

D. Inventory of Facilities and Services for Homeless Persons

Using information available from the Delaware County Office of Adult Services (OAS), the following provides a review of housing and services for the homeless in Delaware County.

i. Housing for the Homeless

Table III-25 identifies emergency shelter space in Delaware County. Emergency shelter is a facility or program that offers a homeless person or family a safe place to stay on a temporary basis, in most cases for a period up to 30 days. Within the County, there are 196 beds for families with children and 167 beds for individuals. These facilities are listed in the Table below.

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**Table III-25
Emergency Shelter Inventory**

Provider Name/Shelter Name	Target Population		Year-Round Units/Beds			Total Year-Round Beds
	A	B	Beds Households With Children	Units Households With Children	Beds for Households Without Children	
<i>City of Chester</i>						
CAADC Family Management Center	HC		40	13	0	40
CAADC Colony Building	HC		44	11	0	44
Salvation Army Warming Center	SMF		0	0	35	35
City Team Ministries Second Chance	SM		0	0	30	30
CAADC Wesley House	SMF HC		66	16	4	70
Interfaith Hospitality Network	SFHC		12	4	2	14
<i>Upper Darby</i>						
CAADC Life Center	SM		0	0	49	49
Mental Health Assoc. Connect by Night	SMF		0	0	45	45
<i>Delaware County</i>						
Domestic Abuse Project Safe House	SFHC	DV	12	4	2	14
Mothers Home	HC		22	12	0	22
Total			196	60	167	363

Source: CoC Exhibit I E-HIC, 2009

Table III-26 below identifies transitional housing in Delaware County. Transitional housing is a facility or program that offers temporary housing with supportive services, in most cases for up to two years. There is a total of 370 year –round transitional housing beds in the county. Of those, 298 are beds for households with children and 74 are beds for individuals.

**Table III-26
Transitional Housing Inventory**

Provider Name/Program	Target Population		Year-Round Units/Beds			Total Year-Round Beds
	A	B	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	
City of Chester						
City Team Ministries Discipleship	SM		0	0	36	36
Family & Community Services - Ralph Moses House	SM	HIV	0	0	12	12
Upper Darby						
Mental Health Assoc. Connect-to-Permanency	SMF		0	0	12	12
Delaware County						
CAADC CYS Tenant	HC		55	18	0	55
CAADC CYS Program	HC		10	3	0	10
CAADC SHP	HC		101	30	0	101
CAADC Bridge Housing	HC		30	8	0	30
CAADC Specialized TH (SETH)	HC		22	6	0	22
CAADC Shallow Rent	HC		21	6	0	21
Domestic Abuse SHP-TH	HC	DIV	25	10	0	25
Horizon House Specialized Residences	SMF HC		2	1	6	6
Wesley House Inc. 615 W. 9 th Street	HC		12	4	0	12
Catholic Social Services STEPP	SMF HC		20	8	8	28
Total			298	94	74	370

Source: CoC Exhibit I E-HIC, 2009

Table III-27 identifies permanent supportive housing in Delaware County. Permanent supportive housing is long-term community based housing with supportive services for a homeless person or family with a disability to enable them to live as independently as possible. There are 276 total year-round permanent supportive housing beds in Delaware County. Of those beds, 33 are designated for the Chronically Homeless Population.

