) 2-bedroom units, (13) 3-bedroom units and (2) 4-bedroom units.

The unit mix has been modified to allow a partnership with the Chester County Department of Human Services and the Chester County Department of Community Development. The objective is that the HACC would provide 4-6 one bedroom units to be set aside to meet the requirements of the Chester County Mental Health

Housing Plan. In turn through the Health Choices Reinvestment Fund, capital funds for the project would be provided.

#### **County:**

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 2012, it is anticipated that approximately \$1,000,000 will be 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.

In addition to Housing Trust Program funds, the County's Community Revitalization Program (CRP) offers funding to the County's urban centers (boroughs and the City of Coatesville) for infrastructure and streetscapes improvements that are conducive to attracting and retaining residents and businesses. To date, 15 municipalities of the eligible 16 have been awarded funding. The Borough of South Coatesville has recently completed its Revitalization Plan and is now eligible to apply for CRP funding.

#### **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.

**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**

<b>Consolidated Plan (2010-2012) Strategies</b>	
<b>Housing</b>	Strategy 1: Establish effective methods for residents to access quality housing Strategy 2: Expand permanent affordable housing
<b>Homelessness</b>	Strategy 3: Reduce the term of homelessness experienced by an individual or family Strategy 4: Expand homeless prevention activities to stabilize households
<b>Special Needs</b>	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
<b>Economic Opportunities</b>	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
<b>Community Development</b>	Strategy 9: Identify and maximize infrastructure and revitalization investments for community needs Strategy 10: Promote the accessibility of core needs <sup>1</sup> through collaboration and advocacy to improve the quality of life
<sup>1</sup> 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 1: Consolidated Plan (2010-2012) Strategies

<b>Consolidated Plan (2010-2012) Goals</b>	
<b>Housing</b>	
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
<b>Special Needs<sup>2</sup></b>	
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
<sup>2</sup> 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.	
<b>Homelessness</b>	
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
<b>Community Development</b>	
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
<b>Economic Opportunities</b>	
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 HE4	Promote opportunities for minority and women owned, and Section 3 businesses

Table 2: Consolidated Plan (2010-2012) Goals

## ACTIVITIES TO BE 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 2012 activities including corresponding goals, objectives, proposed accomplishments, and performance measures is included in Appendix B.

### Application Process

The activities that comprise each project were selected as a result of the annual application process. Recipients of 2012 funding engaged in an application process that included ongoing technical assistance prior to submittal, review of the applications, site visits where appropriate, rankings, and evaluation discussions. Only applications that complied with federal eligibility guidelines, and strategically aligned with at least one of the goals from the Consolidated Plan (2010-2012), were considered for funding. Those applications were evaluated according to factors listed in the 2012 Request for Proposals. The factors included the degree to which the activity addressed community needs, potential benefits from the activity, and the capacity of the applicant to carry out the activity in a quality and timely manner. DCD staff presented funding recommendations to the County Commissioners who made the final selections.

## 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 in Chester County. The Chester County population has grown from 433,501 from the 2000 Census to 499,797 in 2010 (based upon 2010 American Community Survey estimates), an *approximate* 15.3%

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%
Parquesburg	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%
<b>Urban Totals</b>	<b>48.93%</b>	<b>32.40%</b>	<b>18.27%</b>

Table 3: Low-/Mod-Income Population Living in Chester County's Urban Centers  
Source: 2000 Census / HUD low-mod summary data

increase over a ten-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 3 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 county's African American population reside in these urban centers. Consequently, in an effort to focus attention on the areas of greatest need and the areas of minority concentration while supporting the principles of Landscapes2, funding available through DCD is sometimes concentrated in urban centers. However, in recent years Chester County has had the benefit of a County funding source, the Community Revitalization Program (CRP), which is targeted to infrastructure and streetscapes improvements in the urban centers, and supplements the County's CDBG funding.

The map in Figure 1 shows where Chester County's urban centers are located. The map in Figure 2 depicts the concentrations of low-and moderate- income people (based on year 2000 data – nothing more recent is available at this 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 2012 activities, which will impact the entire

Figure 1: Urban Centers in Chester County

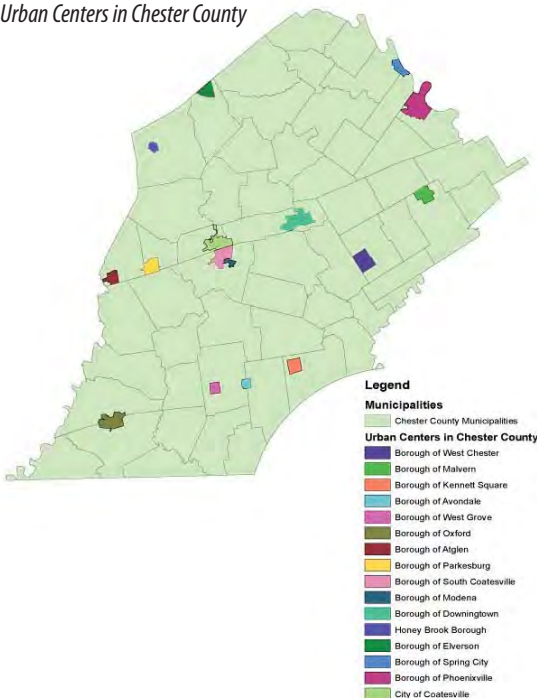
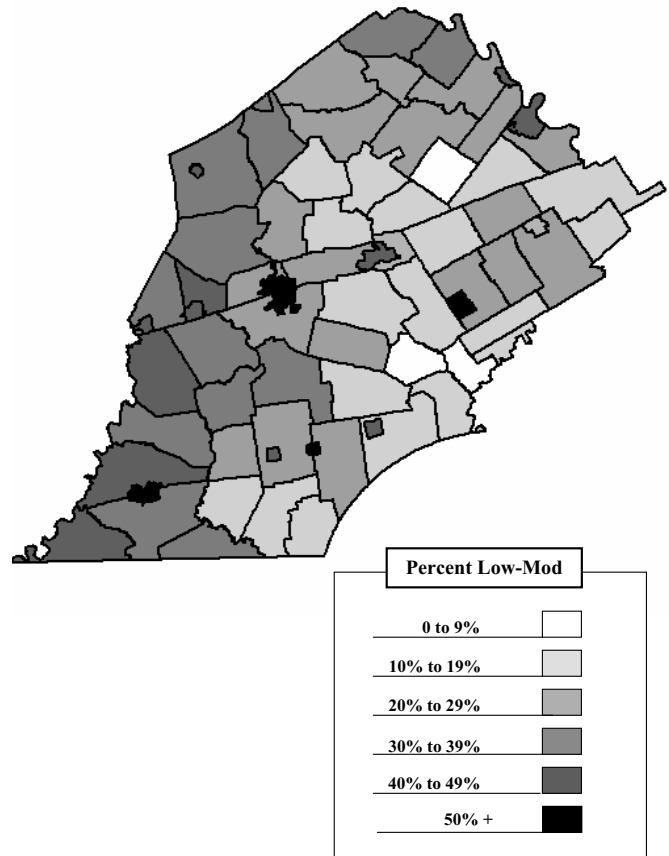


Figure 2: Geographic Distribution of Low- to Moderate-Income Households



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 2012. Additionally, Figure 3 on page 10 identifies the geographic distribution of those activities.

## HOMELESS & OTHER SPECIAL NEEDS ACTIVITIES

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 2012, DCD will work on the following areas:

### **Continuum of Care Planning Process**

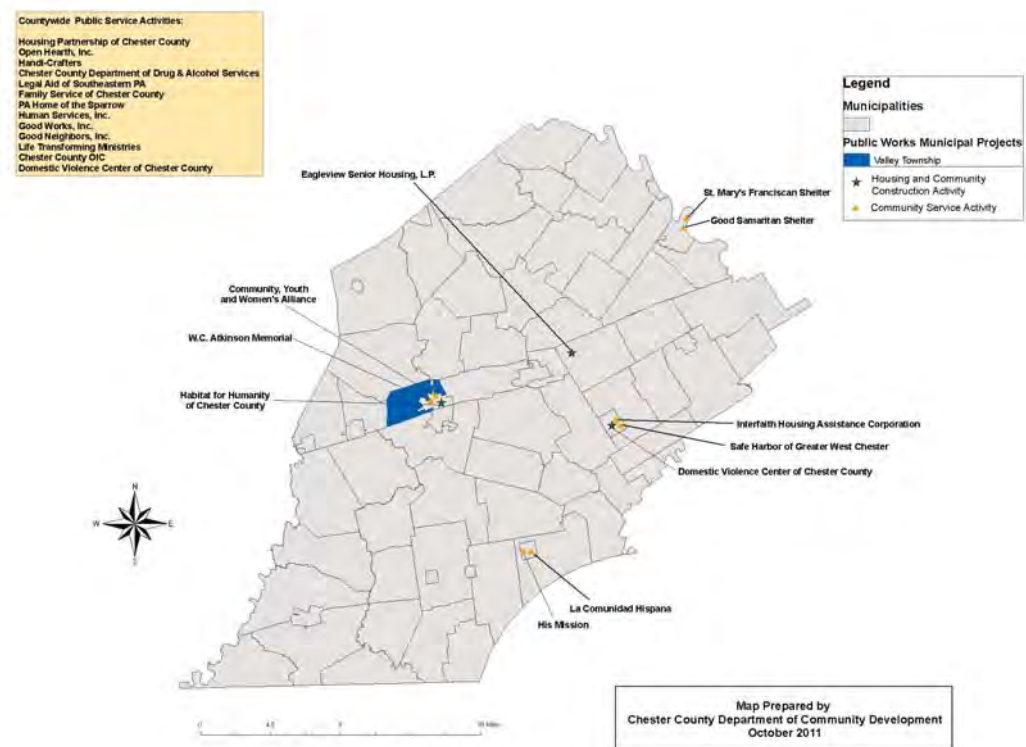
In 2012, DCD will coordinate the Community Services Planning Committee and related work groups. The Committee consists of representatives from County government, housing and social service providers, the Coatesville Veterans' Affairs Medical Center, the Housing Authority of Chester County and low-income 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 Community Services 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 3rd quarter of 2011, the Committee discussed new and renewal proposals for permanent supportive housing, transitional housing and supportive services and prepared the federal application submission. The Planning Committee will continue to meet regularly throughout 2012.

In order to strengthen the delivery of services and

Figure 3: Geographic Distribution of 2012 Activities



progress toward reducing homelessness in Chester County, DCD collaborated with the Planning Committee and its related work groups in 2011 to produce a 10-Year Plan to Prevent and End Homelessness, titled "Decade to Doorways".

Over 200 community members across the county have participated in the creation and development of this plan. These stakeholders represented consumers, non-profit organizations, government employees, healthcare practitioners, educators, faith-based organizations, businesses, and people from the general public. Through a series of workshops and committee meetings, our plan marks the culmination of an almost two year process.

#### Phase 1: Gathering the Data

In November 2010, the Profile on Homelessness was launched. This profile provides a snapshot of homelessness in Chester County and the underlying roots of the issue. In order to address homelessness, a strong understanding is necessary of what the problems look like in Chester County. Therefore, the profile served as the precursor to the Community's 10-Year Plan to Prevent and End Homelessness. This

information is a point of reference to understand the current situation, the system, and future opportunities and challenges that are faced in preventing and ending homelessness. In addition, the Annual Point in Time Count and Consumer Surveys among our shelter population, were both conducted in January 2011.

#### Phase 2: Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

On February 2, 2011, the Chester County Department of Community Development conducted a S.W.O.T. Analysis. This analysis took place over a several-hour period and consisted of pinpointing the strengths, weakness, opportunities and threats of the homelessness service-providing network in Chester County. Over 100 persons participated. This successful session is what underpinned the current "inventory" of the county's homelessness services and provided us with a much better picture of successful components and needed improvements. The S.W.O.T. Analysis also received valuable feedback from a wide range of organizations and representatives from the community that informed our planning process moving forward.

