

**THE URBAN COUNTY OF DELAWARE
CONSOLIDATED PLAN
FOR THE PERIOD JULY 1, 2005 THROUGH JUNE 30, 2010
AND ANNUAL PLAN JULY 1, 2005-JUNE 30, 2006**

EXECUTIVE SUMMARY

The Delaware County Consolidated Plan identifies the County's housing and community development needs and provides a strategy for addressing those needs over the next five years. The Plan excludes Chester City, Upper Darby and Haverford Townships, as these communities prepare their own Consolidated Plan. The strategy was developed based upon needs of the County's low and moderate-income residents and those with special needs, in relation to existing conditions and trends. The Plan establishes a unified vision guiding the County's housing and community development activities through June 30, 2010.

Through a collaborative planning process involving public and private agencies, the County was able to develop a comprehensive Plan that reduces duplication of effort and coordinates a response to the housing and community development needs of Delaware County's residents. The Plan serves the following purposes:

- ◆ A planning document, with a bottom-up approach.
- ◆ A strategy to be followed in carrying out HUD Programs, with specific goals and benchmarks.
- ◆ An application for funding under the Community Development Block Grant, HOME Investment Partnerships/American Dream Down Payment and Emergency Shelter Grants Programs.

What follows is a *summary* of the Proposed Consolidated Plan. Copies of the full document are available at the locations listed below. *Please contact OHCD M-F from 9-4 p.m. with your any questions on the document.*

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Media, PA 19063
(610) 891-5200

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And Community Development (OHCD)
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DEVELOPING THE CONSOLIDATED PLAN

The Five Year Consolidated Plan has been developed in accordance with Title I of the Cranston-Gonzalez National Affordable Housing Act and pursuant to the requirements of HUD. The Delaware County Office of Housing and Community Development is responsible for preparing the CP under the direction of the County Council. Delaware County solicited input for the development of the CP from County departments and agencies:

Homelessness.

The Homeless Services Coalition (HSC) of Delaware County is a group of over 90 entities dedicated to assisting homeless individuals and families. HSC exists to assist homeless people in Delaware County to become self-sufficient and to secure safe, affordable housing. It promotes, coordinates and supports the development of homeless programs that provide comprehensive services including outreach, shelter,

supportive services and housing to the homeless population. Members of HSC are committed to the development of close collaboration and cooperation among service providers, homeless persons, funding sources, religious groups, business, government and interested members of the community. County employees who represent the Offices of Housing and Community Development, Behavioral Health and Adult Services lead the group.

On December 14 and 15, 2004, HSC, along with the County Offices of Housing and Community Development and Adult Services sponsored a retreat titled "Creating Hope and Homes...Thinking Outside the Box". There were five objectives of the retreat, the primary being to rekindle energy and create an action plan to help homeless persons attain housing and achieve self-sufficiency. Over 60 persons representing 17 member agencies attended.

Non Homeless Special Needs

The Delaware County Local Housing Option Team (LHOT) was formed to address the issue of limited resources for people with disabilities in the community. Prominent organizations in the disability and housing community as well as the community at large came together to combine their existing resources to more effectively serve the community. There are over 17 agency members. The mission of the Delaware County LHOT is to assist persons with disabilities in coordinating a comprehensive array of services and resources essential in reaching their individual housing goals.

The LHOT addressed the needs of non-homeless persons with special needs at their meetings held June 2004 and January 2005. In addition, County staff led a Focus Group specifically on the needs of physically handicapped persons in June of last year.

Non-housing Community Development Needs

A Public Needs Hearing was conducted by the Delaware County OHCD on December 1, 2004. Seven persons attended. The purpose of the meeting was to solicit input from the municipalities about community development needs. A summary of the meeting appears in Appendix 3. In addition, questionnaires were mailed to 46 of the County's participating communities asking the Chief Elected Officer to rank its housing and community development needs. 15 communities participated.

In 2002 County Council established the Renaissance Program to coordinate and focus efforts to promote smart growth, economic development, and community revitalization in the "first generation" municipalities in the southern and eastern areas of the County. 22 municipalities have been designated as Renaissance Communities. Action Plans have been prepared for the Renaissance Communities. The Action Plans provide a blueprint for activities needed in support of community revitalization in the Renaissance Communities. As part of completion of this CP, the Action Plans were reviewed to help with formulation of housing and community development needs ensuring coordination of implementation of the Action Plans with the County's CDBG and HOME programs.