**Table III-27
Permanent Supportive Housing**

Provider /Program Name	Target Population		Year-Round Units/Beds				
	A	B	Beds for Households	Units for Households	Beds for Households	CH Beds	Total Year – Round Beds
Del. Co. Housing Authority/ Shelter + Care 2	SMF HC	HIV	8	2	11	0	19
Del. Co. Housing Authority Shelter + Care 3	SMF HC		16	5	8	0	24
Del. Co. Housing Authority SHP-FCS	SMF HC		16	4	6	0	22
Del. Co. Housing Authority SHP-Holcomb	SMF		0	0	14	0	14
Del. Co. Housing Authority SHS-Horizon House	SMF HC		11	5	19	0	30
Del. Co. Housing Authority Shelter + Care 4	SMF HC		4	1	11	0	15
Del. Co. Housing Authority Shelter + Care 5	SMF HC		22	7	8	0	30
Del. Co. Housing Authority HCV Dedic.Voucher Yr. 1	SMF		0	0	4	4	4
Del. Co. Housing Authority HCV Dedic.Voucher Yr. 2	SMF		0	0	2	2	2
Delaware County Human Services HOPWA	SMF HC		30	8	41	0	71
Office of Behavioral Health PATH Housing First	SMF		0	0	10	4	10
Office of Behavioral Health Shelter + Care 6	SMF		0	0	8	8	8
Office of Behavioral Health Shelter + Care 7	SMF		0	0	8	8	8
DCHA/Chesco VASH	SMF HC		0	0	2	0	2
Office of Behavioral Health Shelter + Care 7	SMF		0	0	1	1	1
Horizon House Relocation Project	SMF HC		10	4	4	4	14
Del. Co. Housing Authority HCV Dedic.Voucher Yr. 3	SMF		0	0	2	2	2
Total			117	36	159	33	276

Source: CoC Exhibit I E-HIC, 2009

ii. Homeless Prevention

There are varied homeless prevention activities available in Delaware County. The majority of the services are provided by Community Action Agency of Delaware County (CAADC), which screens for eligibility, conducts intake, collects necessary documentation, completes a needs assessment and makes a referral to the most appropriate resource. Initial referral to CAADC is generally through the Survival Guide (distributed to social service agencies, hospitals, and police), word of mouth, Homeless Services Coalition member agencies and other organizations, including County government and non-profit organizations. Homeless prevention services available in Delaware County are as follows.

- Rental Assistance Program: CAADC administers Federal, State and County funds offering utility assistance, security deposits, first month's rent and rental arrearage payments.
- Utility Assistance Programs: Federal, State and locally funded utility assistance programs to help pay utility arrearages preventing homelessness.
- Housing Counseling: CAADC assists households in rental arrearage with financial management and benefit entitlement. Catholic Social Services - case management, budget counseling classes, and limited financial assistance for emergency housing. Community Impact Legal Services (Legal Aid) – education in landlord/ tenant law. Consumer Credit Counseling of Delaware Valley - credit and foreclosure counseling
- Landlord-Tenant Counseling: Legal Aid of Southeastern PA provides landlord-tenant and anti-predatory lending counseling and legal assistance to low-income households.
- Delaware County Owner Occupied Housing Rehabilitation Program provides low-income households funds to make critical home repairs.
- CAADC administers a Home Weatherization Program to reduce utility costs.
- Five agencies administer the PHFA Homeowners Emergency Mortgage Assistance Program to forestall foreclosure.
- Shallow Rent Programs: CAADC serves 10 to 12 households, preventing homelessness by providing a short-term rental subsidy to near homeless households who, without this short-term assistance would be evicted from their homes.
- Temporary Rent Assistance: Children and Youth Services/OAS operate a similar program to prevent homelessness and the placement of children in foster care due to homelessness.
- Outreach and Advocacy Project. The Domestic Abuse Project (DAP) operates educational outreach and advocacy in conjunction with the local district court.
- Linkage with Delaware County Prison: The Mental Health Division of the Office of Behavioral Health has developed, in coordination with the County's Office of Adult Probation and Parole, an on-site program at the Delaware County Prison that gives the forensic mental health population priority status for services.
- Children Aging Out.

Delaware County operates a Transition-Age Pilot Project for youth aging out of the foster care system and the children's mental health system, providing Intensive Case Management and links to treatment services and housing.

Transition Age Program. There is a CRR for transition age individuals to assist them in making the transition to living in the community and preventing their becoming homeless.

iii. Outreach and Referral

In Delaware County, teams targeted to specific sub-populations typically conduct street outreach. The primary outreach services for homeless individuals living on the streets are provided by CONNECT in the eastern part of the County and by the Salvation Army in the Chester City area. Outreach workers target areas frequented by the homeless during daytime, evening, and weekend hours.