#### Phase 3: Development of Strategies & Goals

In March 2011, four Strategic Planning Sessions were held across Chester County in Chester Springs, Coatesville, Kennett Square, and West Chester. Like the S.W.O.T. Analysis, these sessions were open to participants from a wide range of service providing non-profit and government agencies. These sessions were held in different locations of the county to maximize accessibility to interested participants. The information that was derived from the strategic planning sessions aided in coming up with relatively defined strategies inspired by common emerging themes.

#### Phase 4: Development of the Plan

After refining the strategies, the next step was to reach out to service providers throughout the county, as well as the executive directors and board members of those agencies. On May 24, 2011 a Homeless Systems Dialogue was organized with the purpose to solicit input from a direct service perspective, as well as receive feedback on the implication of pending changes from the agencies' operations perspective. This session was particularly important to increasing the sustainability of the 10-Year Plan.

On June 29, 2011 Goals and Action Items for the plan

were developed. This marked the final formalized outreach session to community stakeholders. With specific strategies developed, participants were tasked with developing associated goals and action items.

Overall, the community outreach process was essential to develop the content of the plan, and it helped lay the foundation of solid working relationships. These relationships are particularly important to the implementation of the 10-Year Plan and accomplishing its overall mission. The outreach process was important to developing a common understanding as to why new approaches are being employed.

DCD anticipates completing the Implementation Plan for the 10-Year Plan to Prevent and End Homelessness by Fall 2012.

#### ***Chester County Client Information Management System (CCCIMS or HMIS)***

All housing and community service 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 (CCCIMS). Utilization of the CCCIMS allows Chester County to comply with the congressional mandate to gather information on the demographics and services delivered to the homeless population in Chester County. CCCIMS also allows DCD to gather appropriate data to support funding requests and to monitor the performance and outcomes of funded activities.

#### ***Emergency Shelters and Transitional Housing***

In 2012, DCD will fund eight 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 2012, DCD will provide CDBG funds for one transitional housing program, and DCD will continue to provide technical assistance to other programs throughout the county.

#### *Homelessness Prevention*

Once again, CDBG, ESG and HTP funds will be provided

to agencies that help people remain in their homes or obtain suitable housing. Services include emergency rent assistance, housing counseling, housing rehabilitation, and legal services.

In addition, DCD will direct 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.

DCD continues to provide funding and technical assistance to expand the supply of affordable housing and strengthen the capacity of Community Housing Development Organizations. These efforts are described in more detail in the "Other Actions" section.

### ***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 (Roymar Hall in the City of Coatesville) includes six "set aside" apartments for mental health/intellectual development disability clients. Settlement took place in January 2010. 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 2013).

DCD continues 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. As of November 2011, DCD and the County's MH/IDD, in partnership with for- and non-profit developers as well as the Housing Authority of Chester County, have created 39 affordable permanent housing units for MH/IDD consumers.

During 2012, the Housing Partnership of Chester County will utilize HOME and HTP funds for home maintenance and rehab activities as part of the Senior Citizen Home Maintenance Program.

More than half of the affordable housing units funded by DCD have been for senior citizens. In 2012, Eagleview Senior Housing, LP will continue to utilize HOME funding for the construction of 50 rental units, some of which will be set aside for low-income senior citizens. This activity is known as Eagleview II in Uwchlan Township.

## **OTHER ACTIONS**

### ***Obstacles to Meeting Underserved Needs***

In 2012, DCD will work to increase public awareness of community needs and available programs. Participation in community events, distribution of informational brochures, DCD's web site ([www.chesco.org/ccdcd](http://www.chesco.org/ccdcd)) and e-newsletter will be the primary means of sharing information about local activities, funding sources, and other relevant information. DCD is now providing e-Newsletters to all of our partners and contacts. These email updates help foster communication regarding DCD related activities.

Training opportunities will be offered to assist non-profit agencies to develop and maintain staff and administrative capacity to effectively serve low- and moderate-income people in need and contribute to healthier communities.

### ***Community Construction***

In 2012, DCD will use CDBG and HTP funds for three community construction activities:

- Representing the second year of funding, on behalf of the City of Coatesville, Habitat for Humanity of Chester County will receive CDBG funding to oversee infrastructure improvements on the Cambria Terrace site. This is a 12.5 acre tract in Coatesville, PA. These public improvements include the removal of old curbs

and sidewalks and installation of new curbs and sidewalks, access steps, street lights, trees, and street paving. Habitat volunteers will then build forty-five (45) affordable homes on this property in partnership with families earning 80% or less of the area median income.

- Valley Township will receive CDBG funding for infrastructure improvements involving reconstruction of Irish Lane, a deteriorating road which services a primarily low to moderate income population and will provide access to and from the City of Coatesville. The well-traveled road is a primary school bus route and provides access to churches, a community park, and other recreation facilities. The roadway has numerous problems, and rehabilitation is of the highest priority to the community. The proposed project is to rebuild and re-profile the roadway and install storm sewers.

- Domestic Violence Center of Chester County (DVCCC) will receive CDBG funding to repair and renovate the DVCCC Emergency Shelter and Bridge Transitional Housing facilities for homeless victims of domestic violence and their dependent children. The Emergency Shelter and Bridge can each house a maximum of 25 individuals at a time. The services provided include lodging, food, clothing, individual and group counseling, legal representation and advocacy, referrals, on-site seminars, advocacy with other service providers, and safety plan development. Clients in the program are eligible for Children's Services, which include counseling, parental relief child-care and age-appropriate domestic violence education.

### ***Foster and Maintain Affordable Housing***

In 2012, DCD will continue 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 the 57 county townships are eligible for \$10,000 in financial assistance. In 2012, HPCC will receive HOME and HTP funds to operate the program.

- Housing Rehabilitation for Homeowners: The Housing

Partnership of Chester County has administered the Homeowners' Rehabilitation Program since 1996. In 2012, the Housing Rehabilitation Program will receive CDBG funds for direct assistance to perform rehabilitation work that addresses health, safety and code issues. There has been a dramatic increase in costs per rehabilitation due to the implementation of HUD's "Lead Safe Housing Rule". The lead hazard reduction requirements in this regulation apply to housing units built before 1978.

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

### Housing Development:

One housing activity will be funded with HOME funds in 2012.

- Representing the second year of this project, Eagleview Senior Housing, L.P., an affiliate of The Hankin Group, will receive funding to develop Eagleview II Affordable Senior Apartments. This project consists of a three-story building containing 50 one-bedroom apartments for senior citizens age 62+. Eagleview II will be located in the Town Center section of Eagleview, a mixed-use development in Exton (Uwchlan Township), which contains about 850 residential units and over 2 million square feet of retail, commercial and office space. Eagleview II will be situated adjacent to The Hankin Group's existing 49-unit affordable senior apartment building and several proposed market-rate senior apartment buildings. Together, the apartments will create a mixed-income 'senior-oriented' neighborhood near Eagleview's existing high-quality residences and market rate apartments. This activity is projected to be completed in June 2012.

### 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 will continue to allocate 5% of the HOME entitlement for CHDO operating costs.

### ***Remove Barriers to Affordable Housing***

In addition to the significant funding commitment described above, DCD will continue to work with the public and private sectors to improve understanding about the need for and benefits of affordable housing in local communities.

The following strategies are methods through which the County will continue to attempt 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 *Landscapes2*, 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.

Additionally, in 2012 DCD will sponsor three workshops focusing on fair housing to keep the public informed concerning current developments and legal issues. The workshops will be: 1.) Zoning issues for Municipalities, 2.) Landlord education/outreach, and 3.) Limited English Proficiency (LEP) issues for service providers and advocates. These workshops will be facilitated by the Fair Housing Council of Suburban Philadelphia.

Also, 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, DCD will propose that April be proclaimed as Fair Housing Month in Chester County. During that month, Fair Housing literature and resources will be 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 information will be 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.

DCD will conduct an Analysis of Impediments to Fair Housing in Chester County. In Winter of 2012, DCD will select an agency to serve as a consultant to complete an Analysis of Impediments to Fair Housing by June of 2012.

### ***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. This lead hazard control process has been designed with the rehabilitation hard costs pre-determined to be between \$5,000 and \$25,000, which is typical for most rehabilitation activities in the county. Per the HUD-Lead Regulations, rehabilitation hard costs are the construction costs excluding the costs to reduce lead hazards. The rehabilitation work performed as a result of the lead-based paint risk assessment will not be considered rehabilitation hard costs, but will instead be identified as lead reduction. If the rehabilitation hard costs exceed \$25,000 per unit, then the activity must abate all of the lead-based paint hazards in the unit. The rehabilitation activities over \$25,000 per unit will be addressed on an individual basis. Otherwise all rehabilitation activities under \$25,000 will utilize interim controls that best suit the property. DCD uses the most cost effective controls available for the situation, which will eliminate future lead-based paint hazards while providing attractive, safe, and affordable housing. Interim control decisions are made at the recommendation of the CCHD's Inspector and Environmental Health Specialist conducting the risk assessment.

Figure 4 illustrates the geographic distribution of the pre-1970 housing units in the county.

CCHD continues to be actively involved in evaluating and reducing the number of housing units with lead-based paint. Laboratories and physicians are required to report all blood lead tests to a National Disease Surveillance System. A County public health nurse is

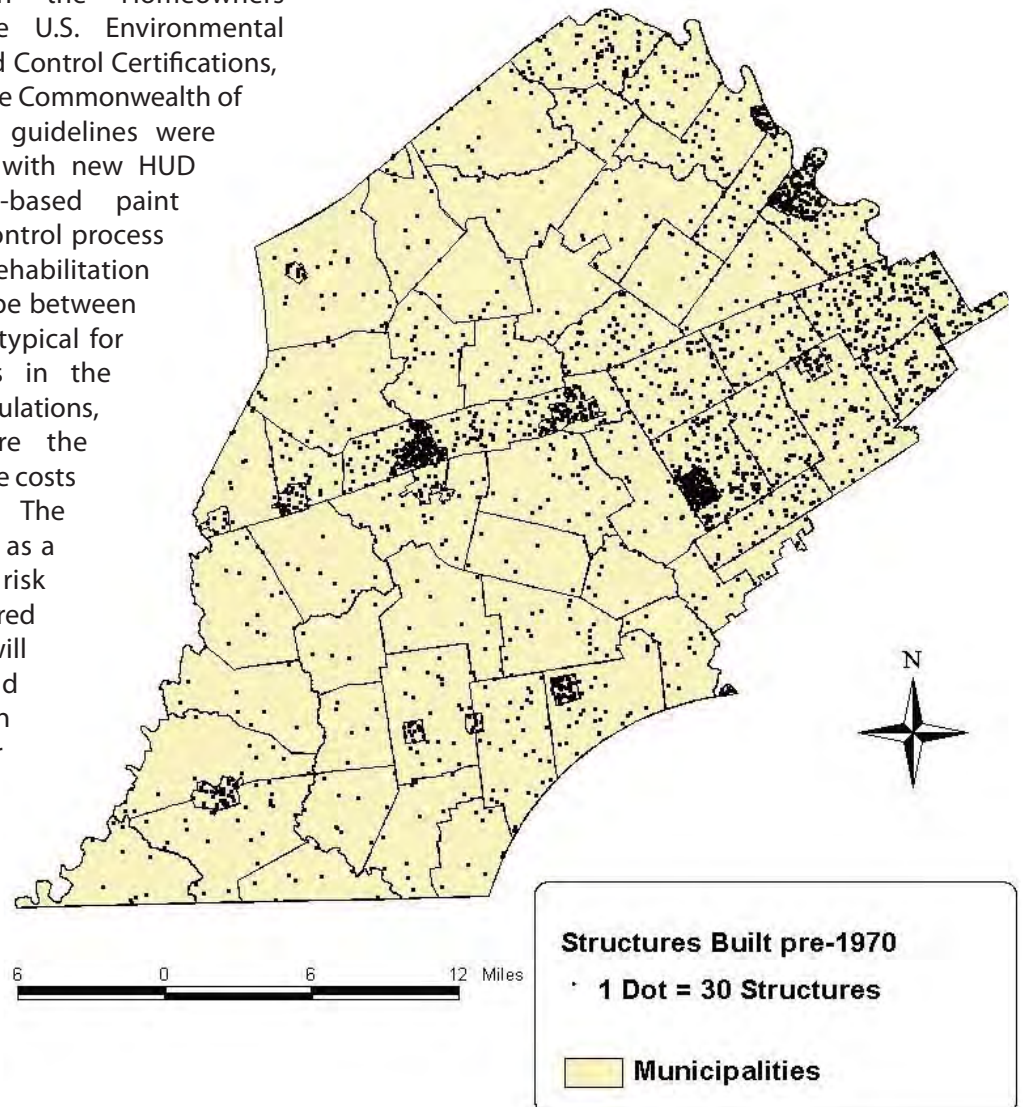


Figure 4: Chester County Potential Lead-Based Paint Locations

assigned to each elevated blood lead case to educate parents/caregivers about sources of lead, housekeeping methods to lower lead risk, nutritional and personal hygiene practices that reduce the absorption of lead, and required follow-up testing timelines. The case management nurse will make referrals to appropriate medical, developmental, and nutritional services as needed.