In agreement with 24 CFR 91.115(e) Delaware County has adopted a Citizen Participation Plan describing the citizen participation requirements of its CDBG program, HOME/ADDI program, and ESG program. The Citizen Participation Plan is on file at the Delaware County Office of Housing and Community Development.

A second Public Hearing will be held on April 5, 2005 at the Delaware County Courthouse in the Borough of Media. The public hearings were advertised in the *Delaware County Daily Times*. In agreement with 24 CFR 91.100(4), Delaware County notified the adjacent units of government that it was completing this CP. Delaware County will send a copy of the completed CP to the Pennsylvania Department of Community and Economic Development.

On March 30, 2005 a summary of the CP was published in the *Delaware County Times* alerting interested persons as to the availability of the CP and this Summary. An Executive Summary was posted on the County's website at www.co.delaware.pa.us. Finally, on March 31, a copy of the CP was made available for review at the Delaware County Planning Department, as well as the Office of Housing and Community Development.

The public review and comment period is from March 31 to April 29, 2005. The County Council is scheduled to approve the submittal of the CP to HUD on May 10, 2005. Please contact OHCD for any questions regarding the Program schedule and to provide any comment on the CP.

The CP establishes Delaware County's priority needs for Affordable Housing, Special Needs Housing, Homeless, and Community Development strategies that will be pursued over the next five years. The Five-Year Strategy is based on objectives developed after consideration of the needs and problems experienced by Delaware County's residents. The strategy also considers the input from County agencies and service providers obtained through the outreach completed as part of completion of this CP. It is a result of the logical progression from the Housing Market Analysis and Affordable Housing and Homeless Needs Assessment to a determination of the County's priorities based on those needs.

The priorities that will guide the strategic plan are outlined on HUD Table 2A (Housing Priority Needs) and HUD Table 2B (Community Development Priority Needs). Both HUD Tables are contained in this Part 4 of the CP. The definitions of HUD's priority codes for Table 2A and Table 2B are as follows:

H = High Priority - Activities to address this need **will be funded by** Delaware County during the five year Consolidated Plan period.

M = Medium Priority - If funds are available, activities to address this need **may be funded by** Delaware County during the five year period.

L = Low Priority – Delaware County **will not fund** activities to address this need during the five year CP period. The County will consider certification of consistency for other entities' applications for federal assistance.

N = No Such Need – Delaware County finds that there is no need or that this need is already substantially addressed.

Affordable Housing Strategy

Based on the housing assistance needs data provided by HUD, the following household types were identified as having the most severe housing problems.

- Very low and extremely low-income homeowners with any housing problem.
- Low-income black and Hispanic homeowners.
- Very low and extremely low-income renter households with any housing problem – especially large renter households.

To address the identified needs, Delaware County has established housing priorities as follows.

Priorities: In support of affordable housing, Table 4-1 (HUD Table 2A), contained at the end of this part, shows that Delaware County has given high priorities to low income and very low-income home purchasers indicating that funds will be provided to address the needs. Extremely low-income home purchasers have been given medium priorities. Existing low-income owners have been given high priority. For renters (small related, large related, elderly, and all other) the priority is either medium or high. To address the priorities, the County has established the following objectives and strategies for achieving the objectives.

Objective 1: Improve existing housing and expand housing stock for low income households

Basis

- Over sixty percent of the low-income renters have a housing problem. Among extremely low and very low income renters, about 80 percent have a housing problem. Elderly renters have the greatest number with housing problems. Proportionally, extremely low-income large households have the greatest percentage with housing problems.
- Over half of the low-income owners have a housing problem. 80 percent of extremely low-income owners have a housing problem. Elderly households have the greatest percentage with housing problems. Proportionally, extremely low-income larger households have the greatest percentage with housing problems.
- Among renter units, over half that are affordable to low income households are estimated to be at highest risk for lead-based paint hazards.
- Among owner units, 54 percent that are affordable to low income households are estimated to be at highest risk for lead-based paint.
- About two-thirds of the housing in Delaware County is over 40 years old and 20 percent of the housing was constructed prior to 1940. Municipalities with the highest percentage of older units are the Renaissance Communities, the first generation suburbs located in the eastern and southern portion of the County. The same communities are where the majority of the County's low-income households reside.
- Demand for rehabilitation among low-income households remains high. As of January 2005 there were 252 households on the wait list for the County's Housing Rehabilitation Program.
- Demand for assisted rental housing is also high. The vacancy rate among the 1,617 Other Assisted Rental Housing Units identified in Table 3-25 is just 1.1 percent. There are over 3,000 persons on DCHA's Section 8 wait list, which translates to more than a five-year wait for some applicants.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