The goal of street outreach is to connect people with services and housing. Outreach providers try to build trust and encourage homeless persons to accept services, first by addressing their immediate needs for food, clothing and showers. They provide the individual with a Survival Guide that has telephone numbers and addresses of homeless shelters and services. The next step is to connect the individual with housing, either a shelter program, transitional housing, or permanent supportive housing, where they will have access to comprehensive services such as case management, life skills training, substance abuse counseling, and mental health services. At this point, an evaluation of their eligibility for mainstream resources can be conducted.

There is extensive collaboration in outreach among providers. CONNECT works closely with the local and mass transit police, routinely responding to police requests to assist newcomers or agitated individuals. Further, the outreach programs are coordinated through the County and HSC Outreach Committee that includes behavioral health and AIDS outreach representatives. Every other month they conduct joint outreach, on foot and in van, in areas of greatest homeless concentration.

Family and Community Service (FCS) provide a Countywide HIV/AIDS prevention education program targeting schools, community groups and houses of worship. Street outreach conducted by FCS that targets the homeless in the eastern area of the County began in January 2005.

Horizon House will increase its Engagement/Assessment /Stabilization/Referral (EASR) outreach staff by 1.5 FTE outreach workers, including one peer worker to identify individuals who would benefit from the new PATH Housing First Initiative. This will include outreach and engagement in shelters as well as on the streets.

ChesPenn Health Services-Health Care for the Homeless is a team including a certified physician's assistant, nurse, and social worker that provide medical outreach and assessment to persons in emergency shelters.

There is also on-going informal outreach conducted by social service agencies, the police, hospital social services units and emergency rooms, churches and others using the Survival Guide, which is updated annually.

The following provides a review of outreach in Delaware County by sub-populations.

- Veterans.

Stand Down is an intensive three-day outreach effort to identify homeless veterans and bring them to a “tent city” where they have immediate access to shelter, food, clothing, medical care, and specialized supportive services. Stand Down occurs each September. Extensive outreach is conducted for four to six weeks prior to identify homeless veterans and to get them to Stand Down.

New to the CoC in 2004 was a revitalized effort by the Local Veterans Employment Representative (LVER), located on-site at CareerLink, to bring all veterans, homeless or not, to the CareerLink site. LVER’s goal is to evaluate all the needs of veterans and refer them to VA programs for which they are eligible, above and beyond employment related needs. The goal is to ensure that all veterans are accessing the services for which they are entitled.

- Seriously Mentally Ill CONNECT mental health outreach workers, a program of the Mental Health Association of Southeastern PA, conduct street outreach five days a week in transportation depots, on the streets, at community feeding programs, and in areas where the homeless congregate in the eastern portion of the County.

Salvation Army staff approach the homeless living on the streets in the City of Chester and try to engage them in services and encourage them to use their Day Program, Stepping Stone.

HSC Cross-Disability Outreach is conducted six times a year, on alternating months by the HSC Outreach Committee. Members conduct coordinated cross-disability outreach to identify and engage people with multiple disabilities who are not receiving services.

Horizon House provides an Engagement, Assessment, Stabilization, and Referral (EASR)/Projects to Assist the Transition from Homelessness (PATH) Team that provides outreach to persons with mental illness, substance abuse and MISA dual disorders countywide. Outreach is primarily targeted to the shelters, consumer-operated drop-in centers and homeless day centers.

Mental Health Division of the Office of Behavioral Health in Collaboration with the Mental Health Association of SEPA uses outreach workers to provide individuals on the street with transit tokens so they can travel to mental health drop-in centers. The centers provide showers, clothing, food and toiletries as well as referral to mainstream mental health treatment services.

- Substance Abuse.