Case management for children identified with more severe blood lead levels includes a complete home inspection by the Health Department's Bureau of Environmental Health Protection staff who utilize

special equipment to measure lead on various surfaces in the home. This Environmental Intervention determines the existence, nature, severity and location of lead hazards in the home and the possible means of correcting and hazards identified. CCHD is currently under a contract with DCD to provide risk assessments and clearance examinations for rehabilitation of properties within the county. Whenever the Health Department determines that lead hazards exist in a home, the owner of the property is issued a written notice to reduce or eliminate the hazard. The key to community awareness of lead poisoning in children is education at all levels. The Health Department incorporates lead poisoning information in all of its maternal and child home visits and clinic visits. The Health Department also presents many programs on the topic to health care providers, childcare professionals, and the general public.

The County will continue its efforts to reduce the harmful effects of lead-based paint over the next two years. CCHD and DCD will continue to work 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 will be 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 will be referred to the appropriate resource for mitigation measures. In addition, the County will seek to further inform and educate municipal officials, landlords, and homeowners in Chester County of the dangers associated with lead-based paint, especially for children.

The Chester County Health Department reported 122 cases of confirmed elevated blood levels in children from 2004-2007. DCD believes that this is just a small sample of lead poisonings within Chester County, as Chester County was recently ranked as one of the counties in Pennsylvania with the lowest percentage of lead testing of children (2.6%). As a result of this ranking, the CCHD coordinated the Children's Lead Poisoning Screening Project to strategize on encouraging physicians and other medical providers, as well as families, to have their children tested for lead poisoning.

In 2009, this group surveyed physicians about lead testing practices. Results found that almost half of the physicians did not utilize a risk assessment tool to identify patients at risk (46.84%) of lead poisoning. The most common reason for utilizing a risk assessment

questionnaire, for those physicians who used one, was to decide whether to screen patients. On average, physicians estimated that they used capillary testing (median, 20%) and venous testing (median, 100%) of their patients. The most common reason provided by the physicians for not testing all patients was patients did not meet risk criteria (55.70%). Most physicians were aware of the services provided by the Health Department, such as educational services (78.48%), blood lead testing (60.76%), and child development assessment (59.49%). Only 32.91% of physicians provided information to parents about lead poisoning. The most common topic covered by the material provided to parents was sources of lead in the home (32.91%). Due to the results of the survey, the CCHD created a local lead screening recommendation, a risk assessment tool and a diagnosis and case management tool to assist the medical community with making decisions re screening in their patient population. See <http://dsf.chesco.org/health/cwp/view.asp?a=1672&q=654608> for details.

The County will continue to explore and actively pursue other funding sources that may be used to address the problems associated with lead-based paint and lead poisoning in children, as well as new initiatives related to HUD's Healthy Homes Program. In anticipation of submitting an application to the U.S. Department of Housing and Urban Development (HUD) for the Healthy Homes and Lead Hazard Control Program in 2012, DCD will continue to work with the CCHD, who coordinates the Children's Lead Poisoning Screening Project to develop a long-term strategy for addressing the issues related to lead-based paint and other home hazards in the county.

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

According to the 2010 American Community Survey estimates, the number of people living below the poverty level in Chester County was 6.2%, a decrease from 7% in 2000. 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. In 2012, the primary points of DCD's anti-poverty strategy will consist of prevention, economic development, and community action/self-sufficiency activities.

The countywide housing rehabilitation programs and the public works activities funded in 2012 in Caln Township and Valley Township will improve infrastructure and assist in stabilizing the neighborhoods and increasing economic opportunities in these areas.

Nine public service activities funded in 2012 with CDBG funds will be available to help families struggling to rise above poverty.

- Open Hearth, Inc. will provide education and training programs that offer financial education and counseling, information and referral, and individual asset development.
- Handi-Crafters, Inc., through its Residential Living Options division, will provide comprehensive services for people with disabilities who are establishing housing of their choice in the community.
- Interfaith Housing Assistance Corporation will provide 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.
- The Chester County Department of Drug and Alcohol Services is receiving CDBG funding to provide drug and alcohol residential and treatment services for low- and moderate-income citizens.
- La Comunidad Hispana will receive funding to provide a Spanish-speaking case manager to support homeless assistance & prevention, and other housing and community services in the Kennett area.
- Legal Aid of Southeastern PA (LASP) will receive funding to provide legal services to low-income people, 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 will provide

coordination of community housing services to low-income individuals with HIV/AIDS.

- PA Home of the Sparrow will provide the Homeshare Alliance Program, which provides low-income women with access to affordable housing resources in Chester County.
- Human Services, Inc. will receive funding to provide homeless prevention services and emergency rental assistance.

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.

In 2012, eight public service activities will be funded with CSBG program dollars to help families living at or below poverty level.

- Open Hearth, Inc. will provide education and training programs that offer financial education and counseling, information and referral, and individual asset development.
- Life Transforming Ministries will also receive continued funding for the Volunteer Income Tax Assistance (VITA) program.
- Community, Youth, and Women's Alliance, Inc. will receive continued funding to provide case management services that offer education and employment skills to help individuals gain self-sufficiency.
- Life Transforming Ministries will receive continued funding for the New Mornings ReEntry Services and CASH initiative (Character, Assets, Savings and Hope), an employment skills training program featuring goal achievement and asset building.
- Chester County Opportunities Industrialization Corporation (OIC) will receive continued funding for the Preparing for Independence program, offering workplace skills and employment training.
- Human Services, Inc. will receive funding to support outreach services related to Social Security and Disability benefits, the SOAR program, as well as the administration of Chester County Client Information

Management System identification program.

- Chester County Opportunities Industrialization Corporation (OIC) will also receive continued funding for the Certified Nurse Aid Certificate program.
- Good Samaritan Shelter will receive continued funding to provide transitional and emergency shelter programs as well as life skills training and case management services.

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

In 2012, DCD will continue 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:

- 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.
- 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.
- 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:

- Latino Advisory Board: coordinated by Holcomb Behavioral Health through a grant received from the Chester County Dept of MH/IDD, to explore the need for

healthcare and housing, and to assess education, employment and various other services targeted toward the increasing Latino and Hispanic population residing in Chester County.

- 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.

- RoadMAPP to Health - Chester County Health Assessment: coordinated by the Chester County Health Department in June 2011, an 18-month planning and strategic approach to community health improvement. The goal is to help communities improve health and quality of life through community-wide strategic planning which encompasses all areas of health improvement including economic, environmental, physical, and mental health to name a few.

### **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 2012, the Housing Authority will continue management improvements begun in 2011, concentrating on a few major topics: completing the development of an effective website; completing reorganization and development of an effective and efficient management structure, especially in light of the anticipated substantial funding cuts; and continue improvement of communications and cooperation with County of Chester's various departments and with NGO's.

In addition, the Authority has completed its FY 2012 Annual Plan as well as the Five Year Capital Fund Plan for FY 2012– 2016.

#### Activities planned this year are:

For Public Housing:

Activities planned for 2012 are:

- For 222 N. Church St – begin window replacement and wall-through air-conditioning projects.

- For King Terrace – begin upgrade of ADA units.

- For all elderly/disabled sites – begin modernization of kitchen & baths; begin replacement of apartment door hardware with "barrier-free" hardware.

- The development of new family Public Housing utilizing HUD funds specifically designated for this purpose [Replacement Housing Factor – "RHF"] is in process. In 2012, the family site in Phoenixville, known as Fairview Village (25 townhouses), will be replaced with mixed-financing development of 36 units, 21 of which will be Public Housing and 6 dedicated to the County's Mental Health Supportive Housing Program, utilizing the Authority's project-based voucher funding. In support of this activity, the County has pledged approximately \$536,000. Construction of the new development should commence in 2012.

- The Authority's "Energy Performance Contracting" program, begun in 2008, is now complete. The Authority's utility costs have fallen substantially; the savings are used to repay the loan costs of the investment.

For 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.

For Housing Choice Voucher (Section 8):

- The Housing Choice Voucher Program administered by the Housing Authority of Chester County will receive approximately \$10.8 million in HUD funding in 2012.

- The Wait List, which had been closed for over 5 years, was opened for one day on October 21st with over 3100 applications received. In 2012, the Authority will streamline the process, especially the implementation of the newly adopted Preferences.

- The Housing Authority will develop "special admissions" waiting list to address the needs of specific populations (such as homeless).

- The Housing Authority has partnered with a developer to create an affordable assisted living project with tax credit financing expected in Spring of 2012.

- Landlord seminars will continue to be held every month with quick and easy registration through the

HACC website.

The HACC administers its Section 8 Program in accordance with an Administrative Plan that includes provisions for attracting applications from all groups of persons and for special outreach to those persons least likely to apply for assistance.

When the Housing Authority has identified a special need for outreach to persons least likely to apply, steps have been taken to attract these persons to apply for assistance. The Housing Authority's online application for the Section 8 Housing Choice Voucher waiting list opened for one day, on October 21, 2011. Along with executing a widespread community outreach campaign announcing the opening of the wait list application, 6 public sites and 18 public libraries were made available so that those without computers would be able to

Preference Category	Rating Points
Existing HACC residents of housing scheduled for demolition/disposition	100
Disabled	50
Homeless	50
Imminent danger of homelessness	40
Individuals transitioning out of nursing homes	75
Elderly	50
Chester County resident	25
Families with children under 18 years old	20
Victims of domestic violence	20
Veteran	20
Employed	20

Table 4: Housing Authority of Chester County Section 8 Housing Choice Voucher application point preferences

apply.

In order to ensure that the Housing Choice Voucher Program services clients with the most critical housing needs, a preference system was created (see Table 4). The cumulative total of preference points determines the applicant position on the waiting list. In the event of a tie score, the chronological order of application submission will be the determining factor.

## **PROGRAM SPECIFIC REQUIREMENTS**

### **Community Development Block Grant (CDBG)**

The activities to be funded by the CDBG Entitlement Program are fully described in the "Activities to be Undertaken" section. The amount of funding allotted to each project and the anticipated activities to be undertaken within each project category are described in Appendices A and B, identifying alignment with the Consolidated Plan (2010-2012) goals and objectives. No more than 10% of the total CDBG funds available will be designated for contingencies.

### **CDBG Funds from Other Sources**

- Program Income: No program income collection is projected for 2012. However, if any program income is received, it will be used for CDBG-eligible activities.
- Grant Funds Returned: Grant funds that become available because a planned use does not go forward are reprogrammed through the specified amendment process. All amendments are processed in accordance with the procedures outlined in the Citizen Participation Plan and are submitted to HUD at year's end. All new activities are considered substantial amendments and therefore subject to the citizen participation process.
- Urban Renewal Settlements: No funds are expected to be received as a result of urban renewal settlements.
- Float Funded Activities: No funds are expected to be received as a result of float funded activities.
- Section 108 Loan Guarantees: Chester County is currently administering one Section 108 Loan in conjunction with one Brownfields Economic Development Initiative (BEDI) grant from the U.S. Department of Housing and Urban Development in the City of Coatesville. Here, 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 is utilizing \$1 million of BEDI funds and \$4 million of Section 108 Loan funds, which will lead to the subsequent creation of 143 jobs. The Coatesville hotel portion of this construction activity is projected to be completed in Spring of 2012.