1. Housing Rehabilitation

Continued CDBG funding for the Housing Rehabilitation Program. The program offers assistance for repair of owner-occupied single-family housing.

- A fuller scope of rehabilitation may be allowed in designated target areas.
- Financial assistance for major systems repairs, emergency repairs, weatherization improvements, and water and sewer lateral connections to sewerage and water line extensions.
- Assistance is available in the form of a zero percent-deferred payment loan that is not payable until the house is sold or transferred.

The Housing Rehabilitation Program is funded Countywide, although the County is encouraging its use in the Renaissance Communities by considering removal of the lien provision. All low-income households are eligible for assistance. All types of owner households are eligible.

2. Housing Development

Use of multiple funding sources to administer the Housing Development Fund (HDF) Program. Funding sources to be used include County CDBG, HOME, and AHF, and other sources such as FHLB, State Department of Community and Economic Development, LIHTC, and PHFA PennHOMES.

- Subsidies available to for-profit or non-profit developers to rehabilitate or newly construct rental units for households at or below 50 percent of MFI.
- Funding for home ownership development for households at or below 80 percent of MFI.

Changes to HDF Program in support of addressing unmet needs.

- To serve the lowest income households, consider using project based rental assistance or increase the HDF per unit subsidy.
- Preference for the development of family rental housing units and rental units with supportive services for seniors 75 and over

DCHA can designate Section 8 Project Based rental units – where the subsidy resides with the unit not the tenant. The County supports any DCHA efforts to do so in connection with HDF projects.

The HDF Program is funded Countywide. Assistance to renter households is limited to those below 60 percent of MFI. As outlined above, policies have been established to encourage housing for the lower income categories, for family households, and for service enriched housing for older elderly households.

Objective 2: Expand home ownership among low income households.

Basis

- The Countywide rate of home ownership remains high. Rates by municipality, however, vary substantially. The lowest rates are found in the Renaissance Communities, which have the highest percentages of low-income households. Larger percentages of minority households also reside in the Renaissance Communities.
- Housing prices in much of Delaware County are relatively low with the monthly payment affordable and in fact comparable to renting a unit.
- Expanding home ownership among low-income households, particularly among those residing in the Renaissance Communities will boost neighborhoods in support of community revitalization. Expanding home ownership among low-income households will also support expanded ownership among minority households in agreement with national objectives.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

1. Assistance with Home Ownership

Continued funding of the Home Ownership First Program. Primary resources for funding the program are HOME, ADDI, and AHF.

- The program provides first-time homeowners with up to \$5,000 for assistance with down payment and closing costs.
- To assist low income households with becoming successful homeowners, all households receiving assistance from the Home Ownership First Program must complete pre-purchase counseling sessions.

- All types of renter households are eligible, but primary beneficiaries will be small households, large households, and all other households who are purchasing a home.
- All low-income households will be eligible for assistance. Table 4-1 shows that it is expected primary beneficiaries will be households with income between 51 to 80 percent of MFI followed by those with income between 31 to 50 percent of MFI. Households with income at or below 30 percent of MFI have great difficulty meeting principal, interest, taxes, and insurance (PITI), which compromise a mortgage payment.
- For Renaissance Communities, the applicable income limit has been increased to 100 percent of MFI.

Changes to the Home Ownership First Program to further the objective are as follows.

- Modify the Program to decrease the length of residency requirement in the Renaissance Areas.
- Explore means to track and address foreclosures under the HO First Program.

