

Executive Summary

Delaware County FY 2010 Consolidated Annual Performance and Evaluation Report (CAPER) July 1, 2010- June 30, 2011

During FY 2010, Delaware County implemented its Housing and Community Development goals and priorities as set forth in its Three-Year Consolidated Plan. Through the Office of Housing and Community Development, the following federal entitlement funding was expended to meet the most pressing needs of the County's low and moderate-income residents:

Community Development Block Grant Program (CDBG)	\$ 4,928,567
Home Investment Partnership Program (HOME)	\$ 487,150
Emergency Shelter Grants Program (ESG)	\$ 183,894

In addition, the following federal American Recovery and Reinvestment Act (ARRA) funding was expended in support of Consolidated Plan goals:

Community Development Block Grant Recovery Program (CDBG-R)	\$ 570,933
Homeless Prevention and Rapid Re-housing Program (HPRP)	\$ 1,107,312
Neighborhood Stabilization Program	\$ 1,350,604

During FY 2010, Delaware County made significant progress in meeting its Housing and Community Development goals and priorities as set forth in its Three-Year Consolidated Plan. A number of activities stand out as having a particularly positive impact on improving the quality of life for Delaware County's low and moderate-income residents.

Housing Priority

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

- ❑ Through the Homeownership First Program, 19 households received pre-purchase counseling and down payment and/or closing cost assistance. One additional household was assisted through the use of State Program Income funds.
- ❑ To further the County's goal of preserving its tax base and stock of decent, affordable housing for years to come, 19 existing homeowners received deferred loans to rehabilitate their homes under the Housing Rehabilitation Program.
- ❑ Phase II of the Fairgrounds redevelopment project was completed this year. This resulted in the development of 71 affordable rental units located in Chester Township. These units were redeveloped in conjunction with DCHA and PHFA. Of the total units created, 30 units were HOME assisted. Phase III of this project is currently underway. Phase IV, the construction 71 additional units, is expected to commence in early 2012, with additional HOME funding.

- ❑ Work continued on the NSP1/HOME project which will result in the new construction of 52 safe, decent and affordable rental units available to persons at or below 50% of the MFI. The demolition of vacant foreclosed units has removed a significant blighting influence in Chester City and Ridley Township.
- ❑ Construction of the Wellington Heights homeowner development project was substantially completed this year. Fifteen (15) HOME assisted units were constructed and purchased by eligible homebuyers earning less than 80% of MFI. Eight (8) additional units are expected to be constructed in the future for a total of 30 new homeowner units in the City of Chester.

Community Development Priority

In order to further the goal of improving and developing public facilities and infrastructure, 9 public facilities were upgraded, 13 critical public improvements were completed and 1-blighted structure was cleared. The following highlighted projects demonstrate the County's commitment to removing blight and improving communities for our low and moderate income residents:

- ❑ Two youth centers were improved, promoting youth development, public health and community building.
- ❑ Three National Register eligible structures were restored to preserve and make accessible to the public the County's important historic and cultural resources.
- ❑ Critical water/sewer improvements were completed in 5 neighborhoods.
- ❑ Streets and/or sidewalks were rehabilitated in eight residential areas providing improved access and safety.
- ❑ More than 65,000 low and moderate income persons benefitted from public improvement activities.

Homeless Priority

Delaware County continued its support of its established Continuum of Care system to address the needs of homeless persons.

- ❑ This year, the County provided Federal and County resources to operate 13 programs, critical to the delivery of services to the County's most vulnerable residents.
- ❑ To date, 738 households were prevented from becoming homeless or were rapidly re-housed in permanent housing through the American Recovery and Reinvestment Act funded Homeless Prevention and Rapid Re-housing Program (HPRP).

The activities were necessary to build a comprehensive response to the County's housing, homeless, special needs populations and community development needs.

While much was accomplished in FY 10, funding available for affordable housing initiatives unfortunately continued to decrease and it is expected that economic conditions affecting the

availability of funds are likely to continue into the next program year. Of specific concern to the County is the significant drop in the Affordable Housing Fund (Act 137 funding). The decrease in revenue has negatively affected the availability of AHF funding for affordable housing development. Whereas AHF resources provided additional gap financing in prior years, it is expected that the County's ability to finance affordable housing development, beyond limited HOME funding, will be limited in the immediate future.

The availability of funding for housing programs and projects through the PA Department of Economic and Community Development is also of great concern. Delaware County has been successful in previous years securing funds through the Housing and Redevelopment Fund PA Accessible Housing Program for affordable housing activities. If this funding is no longer available, the County's ability to undertake large scale, housing development projects designed to revitalize neighborhoods may be compromised.

The fiscal constraint on municipal governments has also continued to tighten. The ability of municipalities to undertake public improvement projects as well as provide matching funds or in-kind services for CDBG projects has lessened. As a result, the competition for CDBG funding is likely to increase creating a backlog of public and neighborhood capital projects.

Once again, Delaware County is proud of its achievements and looks forward to serving our County residents through the challenges anticipated in FY 2012. We remain confident that our high level of performance can be maintained, while constantly looking for ways to improve the quality of life for our low and moderate-income citizens.

This is a summary of the FY 10 CAPER for Delaware County. The full document is available for public review and comment M-F 8:30-4:30 p.m. For further information, comments, or to view the full document, please contact:

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