### **Home Investment Partnerships Program (HOME)**

**Resale Provisions:** The following guidelines will apply to all units and homeowners who receive funding from the HOME program to assist with the purchase of a single-family home through the First-Time Homebuyers Program. These restrictions will apply to down payment and closing costs subsidies.

All subsidies will be in the form of a loan, liened against the property, with the buyer required to sign a Note, Subordinate Mortgage and HOME Program Disclosure. This lien will remain on the property until the owner sells or transfers the property, or no longer occupies the property. Loans will not be subordinated to accommodate additional loans or refinancing by the homeowner during the five-year Period of Affordability.

If the property is sold within the Period of Affordability, and there are insufficient funds from the net proceeds to repay the loan, recapture provisions will be used to calculate the portion of HOME funds due. Payoffs will be calculated and made available to Lenders and Title Agents upon written request. Amounts will include the appropriate Satisfaction recording fee. A Satisfaction will be filed upon receipt of funds.

**Tenant-Based Rental Assistance:** HOME funds are not expected to be used to fund tenant-based rental assistance.

**Other Forms of Investment:** The County does not anticipate using any other forms of investment not described in Section 92.205(b).

**Refinancing:** HOME funds are not expected to be used to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

**Affirmative Marketing Plan:** Chester County, in accordance with the requirements of the HOME Investments Partnerships Program, has established this Affirmative Marketing Plan. This Plan will ensure that the HOME Program is operated in compliance with Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

The objectives of the Affirmative Marketing Plan of the HOME Program are three-fold:

1) To ensure that potential applicants for funding from all racial, ethnic, and gender groups are informed of the availability of funding through the HOME Program.

2) To ensure that potential tenants or homeowners from all racial, ethnic, and gender groups are informed of the availability of vacant units that are rehabilitated or constructed through the HOME Program.

3) To ensure that those persons not likely to apply for assistance without special outreach efforts are informed about vacant units that will be made available through the HOME Program.

In order to meet the objectives of this Affirmative Marketing Plan, the County will take the following steps:

1) Notify the owners of rental property or sponsors of homeownership projects of the availability of funding through the Program through the following sources:

A. Advertisements in local newspapers.

B. Direct mail solicitation.

C. Publicity in local media.

D. Contact with realtors and professional organizations.

2) Notify the owners of units rehabilitated or constructed through the Program of the Affirmative Marketing requirements through the following sources:

A. HOME Program Guidelines.

B. HOME Program Request for Proposals.

C. HOME Program Grant Agreement.

3) Notify the Housing Authority of Chester County (HACC) of the Affirmative Marketing requirements of the HOME Program.

4) Notify all tenants of an occupied property being considered for rehabilitation through a written notice prior to rehabilitation of the provision of the Federal Fair Housing Laws and this Affirmative Marketing Plan. Additionally, in all projects of five or more units, owners/sponsors must post a HUD Fair Housing Poster and the Pennsylvania Fair Housing Practices Notice in the office/unit where the rental activity takes place.

Tenant and homeowner selection will be done in accordance with the following requirements, in order to ensure that all vacant units are made available to persons of all racial, ethnic, and gender groups:

- Owners must notify the Housing Authority of Chester County that their units will be available to persons on the waiting list for Section 8 assistance.

- Owners must notify DCD of the availability of units so that DCD can make social service providers aware that units are available to special needs clients.

- In choosing a tenant, an owner must publicly advertise the vacancy and must meet the following requirements:

A. Advertisements must state that the unit and rental assistance are being made available on a non-discriminatory basis.

B. The advertisement for tenants must be placed in a local newspaper, including newspapers geared to specific community groups.

C. The owner/sponsor must maintain records showing all steps taken to attract tenants. These records are to be made available to the County upon request.

- In homeownership programs, the project sponsor will be required to affirmatively market the availability of all housing units. The project sponsor must take steps to make the public aware of the availability of these units through advertisements in newspapers or other media.

The County requests the following information from all owners and sponsors as a part of the HOME Program Application:

- 1) Racial, ethnic, and gender characteristics of the property owner.

- 2) Racial, ethnic, and gender characteristics of each tenant occupying the unit before rehabilitation.

- 3) Racial, ethnic, and gender characteristics of each tenant moving out of the unit before rehabilitation is completed.

- 4) Racial, ethnic, and gender characteristics of all applicants for tenancy within ninety (90) days of project completion.

- 5) Racial, ethnic, and gender characteristics of all applicants for homeownership.

If a tenant is referred to a vacant unit by the Housing Authority, then demographic data is supplied to the County by the Housing Authority.

If a tenant is chosen by the owner from a source other than the Section 8 waiting list, demographic data must

be submitted by the owner to the County prior to tenancy.

The County will monitor all actions taken by owners and sponsors in order to assess whether the selection of tenants by owners has achieved the objectives of this Affirmative Marketing Plan. Monitoring will take place prior to initial occupancy of all vacant units. Owners and sponsors will be required to notify the County in writing of all steps taken to market the unit and the outcome. All owners and sponsors will be sent a report to be completed yearly detailing any changes in tenancy and any actions the owner or sponsor has taken to fill those units. The Agreement between the owner/sponsor and County specifies that the owner/sponsor must comply with these requirements for a specific period. The County will, therefore, monitor the owner's/sponsor's performance over this period. If the County finds non-compliance with these requirements, then corrective actions as specified in the Agreement and the lien on the property will be taken to enforce the requirements of this Program.

Minority/Women's Business Outreach: DCD will continue to implement affirmative actions and solicitations of Minority-owned Business Enterprise (MBE)/ Women-owned Business Enterprise (WBE) developers, sponsors, and contractors for the HOME program. DCD uses the application format to solicit MBE/WBE participation. It is the policy of DCD to make a good faith, comprehensive and continuing endeavor to outreach to minority- and women-owned businesses with the following six points:

- Maintain an inventory of certified MBE/WBE businesses that is updated during the first quarter of each year and includes the businesses' capabilities, services, supplies and/or products.

- Utilize the DCD web site and other local media to market and promote contract and business opportunities for MBEs and WBEs.

- Make available annual procurement forecasts to the certified MBE/WBE businesses on contract/subcontract opportunities for MBEs and WBEs to participate as vendors and suppliers of goods and services.

- Require that the sub-recipients contact certified MBEs/WBEs from Chester County and adjacent counties, as appropriate per the activity description and the MBE/WBE's capabilities, services, supplies and/or

products.

- Sponsor periodic MBE/WBE seminars with minority and women business organizations to provide the annual procurement forecasts and to recruit MBE/WBE participation in these programs.
- Maintain centralized records with statistical data on the utilization of MBEs and WBEs as contractors/subcontractors in all federal and state program contracting activities.

The County's sub-recipients will make a good faith, comprehensive and continuing endeavor to outreach to minority- and women-owned businesses by mailing solicitation letters inviting proposals from MBEs and WBEs for DCD-funded activities. These letters should specifically describe the work to be completed by the MBEs and WBEs and must be mailed timely to permit the MBEs and WBEs reasonable opportunity to respond on or before the bid opening.

### **Emergency Shelter Grant (ESG)**

ESG funds are awarded through the consolidated application process described throughout the 2012 Action Plan. Applications were ranked according to criteria such as the need for the activity, degree to which the activity will address community needs, the degree of coordination and collaboration involved in the activity, and the agency's capacity and past experience in carrying out the proposed activity.

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

## **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.

The information below is provided as a preliminary assessment of DCD’s 2012 proposed activities. All activities and this initial assessment is subject to formal review under Section 106 of the National Historic Preservation Act of 1966.

1. Habitat for Humanity of Chester County - Public Improvements for Cambria Terrace Housing Development: the proposed activity occurs near the Coatesville Historic District, a Nationally-Registered place. The Cambria Terrace Housing Development has been reviewed by the Pennsylvania Bureau for Historic Preservation, and was found to have no potential to effect the Coatesville Historic District.

2. Valley Township - Infrastructure Improvements

Involving Reconstruction of Irish Lane: the proposed activity will rebuild and re-profile the road way and install storm sewer inlets. No impact on historic properties or places is anticipated.

3. Housing Partnership of Chester County - Housing Rehabilitation Program: specific properties for rehabilitation will be selected based on home owner applications to the Housing Partnership, and are not currently available. Once specific properties are identified, DCD will review in accordance with Section 106 of the National Historic Preservation Act of 1966.

4. Eagleview II Affordable Senior Housing: this proposed housing construction activity is not within or near a Nationally-Registered Historic District; however it is in the vicinity of the Rice Farm, a 50+ years old building eligible for listing on the National Register of Historic Places. The activity will received clearance from the Pennsylvania Bureau for Historic Preservation prior to construction.

5. Housing Partnership of Chester County First-Time Home Buyer Program: properties and home buyers receiving assistance under this program will be selected based on applications to the Housing Partnership and are not currently available. Once specific properties are identified, DCD will review in accordance with Section 106 of the National Historic Preservation Act of 1966.

6. Domestic Violence Center of Chester County (DVCCC) - Repair and Renovation of the DVCCC Emergency Shelter and Bridge Transitional Housing facilities: the proposed activity will make repairs and renovations to a historic building in the West Chester Historic District. This activity will be reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966.

7. Community Services and Financial Assistance: DCD proposes various community service and financial assistance activities for the program year 2012. None of these activities is expected to result in any alteration, construction, renovation or repair of physical property. These activities are not expected to effect historic places or properties.

## **RESULTS OF PUBLIC PARTICIPATION**

A draft of the 2012 Action Plan was prepared in November 2011. The Action Plan was available for a 30-day public review period from November 10, 2011 through December 9, 2011 at the following locations:

DCD, the Chester County Library in Exton, and the municipal buildings in the City of Coatesville, Kennett Square Borough, West Chester Borough, and Phoenixville Borough. It was also available in PDF format on DCD's web site ([www.chesco.org/ccdcd](http://www.chesco.org/ccdcd)). Notice of draft availability, the process for public review and comment, and the date and location of the public hearing was advertised in one local newspaper – the Daily Local News – and on the DCD web site. In addition, DCD launched an eNewsletter to its existing mailing list announcing the draft availability and the specific information related to the public participation process.

A public hearing was conducted on November 30, 2011, 6:30 P.M. at the Brandywine Center, 744 East Lincoln Highway, 4th Floor, Coatesville, PA 19320. The purpose of the hearing was to provide citizens with an opportunity to comment on the proposed 2012 Action Plan, including such projects as the Coatesville Hotel, and Cambria Homes. Presentation materials provided updates on the progress of 2011 activities, and the participants were offered an opportunity to provide input on any of the aforementioned topics. The meeting was attended by 10 individuals.

During the 30-day public comment period, DCD received the following comments from the public hearing and from written submissions:

#### Housing

One resident commented about not meeting low-income qualifications to receive assistance for repairs to her home. The resident is in need of a retaining wall and cannot afford to pay for it. She suggested home repair grants for employed, single-parent homeowners who earn a little over the low-income guidelines.

Another resident submitted the following comments:

- It is difficult to locate housing with handicapped-accessible features.
- It is hard to access information about where or how to find handicapped-accessible homes (this specific housing stock).
- Housing affordability is an issue in Chester County.
- It is difficult finding assistance to have home modifications completed.
- Her and her husband make too much money to qualify for home modification assistance.

#### Community Development

A question was posed at the Public Hearing about how housing developments (funded through the County) are managed in an ongoing way. It was explained that property management companies take on the role of maintaining these housing sites. The period of affordability was also explained as a period of time over which the housing units must be inspected to ensure they are of housing quality standards.