2. Employer Assisted Housing

Explore creation of an employer assisted housing program-targeting businesses in Delaware County outside the City of Chester. Individual employers will determine the terms of the program and implement the program. Delaware County will work with employers to structure a program. Options for the program include the employer-subsidizing down payment and closing costs, loan guarantees, or a saving program that provides a match for down payment and closing costs.

Proposed Accomplishments

- The Home Ownership First Program will assist up to 150 households over the next five years. It is projected that 50 percent of the assisted households will be minorities.
- No specific accomplishments have been identified

In recognition of the need for affordable housing, Delaware County will also consider certifications of consistency by other entities for Federal assistance as follows.

- The Low-income Housing Preservation Program - created to maintain units in the assisted housing inventory after the initial contract period with HUD expires or is terminated by early completion of the terms of the mortgage.
- Shelter Plus Care (S+C) - rental assistance in association with supportive housing for the disabled homeless.
- Supportive Housing Program (SHP) – funding for the development of housing and supportive services for homeless households. Funds may be used for rental assistance.
- Section 8 Moderate Rehabilitation/SRO - rental assistance in association with rehabilitation of SRO's for the homeless.
- Section 8 Family Unification Program – rental assistance to households whose lack of adequate housing is a primary cause of separation or imminent separation of a child or children from their families.
- Section 8 Mainstream Program – rental assistance for persons with disabilities.
- Housing Opportunities for Persons with AIDS (HOPWA) - rental assistance in association with the development of supportive housing for persons with AIDS and related diseases and their families.

HUD Table 2A – Housing Priority Needs

Households by Type and Income Group		Priority Need Level		Unmet Need (1)	Proposed Accomplishments
Renter	Small Related	0-30%	M	1,439	0
		31-50%	H	1,338	40
		51-80%	H	858	40
	Large Related	0-30%	M	434	0
		31-50%	M	279	0
		51-80%	M	209	0
	Elderly	0-30%	M	1,743	0
		31-50%	H	1,468	60
		51-80%	H	814	60
	All Other	0-30%	M	1,714	0
		31-50%	M	1,239	0
		51-80%	M	832	0
Owner	0-30%	H	4,589	35	
	31-50%	H	4,631	57	
	51-80%	H	5,915	58	
Home Purchasers (2)	0-30%	M	(2)	0	
	31-50%	H	(2)	30	
	51-80%	H	(2)	120	
Special Needs	0-80%	H	3,506	499	
Total Goals					
Total 215 Goals					574
Total 215 Renter Goals					200
Total 215 Owner Goals					150

(1) Unmet Need for Urban County derived from CHAS Data 2000 prepared by HUD.

(2) Home purchasers are renters and Unmet Need is counted with renters.

Homelessness Plan

Objective 3: Provide shelter, supportive services, and housing assistance to the homeless or those threatened with homelessness through a comprehensive continuum of care that fosters self-sufficiency.

Delaware County's five-year plan to address homelessness focuses on 3 strategic initiatives:

Close the Front Door. Increase prevention resources and services to reduce the number of households who become homeless.

Open the Back Door. Help people who become homeless enter and exit homelessness relatively quickly by increasing the availability and accessibility of permanent supportive housing.

Build the Foundation. Maximize the use of homeless and mainstream resources by improving coordination, reducing duplication and encouraging effective partnerships.

The County, in conjunction with the Homeless Services Coalition, will maintain an ongoing planning and coordination process for the Continuum of Care for the next five years. The process, at a minimum, will result in annual applications to HUD for McKinney/Continuum of Care (CoC) funding. The County will continue to use consultant services to provide technical assistance to applicants and to ensure the quality and fundability of the County's McKinney/CoC efforts. The County is also committed to providing the required HUD match, as well as administrative expenses ineligible for HUD funding, for all existing McKinney/Continuum of Care projects over the next five years. In addition, the following describes strategy to be undertaken in the next five years to address the needs of the homeless in Delaware County.

Basis

The Delaware County Homeless Services Coalition (HSC) includes over 90 members representing nonprofit organizations, local government, the business community, funding entities, homeless or formerly homeless individuals as well as providers of homeless services. The HSC serves to coordinate service delivery, identify service needs and barriers, plan service expansion and provide forums for communication among service providers.