AIDS Care Group is under contract with OBH to conduct HIV prevention outreach to persons with substance addiction as well as youth and homeless on the streets.

ChesPenn Health Services is under contract with OBH to provide street outreach and HIV testing/counseling to substance abusing individuals.

- HIV/AIDS.

ChesPenn Health Services conducts street outreach and assessment targeted to individuals at high risk for HIV in the City of Chester and at substance abuse treatment facilities.

Crozer Chester Medical Center offers outreach testing and counseling to individuals using its substance abuse recovery center.

AIDS Care Group operates a drop-in-center in downtown Chester. Services include peer outreach targeted to high-risk individuals in the general population and Latino and African American communities. Prevention education,

programming, testing and pre- and post-test counseling at substance abuse treatment facilities, shelters, community settings, and on-site are also provided.

- Domestic Violence.

Domestic Abuse Project (DAP) provides early intervention and education to the community and schools. The Medical Advocacy Program educates staff at all area hospitals to recognize domestic violence. DAP provides regular training with law enforcement organizations and at the County Public Assistance Offices where domestic violence screening is part of their intake process.

iv. **Supportive and Other Services**

The following provides a review of services available to the homeless in Delaware County. Point-of-intake case managers are located at CAADC, CONNECT, or the Salvation Army. All three programs conduct a needs assessment and develop a service plan for referral to services. The service plan is reviewed regularly to assure follow-through and to remain responsive to the household's needs. Homeless services are coordinated through the Homeless Services Coalition and the County OAS. Through this forum, gaps in service are identified and new program initiatives are presented.

Case management is available from most programs within the Continuum of Care. The services typically involve a needs assessment, self-sufficiency plan, referral for services, intensive support, monitoring of progress, and follow-up. The following are the agencies that provide case management services in the County, organized according to the sub-population served.

- General Population.
CAADC – Countywide.
Salvation Army - City of Chester
Health Care for the Homeless Project – Countywide.
Catholic Social Services Housing Coordination Program – Countywide.
- Mental Health Population.
CONNECT - eastern Delaware County.
Horizon House (EASR/PATH) – Countywide. Case management is available for individuals with behavioral health needs on site at shelters.
Crozer-Chester Medical Center and Northwestern Human Services – Countywide. The base-service units provide Intensive Case Management to the mental health population.
- Substance Abuse Population.
Horizon House (EASR) - Countywide. Case management is available for individuals with behavioral health needs on site at shelters.
Crozer Chester Medical Center, Northwestern Human Services and Mirmont Treatment Center - Countywide. These Anchor Providers provide targeted case management to the substance abuse population, including the homeless.
- AIDS Population.
Family and Community Services of Delaware County – Countywide
AIDS Care Group – County-wide.

Life skills education services in Delaware County are available as follows.

Catholic Social Services; Alternative Solutions Program - Countywide. These workshops address the root causes and internal barriers that prevent or

impede homeless persons from obtaining and maintaining permanent housing. Catholic Social Services also provide four series of Money Management workshops each year.

Community Action Agency Life Skills Development Program is a comprehensive life skills workshop conducted daily at its shelters, including tutoring, behavioral health care education workgroups, AA/NA groups, career exploration, arts and crafts, budgeting, credit counseling, self-esteem building.

CONNECT also provides a life skills training workshop for single homeless adults, primarily the chronically homeless population.

Drug and alcohol treatment are available from a variety of providers in Delaware County. In addition, OBH and Magellan Behavioral Health also have contracts for services with out-of-county providers. Drug and alcohol treatment is available through the following providers:

- Crozer Chester Hospital
- Mirmont
- Northwestern Human Services
- Keystone Center

Horizon House EASR/PATH – County-wide. Case management for individuals with behavioral health needs on site at shelters.