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](http://WWW.CHESCO.ORG/CCDCD)  
[WWW.CHESCO.ORG/WIB](http://WWW.CHESCO.ORG/WIB)  
EMAIL: [CCDCD@CHESCO.ORG](mailto:CCDCD@CHESCO.ORG) OR  
[CCWIB@CHESCO.ORG](mailto:CCWIB@CHESCO.ORG)



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

# **APPENDIX A**

## **SUMMARY OF PLANNED PROJECTS**

**COMMUNITY DEVELOPMENT BLOCK GRANT - (CDBG) HUD** **Total CDBG: \$2,054,206**

Applicant	Description	2011 CDBG Award
Habitat for Humanity of Chester County, Inc.	Cambria Terrace Public Improvements	\$615,367.00
Valley Township	Irish Lane Reconstruction	\$400,000.00
Housing Partnership Of Chester County, Inc.	Housing Rehabilitation Program	\$100,000.00
Domestic Violence Center Of Chester County	Repair and Renovation of Domestic Violence Center of Chester County Emergency Shelter and Bridge Transitional Housing	\$100,000.00
Open Hearth Inc	GAP/Gateway ST/FIRM/FSP	\$45,000.00
Handicrafters (Residential Living Options Inc.)	Housing Counseling for People with Disabilities	\$36,000.00
Interfaith Housing Assistance Corp Of West	Rental Assistance and Supportive Services	\$22,500.00
Chester County Department of Drug and Alcohol	Halfway House Services	\$45,000.00
Community, Youth and Women's Alliance, Inc.	Emergency Shelter Operations	\$68,631.00
La Comunidad Hispana Inc	Case Management Services for Hispanic and Other Low Income Southern Chester County Residents	\$36,000.00
Legal Aid Southeastern Pennsylvania Inc	Housing and Consumer Law Education, Advocacy and Legal Representation / Predatory Lending Initiative	\$54,000.00
Family Service Of Chester County	Community Housing Coordination	\$6,300.00
PA Home of the Sparrow	HomeShare Alliance Program	\$22,500.00

**EMERGENCY SHELTER GRANT - (ESG) HUD** **Total ESG: \$120,742**

Applicant	Description	2012 ESG Award
Safe Harbor Of Greater West Chester	Emergency Shelter Operations	\$66,516.20
Human Services, Inc.	Homeless Prevention / Rental Assistance	\$48,188.80

**HOME INVESTMENT PARTNERSHIPS - (HOME) HUD** **Total HOME: \$899,809.25**

Applicant	Description	2012 HOME Award
Eagleview Senior Housing, L.P.	Eagleview II Affordable Senior Apartments	\$554,865.25
Housing Partnership of Chester County Inc	Chester County First Time Homebuyer Program	\$50,000.00
CHDO Activities		\$134,972.00

**HOUSING TRUST PROGRAM - (HTP) CHESTER COUNTY** **Total HTP: \$1,011,979.24**

Applicant	Description	2012 HTP Award
Good Works, Inc.	Repair Substandard Housing	\$121,684.00
Safe Harbor Of Greater West Chester Inc	Emergency Shelter Operations	\$17,183.80
Domestic Violence Center Of Chester County	Emergency Shelter Operations	\$16,988.00
Housing Partnership Of Chester County Inc	Senior Citizen Home Maintenance Program	\$121,500.00
Community, Youth, & Women's Alliance, Inc.	Emergency Shelter Operations	\$12,482.00
Housing Partnership Of Chester County Inc	First Time Homebuyer Program Admin	\$36,000.00
Good Neighbors Inc	Home Repairs for qualified home owners in Chester County	\$22,500.00
Housing Partnership Of Chester County Inc	Housing Rehab/Home Maintenance Program Admin	\$45,000.00
His Mission	Emergency Shelter Operations	\$10,000.00
W.C. Atkinson	Emergency Shelter Operations	\$28,800.00
St Marys Franciscan Shelter (Open Hearth Inc.)	Emergency Shelter Operations	\$15,000.00
Human Services Inc	Rental Assistance	\$14,841.44
TBD	Analysis of Impediments to Fair Housing	\$50,000.00

**COMMUNITY SERVICES BLOCK GRANT - (CSBG)** **Total CSBG: \$404,738**

Applicant	Description	2012 CSBG Award
Open Hearth Inc	GAP/Gateway ST/FIRM/FSP	\$40,500.00
Life Transforming Ministries	Volunteer Income Tax Assistance (VITA) program	\$11,250.00
Community, Youth, & Women's Alliance, Inc.	CYWA Case Management - Self-Sufficiency through Education/Employment	\$102,623.00
Life Transforming Ministries	New Mornings Reentry Services / CASH Program	\$36,000.00
Chester County OIC	Preparing for Independence/Workplace Skills and Employment	\$37,112.00
Human Services Inc	SSI/SSDI Outreach, Access and Recovery(SOAR) and CCCIMS Identification Program	\$48,472.00
Chester County OIC	Certified Nurse Aide Certificate Program	\$39,058.00
Good Samaritan Shelter	Transitional Housing, Emergency Shelter, Life Skills Training and Case Management	\$8,776.00

## **APPENDIX B**

### **ANNUAL PLAN PROJECTS FORMS**

GOALS, OBJECTIVES, ACTIVITIES,  
AND PROPOSED ACCOMPLISHMENTS

**Consolidated Plan 2010-2012**

**Project Name:** Housing Partnership of Chester County - Rehab Program

**DCD #:** 5 **IDIS Project #:** **GIFTS #:** 112

**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:**

**Expected Completion Date:** (12/31/2012)  
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, Improve the quality of owner housing
- 2,
- 3,

**Matrix code** 14A Rehab; Single-Unit Residential 570.202

**Specific DCD Objective** HS1

**National Objective** LMA **Presumed Benefit** None

Proposed Outcome	Performance Measure	Actual Outcome
15 + 25 + 25	Households	

Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$150,000		04 Households	15	
	Fund Source:			Accompl. Type:		
Year 2	CDBG	\$100,000		04 Households	25	
	Fund Source:			Accompl. Type:		
Year 3	CDBG	\$100,000		04 Households	25	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

<b>Project Name:</b> Open Hearth, Inc - Education and Training																											
<b>DCD #:</b> 10	<b>IDIS Project #:</b>																										
<b>GIFTS #:</b> 94																											
<b>Description:</b> 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. This activity also receives CSBG funding.																											
<b>Location:</b> County-wide	<b>Priority Need Category</b> <b>Select one:</b> Public Services ▼																										
<b>Explanation:</b> 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.																											
<b>Expected Completion Date:</b> (12/31/2012)	<table border="1"> <tr> <td colspan="2"><b>Objective Category</b></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>	<b>Objective Category</b>		<input type="radio"/> Decent Housing		<input checked="" type="radio"/> Suitable Living Environment		<input type="radio"/> Economic Opportunity																			
<b>Objective Category</b>																											
<input type="radio"/> Decent Housing																											
<input checked="" type="radio"/> Suitable Living Environment																											
<input type="radio"/> Economic Opportunity																											
<table border="1"> <tr> <td colspan="2"><b>Outcome Categories</b></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>	<b>Outcome Categories</b>		<input checked="" type="checkbox"/> Availability/Accessibility		<input type="checkbox"/> Affordability		<input type="checkbox"/> Sustainability		<table border="1"> <tr> <td colspan="2"><b>Specific Objectives</b></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>	<b>Specific Objectives</b>		1	Improve the services for low/mod income persons ▼	2	Improve economic opportunities for low-income persons ▼	3	▼										
<b>Outcome Categories</b>																											
<input checked="" type="checkbox"/> Availability/Accessibility																											
<input type="checkbox"/> Affordability																											
<input type="checkbox"/> Sustainability																											
<b>Specific Objectives</b>																											
1	Improve the services for low/mod income persons ▼																										
2	Improve economic opportunities for low-income persons ▼																										
3	▼																										
<b>Matrix code</b>	05 Public Services (General) 570.201(e) ▼																										
<b>Specific DCD Objective</b>	CD2																										
<b>National Objective</b>	LMC Presumed Benefit None																										
<b>Proposed Outcome</b>	<b>Performance Measure</b> Actual Outcome																										
40 + 40 + 40	People (limited clientele)																										
<table border="1"> <tr> <td rowspan="2"><b>Year 1</b></td> <td>CDBG ▼</td> <td><b>Proposed Amt.</b></td> <td>\$54,000</td> <td rowspan="2">04 Households ▼</td> <td><b>Proposed Units</b></td> <td>40</td> </tr> <tr> <td></td> <td><b>Actual Amount</b></td> <td></td> <td></td> <td><b>Actual Units</b></td> <td></td> </tr> <tr> <td rowspan="2"></td> <td>Fund Source: ▼</td> <td><b>Proposed Amt.</b></td> <td></td> <td rowspan="2">Accompl. Type: ▼</td> <td><b>Proposed Units</b></td> <td></td> </tr> <tr> <td></td> <td><b>Actual Amount</b></td> <td></td> <td></td> <td><b>Actual Units</b></td> <td></td> </tr> </table>		<b>Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$54,000	04 Households ▼	<b>Proposed Units</b>	40		<b>Actual Amount</b>			<b>Actual Units</b>			Fund Source: ▼	<b>Proposed Amt.</b>		Accompl. Type: ▼	<b>Proposed Units</b>			<b>Actual Amount</b>			<b>Actual Units</b>	
<b>Year 1</b>	CDBG ▼		<b>Proposed Amt.</b>	\$54,000	04 Households ▼		<b>Proposed Units</b>	40																			
		<b>Actual Amount</b>				<b>Actual Units</b>																					
	Fund Source: ▼	<b>Proposed Amt.</b>		Accompl. Type: ▼	<b>Proposed Units</b>																						
		<b>Actual Amount</b>				<b>Actual Units</b>																					
<table border="1"> <tr> <td rowspan="2"><b>Year 2</b></td> <td>CDBG ▼</td> <td><b>Proposed Amt.</b></td> <td>\$50,000</td> <td rowspan="2">04 Households ▼</td> <td><b>Proposed Units</b></td> <td>40</td> </tr> <tr> <td></td> <td><b>Actual Amount</b></td> <td></td> <td></td> <td><b>Actual Units</b></td> <td></td> </tr> <tr> <td rowspan="2"></td> <td>Fund Source: ▼</td> <td><b>Proposed Amt.</b></td> <td></td> <td rowspan="2">Accompl. Type: ▼</td> <td><b>Proposed Units</b></td> <td></td> </tr> <tr> <td></td> <td><b>Actual Amount</b></td> <td></td> <td></td> <td><b>Actual Units</b></td> <td></td> </tr> </table>		<b>Year 2</b>	CDBG ▼	<b>Proposed Amt.</b>	\$50,000	04 Households ▼	<b>Proposed Units</b>	40		<b>Actual Amount</b>			<b>Actual Units</b>			Fund Source: ▼	<b>Proposed Amt.</b>		Accompl. Type: ▼	<b>Proposed Units</b>			<b>Actual Amount</b>			<b>Actual Units</b>	
<b>Year 2</b>	CDBG ▼		<b>Proposed Amt.</b>	\$50,000	04 Households ▼		<b>Proposed Units</b>	40																			
		<b>Actual Amount</b>				<b>Actual Units</b>																					
	Fund Source: ▼	<b>Proposed Amt.</b>		Accompl. Type: ▼	<b>Proposed Units</b>																						
		<b>Actual Amount</b>				<b>Actual Units</b>																					
<table border="1"> <tr> <td rowspan="2"><b>Year 3</b></td> <td>CDBG ▼</td> <td><b>Proposed Amt.</b></td> <td>\$45,000</td> <td rowspan="2">04 Households ▼</td> <td><b>Proposed Units</b></td> <td>40</td> </tr> <tr> <td></td> <td><b>Actual Amount</b></td> <td></td> <td></td> <td><b>Actual Units</b></td> <td></td> </tr> <tr> <td rowspan="2"></td> <td>Fund Source: ▼</td> <td><b>Proposed Amt.</b></td> <td></td> <td rowspan="2">Accompl. Type: ▼</td> <td><b>Proposed Units</b></td> <td></td> </tr> <tr> <td></td> <td><b>Actual Amount</b></td> <td></td> <td></td> <td><b>Actual Units</b></td> <td></td> </tr> </table>		<b>Year 3</b>	CDBG ▼	<b>Proposed Amt.</b>	\$45,000	04 Households ▼	<b>Proposed Units</b>	40		<b>Actual Amount</b>			<b>Actual Units</b>			Fund Source: ▼	<b>Proposed Amt.</b>		Accompl. Type: ▼	<b>Proposed Units</b>			<b>Actual Amount</b>			<b>Actual Units</b>	
<b>Year 3</b>	CDBG ▼		<b>Proposed Amt.</b>	\$45,000	04 Households ▼		<b>Proposed Units</b>	40																			
		<b>Actual Amount</b>				<b>Actual Units</b>																					
	Fund Source: ▼	<b>Proposed Amt.</b>		Accompl. Type: ▼	<b>Proposed Units</b>																						
		<b>Actual Amount</b>				<b>Actual Units</b>																					

**Consolidated Plan 2010-2012**

**Project Name:** Safe Harbor of Greater West Chester - Operations

**DCD #:** 11      **IDIS Project #:**      **GIFTS #:** 96

**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/or ESG and/or HTP funding.

**Location:** 20 North Matlack Street  
West Chester, PA 19380

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

**Explanation:**

**Expected Completion Date:** (12/31/2012)  
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 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

**National Objective** LMC      **Presumed Benefit** Homeless

Proposed Outcome	Performance Measure	Actual Outcome
720 + 355 + 321	People (limited clientele)	

Year	Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$93,156		01 People	720	
	Other	\$50,000		Accompl. Type:		
Year 2	CDBG	\$43,000		01 People	355	
	ESG	\$50,000		Accompl. Type:		
Year 3	ESG	\$66,516		01 People	321	
	Other	\$17,184		Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Chester County - Drug and Alcohol Treatment

**DCD #:** 12      **IDIS Project #:**      **GIFTS #:** 52

**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:**

**Expected Completion Date:** (12/31/2012)  
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.

**Objective Category:**

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

**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,

**Outcome Categories:**

- Availability/Accessibility
- Affordability
- Sustainability

**Matrix code:** 05F Substance Abuse Services 570.201(e)

**Specific DCD Objective:** SN4

**National Objective:** LMC      **Presumed Benefit:** None

Proposed Outcome	Performance Measure	Actual Outcome
14 + 20 + 12	People (limited clientele)	

Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$54,000		01 People	14	
	Fund Source:			Accompl. Type:		
Year 2	CDBG	\$50,000		01 People	20	
	Fund Source:			Accompl. Type:		
Year 2	CDBG	\$45,000		01 People	12	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** La Comunidad Hispana - Case Management

**DCD #:** 13      **IDIS Project #:**      **GIFTS #:** 70

**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:**

**Expected Completion Date:** (12/31/2012)  
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.

**Objective Category:**

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

**Specific Objectives:**

- 1, Improve the services for low/mod income persons
- 2,
- 3,

**Outcome Categories:**  
 Availability/Accessibility  
 Affordability  
 Sustainability

**Matrix code:** 05 Public Services (General) 570.201(e)

**Specific DCD Objective:** CD4

**National Objective:** LMC      **Presumed Benefit:**      **None**

Proposed Outcome	Performance Measure	Actual Outcome
30 + 120 + 120	Households (limited clientele)	

Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$33,669		04 Households	30	
	Fund Source:			Accompl. Type:		
Year 2	CDBG	\$40,000		04 Households	120	
	Fund Source:			Accompl. Type:		
Year 3	CDBG	\$40,000		04 Households	120	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Handi-Crafters/Residential Living Options - Disability Services

**DCD #:** 14      **IDIS Project #:**      **GIFTS #:** 87

**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:**

**Expected Completion Date:** (12/31/2012)  
 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.

**Objective Category**

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

**Specific Objectives**

**Outcome Categories**

- Availability/Accessibility
- Affordability
- Sustainability

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

**National Objective** LMC      **Presumed Benefit**      None

Proposed Outcome	Performance Measure	Actual Outcome
35 + 40 + 40	Households (limited clientele)	

Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$41,915		04 Households	35	
	Fund Source:			Accompl. Type:		
Year 2	CDBG	\$40,000		04 Households	40	
	Fund Source:			Accompl. Type:		
Year 3	CDBG	\$36,000		04 Households	40	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

<b>Project Name:</b> Family Service of Chester County - Housing Coordination	
<b>DCD #:</b> 15	<b>IDIS Project #:</b>
<b>GIFTS #:</b> 299	
<b>Description:</b> The proposed activity is the successful operation of the tenant-based rental assistance project known as Housing Opportunities for Persons With AIDS (HOPWA) which is currently a program of Family Service. Provision of these funds will allow Family Service to distribute approximately \$130,000 in rental assistance funds to ensure stable housing for persons living with HIV/AIDS in Chester County.	
<b>Location:</b> County-wide	<b>Priority Need Category</b> Select one: Homeless/HIV/AIDS
<b>Expected Completion Date:</b> (12/31/2010)	<b>Explanation:</b> 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.
<b>Objective Category</b> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b> 1. Improve access to affordable rental housing 2. Increase range of housing options & related services for persons w/ special needs 3.
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	03T Operating Costs of Homeless/AIDS Patients Programs
<b>Matrix code</b>	SN4
<b>Specific DCD Objective</b>	LMC Presumed Benefit Persons living with HIV/AIDS
<b>National Objective</b>	
<b>Proposed Outcome</b>	<b>Performance Measure</b>
19	People (limited clientele)
<b>Actual Outcome</b>	
<b>Year 1</b>	
CDBG	Proposed Amt. \$7,000
	Actual Amount
Fund Source:	Proposed Amt.
	Actual Amount
01 People	Proposed Units 100
	Actual Units
Accompl. Type:	Proposed Units
	Actual Units
<b>Year 2</b>	
CDBG	Proposed Amt. \$7,000
	Actual Amount
Fund Source:	Proposed Amt.
	Actual Amount
01 People	Proposed Units 100
	Actual Units
Accompl. Type:	Proposed Units
	Actual Units
<b>Year 3</b>	
CDBG	Proposed Amt. \$6,300
	Actual Amount
Fund Source:	Proposed Amt.
	Actual Amount
01 People	Proposed Units 100
	Actual Units
Accompl. Type:	Proposed Units
	Actual Units

**Consolidated Plan 2010-2012**

**Project Name:** PA Home of the Sparrow - Homeshare Alliance Program

**DCD #:** 16      **IDIS Project #:**      **GIFTS #:**

**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:**

**Expected Completion Date:** (12/31/2012)  
 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. 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

**National Objective:** LMC      **Presumed Benefit:**      **None**

Proposed Outcome	Performance Measure	Actual Outcome
12 + ___ + 100	People (limited clientele)	

Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$30,000		01 People	12	
	Fund Source:					
Year 2	CDBG	\$25,000		01 People		
	Fund Source:					
Year 3	CDBG	\$22,500		01 People	100	
	Fund Source:					

**Consolidated Plan 2010-2012**

**Project Name:** Legal Aid of Southeastern PA - Legal Services

**DCD #:** 17      **IDIS Project #:**      **GIFTS #:** 80

**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:**

**Expected Completion Date:** (12/31/2012)  
 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.

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

**Specific Objectives:**  
 Outcome Categories:  
 Availability/Accessibility  
 Affordability  
 Sustainability

**Matrix code:** 05C Legal Services 570.201(E)

**Specific DCD Objective:** CD2

**National Objective:** LMC      **Presumed Benefit:**      **None**

Proposed Outcome	Performance Measure	Actual Outcome
1,000 + 185 + 300	People (limited clientele)	

Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$54,000		01 People	1,000	
	Fund Source:			Accompl. Type:		
Year 2	CDBG	\$60,000		01 People	185	
	Fund Source:			Accompl. Type:		
Year 3	CDBG	\$54,000		01 People	300	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Interfaith Housing Assistance Cooperation - Homeless Prevention

**DCD #:** 19 **IDIS Project #:** **GIFTS #:** 75

**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 has received CDBG funds and HTP funds for this activity.

**Location:** County-wide  
**Priority Need Category:** Select one: Public Services

**Explanation:**

**Expected Completion Date:** (12/31/2012)  
This activity supports DCD's Homeless Strategy 4: Expand homelessness activities to stabilize households.

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

**Specific Objectives**

**Outcome Categories:**  
 Availability/Accessibility  
 Affordability  
 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

**National Objective:** LMC **Presumed Benefit:** None

Proposed Outcome	Performance Measure	Actual Outcome
10 + 27 + 57	People (limited clientele)	

Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	CDBG	\$16,000		01 People	10	
	Other	\$14,000		Accompl. Type:		
Year 2	CDBG	\$25,000		01 People	27	
	Fund Source:			Accompl. Type:		
Year 3	CDBG	\$22,500		Accompl. Type:	57	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Community Youth and Women's Alliance - Operations

**DCD #:** 23 **IDIS Project #:** **GIFTS #:** 61

**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 has received ESG funds, HTP funds and CDBG funds for this activity.

**Location:** 423 Lincoln Highway East  
Coatesville, PA 19320

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

**Expected Completion Date:** (12/31/2012)

**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.

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

**Specific Objectives:**

Outcome Categories:  
 Availability/Accessibility  
 Affordability  
 Sustainability

1 End chronic homelessness  
 2 Improve the services for low/mod income persons  
 3

**Matrix code:** 03T Operating Costs of Homeless/AIDS Patients Programs

**Specific DCD Objective:** HO1

**National Objective:** LMC **Presumed Benefit:** Homeless

Proposed Outcome	Performance Measure	Actual Outcome
100 + 82 + 100	Households (limited clientele)	

Year	Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	ESG	\$22,427		04 Households	100	
	Other	\$81,138		Accompl. Type:		
Year 2	CDBG	\$41,000		01 People	82	
	ESG	\$49,125		Accompl. Type:		
Year 2	CDBG	\$68,631		01 People	100	
	Other	\$12,482		Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Human Services, Inc. - Rental Assistance

**DCD #:** 25 **IDIS Project #:** **GIFTS #:** 32

**Description:**  
This activity consists of emergency rental assistance for individuals and families who are homeless or facing eviction. Human Services, Inc. has received ESG funds, HTP funds and CDBG funds for this activity.

**Location:** 1140 McDermott Drive, West Chester, 19380  
**Priority Need Category:** Select one: Homeless/HIV/AIDS

**Explanation:**

**Expected Completion Date:** (12/31/2012)  
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.

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

**Outcome Categories:**  
 Availability/Accessibility  
 Affordability  
 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

**National Objective:** LMC **Presumed Benefit:** None

Proposed Outcome	Performance Measure	Actual Outcome
25	Households (limited clientele)	

Year	Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	ESG	\$36,370		04 Households	25	
	Other	\$43,538				
Year 2	CDBG	\$34,034				
	ESG	\$36,000				
Year 3	ESG	\$48,189		04 Households	40	
	Fund Source:					

**Consolidated Plan 2010-2012**

**Project Name:** Housing Partnership of Chester County - First-time Homebuyers

**DCD #:** 26 **IDIS Project #:** **GIFTS #:** 91

**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:**

**Expected Completion Date:** (12/31/2012)  
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, Improve access to affordable owner housing
- 2,
- 3,

**Matrix code** 13 Direct Homeownership Assistance 570.201(n)

**Specific DCD Objective** HS5

**National Objective** LMC **Presumed Benefit** None

Proposed Outcome	Performance Measure	Actual Outcome
7 + 50 + 50	Households	

Year	HOME	Proposed Amt.	Actual Amount	04 Households	Proposed Units	Actual Units
Year 1		\$81,000			7	
	Fund Source:			Accompl. Type:		
Year 2		\$50,000			50	
	Fund Source:			Accompl. Type:		
Year 3		\$50,000			50	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Alliance for Better Housing - CHDO Operations

**DCD #:** 29      **IDIS Project #:**      **GIFTS #:**

**Description:**  
This activity consists of CHDO operations.

**Location:** County wide      **Priority Need Category:**

**Select one:** Other

**Explanation:**

**Expected Completion Date:** (12/31/2012)  
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.

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

**Specific Objectives**

**Outcome Categories**  
 Availability/Accessibility  
 Affordability  
 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	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	HOME	\$12,500		09 Organizations	1	
	Fund Source:			Accompl. Type:		
Year 2	HOME	\$16,667		09 Organizations	1	
	Fund Source:			Accompl. Type:		
Year 3	HOME	\$14,997		09 Organizations	1	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Community, Youth and Women's Alliance - CHDO Operations