Mental health services are contracted through 11 agencies in Delaware County. Intake and assessment are coordinated through the two Base Service Units at Northwestern Human Services and Crozer Chester Medical Center. Services available include targeted case management, outpatient, intensive outpatient, partial hospital, crisis intervention, inpatient, social rehabilitation, psychiatric rehabilitation, housing and vocational rehabilitation. OBH maintains a priority for service access for homeless persons. Additional mental health services are as follows.

CONNECT - Eastern Delaware County. Services include street outreach, case management, peer support, and employment training for homeless individuals with mental illness.

Horizon House EASR/PATH Team – County-wide. For persons with mental illness, substance abuse and MISA dual disorders, Horizon House provides assessment, case management and referral to mainstream services following outreach and engagement. The more formal case management services are provided to persons who reside at the shelters and attend the two consumer operated drop-in centers and the Salvation Army day center.

HIV/AIDS services are coordinated through the AIDS Consortium of Delaware County. The services are well coordinated and especially responsive to the needs of the homeless living with HIV/AIDS. The following are the agencies serving homeless people living with HIV/AIDS and the services they provide.

ChesPenn – Countywide provides primary medical care, dental care and outreach.

Family and Community Service of Delaware County – Countywide, provides case management, counseling, housing counseling, and transitional housing.

Catholic Social Services – Countywide provides housing resource identification, housing education, housing counseling and Housing Quality Standard Inspections.

Crozer-Chester Medical Center – Behavioral Health Department – Countywide provides nutrition, alternative therapies, HIV testing and counseling.

AIDS Care Group – County-wide provides primary medical care, dental care, housing counseling, transportation, case management, drop-in center, outreach, HIV/AIDS prevention education, testing, and counseling.

Education services targeted specifically to the homeless are as follows.

CAADC – using funds from the McKinney funded SEED Program, conducts assessments of individuals' educational needs, conducts an assessment of their readiness for ABE/GED programs, conducts readiness and GED training, provides teaching aids to help people earn at home, conducts career exploration, and provides time management instruction.

Family and Community Service of Delaware County (FCS) - has created a computer learning center at the Ralph Moses House, a transitional housing program for homeless men living with HIV/AIDS.

Employment services for the homeless are as follows.

CONNECT provides employment readiness, assistance with job seeking, job development, and follow-up for homeless individuals with mental illness.

CAADC assists clients in accessing Work First programs and CareerLink employment and training opportunities.

CareerLink targets homeless veterans to access their programs to gain entrance into the workforce or advance their skills and/or current employment.

Childcare services for the homeless are as follows.

CAADC - Wesley House Kidz First Early Childhood Learning Center. The center provides childcare for homeless children living in shelters and transitional housing as well as for children in the surrounding community.

Delaware County has an excellent network of public transportation connecting portions of the County as well as access to a rail line connecting the urban centers with the surrounding counties. Tokens are available to homeless service providers through several county sources, including the Homeless Services Coalition. When needed, public transportation is supplemented with van service provided by individual providers such as CAADC and CONNECT. WHEELS provide transportation for individuals with HIV/AIDS as part of a regional subsidized transportation service.

Other supportive services available to the homeless in Delaware County are as follows.

Donations Warehouse - CAADC operates a countywide donations warehouse to provide household furnishings to homeless individuals and families moving into their transitional or permanent home.

Food Stamp Participation Program - CAADC has a staff person to screen for Food Stamp eligibility and assists with enrollment. Notices about the availability of the resource are posted throughout the community.

Goals are to improve access to mainstream service programs, especially for homeless individuals with mental illness and substance addiction; to increase access to employment programs by the homeless; and to increase the responsiveness of the programs to the needs of homeless. Among the efforts to improve the quality of service and access to services planned are as follows.

- Conduct monitoring of case management and other services for five homeless service providers to ensure adherence to standards of care and quality assurance.
- Develop professional training for staff at provider agencies.
- Improve access by homeless households to CareerLink, Office of Vocational Rehabilitation and other vocational/employment programs.
- Identify resources for and develop Clinical Counseling for homeless families to address the reasons for and impact of homelessness.
- Identify private sector employment/volunteer opportunities for chronically homeless individuals.

v. Services (non-housing) to Assist the Homeless and Persons At Risk

The following social services are generally available services that are not exclusively available to the homeless in Delaware County.

- Health Care.
Health Care for the Homeless - ChesPenn Health Services.
Mobile Health Care Team.
- Meal Programs.
Eastern Area of Delaware County
Community Outreach Project – serves dinner daily at the Life Center of Eastern Delaware County.
Darby Salvation Army – serves lunch daily.
Southern Area of Delaware County.
City Team Ministries - serves dinner daily.
Salvation Army – serves breakfast and lunch Monday through Friday
- Day Programs
Stepping Stone Salvation Army, City of Chester. Services include case management, substance abuse intervention and referral, showers, mailing address and outreach.
Chester City Consumer Center, City of Chester. Services include mental health-based drop-in center.
Project Share Consumer Center, Darby Borough. Services include mental health-based drop-in center.
- Food Banks
There are approximately 30 food banks/cupboards in the County.

- Household Items and Clothing
City Team Ministries, City of Chester.
Interfaith Coalition of Food Centers, City of Chester.
Catholic Social Services, City of Chester.
Community Action Agency of Delaware County, Inc. Donations Warehouse, Folcroft Borough.
- Substance Abuse Treatment & Detox Programs
Crozer-Chester Medical Center – Community Division, City of Chester
2600 W. 9th Street. County anchor provider with walk-in assessments, in-take services and outpatient treatment.
Keystone Center, City of Chester, offers detox and rehab.
Northwestern Human Services, Broomall, County anchor provider.
DelCare (Magellan) County managed care provider for behavioral health care services and treatment.
Mirmont, Lima, offers walk-in assessments, detox and rehab.
- Crisis Intervention
Crozer-Chester Medical Center, City of Chester.
Fitzgerald Mercy Psychiatric Crisis Services, Darby Borough
Project Reach - mobile mental health crisis outreach team.
Domestic Abuse Project - domestic violence crisis hot line
- Case Management/Counseling
Family and Community Services, Media Borough, offers family counseling and education, HIV/AIDS support services, evaluation and mediation, older adults counseling, family preservation, and more.
Catholic Social Services, City of Chester, offers case management, information and referral, money management and life skill development workshops as well as other family support services.
Community Action Agency of Delaware County, Inc., City of Chester and Darby Borough. County provider for case management services for homeless or near homeless households. Also provides vocational, life skills and recreational therapy program for children.
CONNECT, Upper Darby Township, offers outreach and case management for homeless with behavioral health care needs.
Domestic Abuse Project, Media Borough, offers case management, legal services, counseling and support, children's services as well as information and referral.
- Mental Health Support and Treatment Services
Horizon House, City of Chester, offers social rehabilitation services, drop-in centers and other supportive services.
Northwestern Human Services, Broomall, provides outpatient mental health programs, partial hospitalization, and community residential services.
Holcomb Behavioral Health Services, Upper Darby Township, provides community residential rehabilitation services and crisis intervention.
DelCare (Magellan) is a County managed care provider for behavioral health care.
- Job Training

Office of Employment and Training, Upper Darby Township, offers vocational training, on-the-job training, adult literacy, job search, and summer youth employment.

Elwyn Employment Support Services, Elwyn, conducts supported employment programs, occupational assessment, job development, coaching and support.

PA State Job Centers/Career Link, City of Chester.

Delaware County Community College, Marple Township.

Department of Public Assistance, City of Chester or Lansdowne Borough, offers Supported Work Program, Welfare to Work Program, Rapid Attachment Program, job listings and other targeted employment programs.

Community Action Agency of Delaware County, Inc, City of Chester or Darby Borough, offers welfare to Work Program for homeless TANF families, Supportive Work Program, and others.

- Legal Aid

Community Impact Legal Services, City of Chester, offers free legal assistance to low-income households.