**DCD #:** 30      **IDIS Project #:**      **GIFTS #:**

**Description:**  
This activity consists of CHDO operations.

**Location:** County wide      **Priority Need Category:**

**Select one:** Other

**Explanation:**

**Expected Completion Date:** (12/31/2012)  
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.

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

**Specific Objectives**

**Outcome Categories**  
 Availability/Accessibility  
 Affordability  
 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	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	HOME	\$12,500		09 Organizations	1	
	Fund Source:			Accompl. Type:		
Year 2	HOME	\$16,667		09 Organizations	1	
	Fund Source:			Accompl. Type:		
Year 3	HOME	\$14,997		09 Organizations	1	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Phoenixville Homes - CHDO Operations

**DCD #:** 31 **IDIS Project #:** **GIFTS #:**

**Description:**  
This activity consists of CHDO operations.

**Location:** County wide  
**Priority Need Category:** Select one: Other

**Explanation:**

**Expected Completion Date:** (12/31/2012)  
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.

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

**Outcome Categories:**  
 Availability/Accessibility  
 Affordability  
 Sustainability

**Specific Objectives:**  
 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	Fund Source	Proposed Amt.	Actual Amount	Accompl. Type	Proposed Units	Actual Units
Year 1	HOME	\$12,500		09 Organizations	1	
	Fund Source:			Accompl. Type:		
Year 2	HOME	\$16,667		09 Organizations	1	
	Fund Source:			Accompl. Type:		
Year 3	HOME	\$14,997		09 Organizations	1	
	Fund Source:			Accompl. Type:		

**Consolidated Plan 2010-2012**

**Project Name:** Chester County, Dept. of Community Development - Administration

**DCD #:** 32      **IDIS Project #:**      **GIFTS #:**

**Description:**  
General administration costs of the CDBG, HOME, and ESG program.

**Location:**      **Priority Need Category**

Select one:

Planning/Administration ▼

**Explanation:**

**Expected Completion Date:**

(12/31/2012)

Objective Category

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

**Specific Objectives**

Outcome Categories

- Availability/Accessibility
- Affordability
- Sustainability

1, ▼

2, ▼

3, ▼

**Matrix code**      21A General Program Administration 570.206 ▼

**Specific DCD Objective**

Proposed Outcome	Performance Measure	Actual Outcome
1	Organization	

		CDBG		HOME		ESG		Other	
<b>Year 1</b>		Proposed Amt.	\$551,180			Proposed Amt.	\$6,062		
		Actual Amount				Actual Amount			
		Proposed Amt.	\$120,004			Proposed Units			
		Actual Amount				Actual Units			
<b>Year 2</b>		Proposed Amt.	\$596,044			Proposed Amt.	\$6,000		
		Actual Amount				Actual Amount			
		Proposed Amt.	\$100,000			Proposed Units			
		Actual Amount				Actual Units			
<b>Year 3</b>		Proposed Amt.	\$447,908			Proposed Amt.	\$6,037		
		Actual Amount				Actual Amount			
		Proposed Amt.	\$89,980			Proposed Units			
		Actual Amount				Actual Units			

**Consolidated Plan 2010-2012**

<b>Project Name:</b> Eagleview Senior Housing, L.P. - Eagleview II Affordable Senior Apartments					
<b>DCD #:</b> 41	<b>IDIS Project #:</b>				
<b>GIFTS Code:</b> 101					
<b>Description:</b> Eagleview II Affordable Senior Apartments ("Eagleview II") is a proposed three-story building containing 50 one-bedroom apartments for senior citizens age 62+. Eagleview II will be located in the Town Center section of "Eagleview", a mixed-use development in Exton (Uwchlan Township), which contains about 850 residential units and over 2 million square feet of retail, commercial and office space.					
<b>Location:</b> Eagleview Town Center	<b>Priority Need Category</b> Select one: Rental Housing ▼				
<b>Expected Completion Date:</b> (12/31/2012)	<b>Explanation:</b> This activity supports DCD's Housing Strategy 2: Expand permanent affordable housing				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing ▼ 2 Improve access to affordable rental housing ▼ 3 ▼				
<b>Matrix code</b>	12 Construction of Housing 570.201(m) ▼				
<b>Specific DCD Objective</b>	HS4				
<b>National Objective</b>	LMH Presumed Benefit None				
<b>Proposed Outcome</b>	<b>Performance Measure</b> <b>Actual Outcome</b>				
50	Households				
<b>Year 1</b>					
CDBG ▼	Proposed Amt.	01 People ▼	Proposed Units		
	Actual Amount		Actual Units		
Fund Source: ▼	Proposed Amt.	Accompl. Type: ▼	Proposed Units		
	Actual Amount		Actual Units		
<b>Year 2</b>					
HOME ▼	Proposed Amt.	\$267,083	04 Households ▼	Proposed Units	50
	Actual Amount			Actual Units	
Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units	
	Actual Amount			Actual Units	
<b>Year 3</b>					
HOME ▼	Proposed Amt.	\$554,865	04 Households ▼	Proposed Units	0
	Actual Amount			Actual Units	
Fund Source: ▼	Proposed Amt.		Accompl. Type: ▼	Proposed Units	
	Actual Amount			Actual Units	

**Consolidated Plan 2010-2012**

<b>Project Name:</b> Habitat for Humanity - Cambria Public Improvements	
<b>DCD #:</b> 43	<b>IDIS Project #:</b>
<b>GIFTS Code:</b> 98	
<b>Description:</b> This activity consists of public improvements include the removal of old curbs and sidewalks and installation of new curbs and sidewalks, access steps, street lights, trees, and street paving to a 12.5 acre tract bounded by Oak Street, Woodland Avenue and Cityview Avenue, Coatesville, PA. Forty-five (45) affordable homes will be build on this property in partnership with families earning 80% or less of the area median income.	
<b>Location:</b> Cambria Terrace, Coatesville, PA	<b>Priority Need Category</b> Select one: Infrastructure ▼
<b>Expected Completion Date:</b> (06/30/2015)	<b>Explanation:</b> This activity supports DCD's Community Development Strategy 9: Identify and maximize infrastructure and revitalizaion investments for community needs.
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>
<b>Outcome Categories</b> <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 Improve access to affordable owner housing ▼ 3 Increase the availability of affordable owner housing ▼
<b>Matrix code</b>	03K Street Improvements 570.201(c) ▼
<b>Specific DCD Objective</b>	CD6
<b>National Objective</b>	LMH Presumed Benefit None
<b>Proposed Outcome</b>	<b>Performance Measure</b> Actual Outcome
45	Units
<b>Year 1</b>	
CDBG ▼	Proposed Amt. \$250,000
	Actual Amount
Fund Source: ▼	Proposed Amt.
	Actual Amount
	10 Housing Units ▼
	Proposed Units 45
	Actual Units
	Accompl. Type: ▼
	Proposed Units
	Actual Units
<b>Year 2</b>	
Fund Source: ▼	Proposed Amt.
	Actual Amount
Fund Source: ▼	Proposed Amt.
	Actual Amount
	Accompl. Type: ▼
	Proposed Units
	Actual Units
<b>Year 3</b>	
CDBG ▼	Proposed Amt. \$615,367
	Actual Amount
Fund Source: ▼	Proposed Amt.
	Actual Amount
	10 Housing Units ▼
	Proposed Units 0
	Actual Units
	Accompl. Type: ▼
	Proposed Units
	Actual Units

**Consolidated Plan 2010-2012**

<b>Project Name:</b> Valley Township - Irish Lane Reconstruction																												
<b>DCD #:</b> 44	<b>IDIS Project #:</b>																											
<b>GIFTS Code:</b> 48																												
<b>Description:</b> The project is reconstruction of Irish Lane, a deteriorating Township road located between Glencrest Road and Wagontown Road near the City of Coatesville. The well-traveled road is a primary school bus route and provides access to churches, a community park, and other recreation facilities. The roadway has numerous problems, and rehabilitation is of the highest priority to the community. The proposed project is to rebuild and re-profile the roadway and install storm sewers.																												
<b>Location:</b> Irish Lane services a primarily low/moderate income population and provides access to and from the City of Coatesville.	<b>Priority Need Category</b> Select one: Infrastructure																											
<b>Explanation:</b> This activity supports DCD's Community Development Strategy 9: Identify and maximize infrastructure and revitalizaion investments for community needs.																												
<b>Expected Completion Date:</b> (12/31/2012)	<table border="1"> <tr> <th colspan="2">Objective Category</th> </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> <th colspan="2">Outcome Categories</th> </tr> <tr> <td><input type="checkbox"/> Availability/Accessibility</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Affordability</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Sustainability</td> <td></td> </tr> </table>	Outcome Categories		<input type="checkbox"/> Availability/Accessibility		<input type="checkbox"/> Affordability		<input checked="" type="checkbox"/> Sustainability		<table border="1"> <tr> <th colspan="2">Specific Objectives</th> </tr> <tr> <td>1</td> <td>Improve quality / increase quantity of public improvements for lower income persons</td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> </table>	Specific Objectives		1	Improve quality / increase quantity of public improvements for lower income persons	2		3												
Outcome Categories																												
<input type="checkbox"/> Availability/Accessibility																												
<input type="checkbox"/> Affordability																												
<input checked="" type="checkbox"/> Sustainability																												
Specific Objectives																												
1	Improve quality / increase quantity of public improvements for lower income persons																											
2																												
3																												
<b>Matrix code</b>	14A Rehab; Single-Unit Residential 570.202																											
<b>Specific DCD Objective</b>	CD6																											
<b>National Objective</b>	LMA Presumed Benefit None																											
<b>Proposed Outcome</b>	<b>Performance Measure</b> <b>Actual Outcome</b>																											
5,278	Persons																											
<table border="1"> <tr> <th rowspan="2">Year 1</th> <td>Fund Source: <input type="text"/></td> <td>Proposed Amt.</td> <td></td> <td>Accompl. Type: <input type="text"/></td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td></td> <td>Fund Source: <input type="text"/></td> <td>Proposed Amt.</td> <td></td> <td>Accompl. Type: <input type="text"/></td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>		Year 1	Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units			Actual Amount			Actual Units			Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units				Actual Amount			Actual Units	
Year 1	Fund Source: <input type="text"/>		Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units																						
		Actual Amount			Actual Units																							
	Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units																							
		Actual Amount			Actual Units																							
<table border="1"> <tr> <th rowspan="2">Year 2</th> <td>Fund Source: <input type="text"/></td> <td>Proposed Amt.</td> <td></td> <td>Accompl. Type: <input type="text"/></td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td></td> <td>Fund Source: <input type="text"/></td> <td>Proposed Amt.</td> <td></td> <td>Accompl. Type: <input type="text"/></td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>		Year 2	Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units			Actual Amount			Actual Units			Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units				Actual Amount			Actual Units	
Year 2	Fund Source: <input type="text"/>		Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units																						
		Actual Amount			Actual Units																							
	Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units																							
		Actual Amount			Actual Units																							
<table border="1"> <tr> <th rowspan="2">Year 3</th> <td>CDBG <input type="text"/></td> <td>Proposed Amt.</td> <td>\$400,000</td> <td>01 People <input type="text"/></td> <td>Proposed Units</td> <td>5,278</td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td></td> <td>Fund Source: <input type="text"/></td> <td>Proposed Amt.</td> <td></td> <td>Accompl. Type: <input type="text"/></td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>		Year 3	CDBG <input type="text"/>	Proposed Amt.	\$400,000	01 People <input type="text"/>	Proposed Units	5,278		Actual Amount			Actual Units			Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units				Actual Amount			Actual Units	
Year 3	CDBG <input type="text"/>		Proposed Amt.	\$400,000	01 People <input type="text"/>	Proposed Units	5,278																					
		Actual Amount			Actual Units																							
	Fund Source: <input type="text"/>	Proposed Amt.		Accompl. Type: <input type="text"/>	Proposed Units																							
		Actual Amount			Actual Units																							

**Consolidated Plan 2010-2012**

<b>Project Name:</b> Domestic Violence Center of Chester County		
<b>DCD #:</b> 45	<b>IDIS Project #:</b>	
<b>GIFTS Code:</b> 106		
<b>Description:</b> This project will help to repair and renovate the DVCCC Emergency Shelter and Bridge Transitional Housing facilities for homeless victims of domestic violence and their dependent children in Chester County, PA.		
<b>Location:</b> Confidential	<b>Priority Need Category</b> Public Facilities	
<b>Select one:</b>		
<b>Explanation:</b> This activity supports DCD's Community Development Strategy 9: Identify and maximize infrastructure and revitalization investments for community needs.		
<b>Expected Completion Date:</b> (12/31/2012)		
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability		
<b>Specific Objectives</b>		
1	Improve quality / increase quantity of neighborhood facilities for low-income persons	
2		
3		
<b>Matrix code</b>	03E Neighborhood Facilities 570.201(c)	
<b>Specific DCD Objective</b>	CD1	
<b>National Objective</b>	LMC Presumed Benefit None	
<b>Proposed Outcome</b>	<b>Performance Measure</b> <b>Actual Outcome</b>	
72	Persons	
<b>Year 1</b>	Fund Source: <input type="text"/> <b>Proposed Amt.</b>	Accompl. Type: <input type="text"/> <b>Proposed Units</b>
	<b>Actual Amount</b>	<b>Actual Units</b>
	Fund Source: <input type="text"/> <b>Proposed Amt.</b>	Accompl. Type: <input type="text"/> <b>Proposed Units</b>
	<b>Actual Amount</b>	<b>Actual Units</b>
<b>Year 2</b>	Fund Source: <input type="text"/> <b>Proposed Amt.</b>	Accompl. Type: <input type="text"/> <b>Proposed Units</b>
	<b>Actual Amount</b>	<b>Actual Units</b>
	Fund Source: <input type="text"/> <b>Proposed Amt.</b>	Accompl. Type: <input type="text"/> <b>Proposed Units</b>
	<b>Actual Amount</b>	<b>Actual Units</b>
<b>Year 3</b>	CDBG <input type="text"/> <b>Proposed Amt.</b> \$100,000	01 People <input type="text"/> <b>Proposed Units</b> 72
	<b>Actual Amount</b>	<b>Actual Units</b>
	Fund Source: <input type="text"/> <b>Proposed Amt.</b>	Accompl. Type: <input type="text"/> <b>Proposed Units</b>
	<b>Actual Amount</b>	<b>Actual Units</b>

# **APPENDIX C**

## **STANDARD FORMS 424 & CERTIFICATIONS**

**Application for Federal Assistance SF-424**

Version 02

\*1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\*2. Type of Application

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s)

\*Other (Specify)  
\_\_\_\_\_

3. Date Received:

4. Applicant Identifier:

23-6003040

5a. Federal Entity Identifier:

\*5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\*a. Legal Name: County of Chester

\*b. Employer/Taxpayer Identification Number (EIN/TIN):  
23-6003040

\*c. Organizational DUNS:  
15-9889922

**d. Address:**

\*Street 1: 313 West Market Street, Ste 6202

Street 2: POB 2748

\*City: West Chester

County: Chester

\*State: PA

Province: \_\_\_\_\_

\*Country: USA

\*Zip / Postal Code: 19380-0991

**e. Organizational Unit:**

Department Name:  
Community Development

Division Name:

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

Prefix: Mr. \*First Name: Patrick

Middle Name: \_\_\_\_\_

\*Last Name: Bokovitz

Suffix: \_\_\_\_\_

Title: Director

Organizational Affiliation:

\*Telephone Number: 610-344-6900

Fax Number: 610-344-6925

\*Email: ccdc@chesco.org

**Application for Federal Assistance SF-424**

Version 02

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

B County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

Community Development Block Grant Program

**\*12 Funding Opportunity Number:**

\*Title:

**13. Competition Identification Number:**

Title:

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

Chester County, PA

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

2012 CDBG funds will be used for infrastructure improvements, community construction, housing activities, fair housing activities, and community services

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: 6<sup>th</sup>, 7<sup>th</sup>, 16<sup>th</sup>

\*b. Program/Project: 6<sup>th</sup>, 7<sup>th</sup>, 16<sup>th</sup>

**17. Proposed Project:**

\*a. Start Date: 1/1/2012

\*b. End Date: 12/31/2012

**18. Estimated Funding (\$):**

*a. Federal	_____	\$2,054,206
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$2,054,206

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

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

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes       No

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix: Mr.      \*First Name: Terence  
Middle Name: \_\_\_\_\_  
\*Last Name: Farrell  
Suffix: \_\_\_\_\_

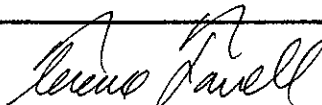
\*Title: Chair, Chester County Board of Commissioners

\*Telephone Number: 610-344-6900

Fax Number: 610-344-6925

\*Email: ccdcd@chesco.org

Signature of Authorized Representative:



\*Date Signed: 11/30/2011

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: County of Chester

Project Name: 2012 Community Development Block Grant Program

Location of the Project: Chester County, PA

Name of the Federal Program to which the applicant is applying: Community Development Block Grant Program

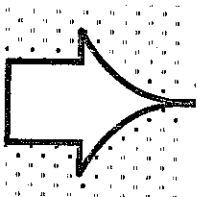
Name of Certifying Jurisdiction: County of Chester

Certifying Official of the Jurisdiction Name: Terence Farrell

Title: Chair, Chester County Board of Commissioners

Signature: 

Date: November 30, 2011



**Application for Federal Assistance SF-424**

Version 02

**\*1. Type of Submission:**

- Preapplication  
 Application  
 Changed/Corrected Application

**\*2 Type of Application**

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s)

\*Other (Specify)  
\_\_\_\_\_

3 Date Received:

4 Applicant Identifier:

23-6003040

5a Federal Entity Identifier:

\*5b. Federal Award Identifier:

**State Use Only:**

6 Date Received by State:

7 State Application Identifier:

**8. APPLICANT INFORMATION:**

\*a Legal Name: County of Chester

\*b Employer/Taxpayer Identification Number (EIN/TIN):  
23-6003040

\*c. Organizational DUNS:  
15-9889922

**d. Address:**

\*Street 1: 313 West Market Street, Ste 6202  
Street 2: POB 2748  
\*City: West Chester  
County: Chester  
\*State: PA  
Province: \_\_\_\_\_  
\*Country: USA  
\*Zip / Postal Code 19380-0991

**e. Organizational Unit:**

Department Name:  
Community Development

Division Name:

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

Prefix: Mr. \*First Name: Patrick  
Middle Name: \_\_\_\_\_  
\*Last Name: Bokovitz  
Suffix: \_\_\_\_\_

Title: Director

Organizational Affiliation:

\*Telephone Number: 610-344-6900

Fax Number: 610-344-6925

\*Email: ccdc@chesco.org

**Application for Federal Assistance SF-424**

Version 02

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

B County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-231 \_\_\_\_\_

CFDA Title:

Emergency Solutions Grant Program \_\_\_\_\_

**\*12 Funding Opportunity Number:**

\_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

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

Chester County, PA

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

2012 ESG funds will be used for rapid re-housing and homeless prevention efforts as outlined in the Interim Rule released on November 15, 2011

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a Applicant: 6<sup>th</sup>, 7<sup>th</sup>, 16<sup>th</sup>

\*b Program/Project: 6<sup>th</sup>, 7<sup>th</sup>, 16<sup>th</sup>

**17 Proposed Project:**

\*a Start Date: 1/1/2012

\*b End Date: 12/31/2012

**18. Estimated Funding (\$):**

*a Federal	_____	\$120,742
*b Applicant	_____	
*c State	_____	
*d. Local	_____	
*e Other	_____	
*f. Program Income	_____	
*g TOTAL	_____	\$120,742

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

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

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes  No

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix: Mr. \_\_\_\_\_ \*First Name: Terence \_\_\_\_\_

Middle Name: \_\_\_\_\_

\*Last Name: Farrell \_\_\_\_\_

Suffix: \_\_\_\_\_


\*Title: Chair, Chester County Board of Commissioners

\*Telephone Number: 610-344-6900

Fax Number: 610-344-6925

\* Email: ccdcd@chesco.org

\*Signature of Authorized Representative:



\*Date Signed: 11/30/2011

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan  
(Type or clearly print the following information:)

Applicant Name: County of Chester

Project Name: 2012 Emergency Solutions Grant Program

Location of the Project: Chester County, PA

Name of the Federal Program to which the applicant is applying: Emergency Solutions Grant Program

Name of Certifying Jurisdiction: County of Chester

Certifying Official of the Jurisdiction Name: Terence Farrell

Title: Chair, Chester County Board of Commissioners

Signature: 

Date: November 30, 2011

**Application for Federal Assistance SF-424**

Version 02

\*1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\*2 Type of Application

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s)

\*Other (Specify)  
\_\_\_\_\_

3 Date Received:

4 Applicant Identifier:

23-6003040

5a Federal Entity Identifier:

\*5b Federal Award Identifier:

**State Use Only:**

6 Date Received by State:

7 State Application Identifier:

**8. APPLICANT INFORMATION:**

\*a Legal Name: County of Chester

\*b Employer/Taxpayer Identification Number (EIN/TIN):  
23-6003040

\*c Organizational DUNS:  
15-9889922

**d. Address:**

\*Street 1: 313 West Market Street, Ste 6202  
Street 2: POB 2748  
\*City: West Chester  
County: Chester  
\*State: PA  
Province: \_\_\_\_\_  
\*Country: USA  
\*Zip / Postal Code 19380-0991

**e. Organizational Unit:**

Department Name:  
Community Development

Division Name:

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

Prefix: Mr. \*First Name: Patrick  
Middle Name: \_\_\_\_\_  
\*Last Name: Bokovitz  
Suffix: \_\_\_\_\_

Title: Director

Organizational Affiliation:

\*Telephone Number: 610-344-6900

Fax Number: 610-344-6925

\*Email: ccdc@chesco.org

**Application for Federal Assistance SF-424**

Version 02

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

B.County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-239 \_\_\_\_\_

CFDA Title:

HOME Investment Partnerships Program \_\_\_\_\_

**\*12 Funding Opportunity Number:**

\_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

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

Chester County, PA

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

2012 HOME funds will be used for first-time homebuyer assistance, housing construction, and community housing development organization activities

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: 6<sup>th</sup>, 7<sup>th</sup>, 16<sup>th</sup>

\*b Program/Project: 6<sup>th</sup>, 7<sup>th</sup>, 16<sup>th</sup>

**17. Proposed Project:**

\*a Start Date: 1/1/2012

\*b End Date: 12/31/2012

**18. Estimated Funding (\$):**

*a Federal	_____	\$899,809
*b Applicant	_____	
*c State	_____	
*d Local	_____	
*e Other	_____	
*f Program Income	_____	
*g TOTAL	_____	\$899,809

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

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

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes       No

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix: Mr.      \*First Name: Terence

Middle Name: \_\_\_\_\_

\*Last Name: Farrell

Suffix: \_\_\_\_\_

\*Title: Chair, Chester County Board of Commissioners

\*Telephone Number: 610-344-6900

Fax Number: 610-344-6925

\* Email: ccdcd@chesco.org

\*Signature of Authorized Representative:



\*Date Signed: 11/30/2011

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan  
(Type or clearly print the following information:)

Applicant Name: County of Chester

Project Name: 2012 HOME Investment Partnerships Program

Location of the Project: Chester County, PA

Name of the Federal  
Program to which the  
applicant is applying: HOME Investment Partnerships Program

Name of  
Certifying Jurisdiction: County of Chester

Certifying Official  
of the Jurisdiction  
Name: Terence Farrell

Title: Chair, Chester County Board of Commissioners

Signature: 

Date: November 30, 2011