- Housing Counseling

Catholic Social Services, City of Chester, provides Homeless Housing Resource Coordination Program and Housing Opportunities for Persons with AIDS (HOPWA) Housing Resource Coordination and Counseling Program.

Community Impact Legal Services, City of Chester.

HOPWA Housing Counseling Program, Family and Community Service, Media Borough.

HOPWA Housing Counseling Program, AIDS Care Group, City of Chester.

E. Barriers to Affordable Housing

The term “affordable housing” raises issues of immediate housing needs and other collateral problems that severely affect communities. If homes are not affordable to people where they work, employees must take longer commutes to get to their job. Residents have less time to contribute to the community via volunteerism and community service work. Also, local economies suffer because disposable income is depleted by housing and commuting expenditures.

An *Analysis of Impediments* completed in Delaware County in 2002, found that there is a pronounced lack of affordable housing in suburban Philadelphia, which is limiting housing choice. The *Analysis of Impediments* cited a 1998 HUD report that associated suburban Philadelphia with the highest percentage in the nation of very low income renters living in worst-case scenarios (paying over half their incomes for rent, living in severely substandard housing, or both). It has, however, been noted that the American Community Survey (ACS) 3 year estimates of the median price of housing in Delaware County is \$217,500, which is the lowest of the four suburban Pennsylvania Counties. The affordability index contained in *Guide to Home Prices* shows that the majority of the municipalities in Delaware County are affordable with 35 out of the 49 municipalities receiving a rating over the benchmark of 1.0. Further it was found that 29 of the municipalities had a median sales price under the median price for the entire County.

A lack of affordable housing has been identified in the western and northern portions of Delaware County. The affordability index highlighted jurisdictions where the median income household could not afford to purchase the median priced home particularly in Townships like Concord, Edgmont, Newtown, Radnor, Thornbury, and Upper Providence.

Through daily interaction with the various local development review processes, the Delaware County Planning Department has identified concerns relative to local regulatory documents of County municipalities, which act as barriers to affordable housing. Identified concerns are as follows.

- Within municipalities that contain significant amounts of developable land, there is a lack of sufficient land that is 1) zoned for medium- and high-density residential use, 2) served by appropriate water, sewer and transportation infrastructure, and 3) conducive to the construction of affordable housing.
- Lot dimensions such as minimum street frontage, front yard setbacks and side yard requirements tend to be excessive, essentially functioning as density controls mechanisms.
- Zoning typically favors conventional site design (i.e., large lot zoning) rather than less expensive and more innovative cluster design techniques.
- Excessive eligibility requirements for Planned Residential Developments (PRDs) i.e., minimum tract size and minimum common open space dedication.
- Excessive subdivision requirements regarding cartway widths, use of traditional storm water drainage systems, landscaping requirements, buffers, sidewalk standards, parking and paving.

- Excessive processing time stemming from poorly drafted, obsolete or inappropriate land use ordinances; overlapping, uncoordinated review processes and/or the lack of professional planning staff at the local level. In addition, the State may also contribute to the problem through the time and costs associated with the development review and approval processes through such agencies as the Department of Environmental Protection (DEP) and the Department of Transportation (Penn DOT).
- Unreasonable off-site improvement requirements, mandatory dedications, and other exactions.
- Narrow zoning and subdivision ordinance definitions of “family” which often prevent the sharing of housing costs by two or more unrelated individuals.

Delaware County has very limited ability to address barriers that are imposed due to local regulations. In Pennsylvania, the power behind land development decisions resides with the municipal governments through the formulation and administration of local controls including comprehensive plans, zoning ordinances, and subdivision ordinances. Building and development permits are also regulated by the municipalities. County comprehensive plans in Pennsylvania are advisory only.

Recognizing the concerns that have impacted the creation of affordable housing, Delaware County continues to fund housing programs including a Housing Rehabilitation Program, an Access Program, a Home ownership First Program, and a Housing Development Fund for multi-unit rental and homeownership development.