Annually the HSC, in conjunction with the Delaware County Offices of Adult Services, Behavioral Health and Housing and Community Development, prepares a Continuum of Care document that provides on-going guidance for the HSC's and the member agencies efforts. The document, as well as the process of preparing it, serves as the cornerstone of Delaware County applications to HUD for McKinney Continuum of Care (CoC) homeless assistance funding. The document fully describes Delaware County's Continuum of Care system and includes information regarding the institutional structure for the delivery of homeless services, the needs of the homeless, housing and services currently in place, funding sources utilized, as well as strategies for the general homeless population and the chronic homeless population. Also included in the document is the Discharge Coordination Policy, which outlines the efforts of the County to plan for the discharge of persons from correctional facilities, State hospitals and foster care systems. The strategic plan for addressing homelessness in the County is based upon an analysis of the needs, which were derived from the following sources:

- Delaware County Continuum of Care/Gaps Analysis.
- Homeless Services Coalition 2004 Retreat.
- Homeless Services Coalition Committees

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective and Proposed Accomplishments

1. Homeless Prevention

- OAS and OHCD will consider a new initiative preliminarily referred to as “Temporary Rental Assistance Prevention Services” (TRAPS). OAS will provide funding for case management services while OHCD could use its resources for short term rental assistance to prevent evictions. Funding sources may include CDBG, HOME, AHF and/or other federal and non-federal resources. Over the next five years it is projected that up to 125 households could be assisted through TRAPS.
- OHCD will consider funding the Homeowners Emergency Mortgage Assistance Program (HEMAP). This program assists households to maintain their permanent housing, thereby preventing eviction, foreclosure and ultimately homelessness. Funding sources may include CDBG, HOME, AHF and/or other federal and non-federal resources. Over the next five years up to 375 households could receive counseling via the HEMAP program
- OHCD consider proposals for landlord/tenant and predatory lending counseling to reduce the number of evictions and foreclosures that could lead to homelessness. Funding sources may include AHF and/or other federal and non-federal resources. Over the next five years it is projected that landlord/tenant and predatory lending counseling could assist up to 500 households.
- Delaware County will collaborate with the Homeless Services Coalition to explore the development of an early intervention homeless prevention program. Potential funding sources include CDBG, HOME, AHF and/or other federal and non-federal monies. Provided sufficient funding is available, design and implementation of this program would occur prior to FY 2008. Because the early intervention homeless prevention program has not been devised, no accomplishments have been projected

2. Outreach/Intake/Assessment

- Continue to support outreach, intake and assessment services to homeless or near homeless households to ensure that households are accessing the appropriate services. CDBG, ESG, AHF, McKinney/COC and/or other federal and non-federal resources will be utilized to provide these services. Over the next five years it is projected that up to 1,250 homeless or near homeless individuals and households will be assisted.

3. Emergency Shelter

- The County will continue to provide CDBG, ESG and/or other leveraged federal or non-federal funding for the operations of the five emergency shelters. McKinney/COC resources may also be leveraged. Over the next five years it is projected that up to 1,250 households will receive shelter and counseling services annually at the five shelters
- The County will continue to use CDBG funds to support overnight emergency stays. Over the next five years it is projected that up 2,000 homeless persons will receive overnight Shelter.
- The County has established an advisory task force to develop a shelter plan that specifically addresses, among other items, the current configuration, adequacy and funding of shelter

space for families and adults. As such, renovations to the Wesley House Shelter will be completed in 2006. In addition, it has been determined that the existing 12 units of family shelter located in the Colony Building is an inappropriate use of the commercial space and insufficient to meet the needs of homeless families. Hence, the County is pursuing funding for the rehabilitation of the Detroit Building to provide at least 12 new units of family emergency shelter in a residential setting. Once rehabilitated, the County intends to close the Colony Building shelter and serve those 12 families at the more appropriate Detroit Building. The County may provide funding, if available and when deemed appropriate, for the rehabilitation and/or expansion of other existing emergency shelters. In addition, funds for acquisition, rehabilitation and/or new construction of other replacement facilities may be warranted. Potential funding sources include AHF, CDBG, ESG, McKinney/COC and/or other federal and non-federal resources. No specific accomplishments have been quantified for the shelter plan.

4. Intensive Supportive Services

- Through the ongoing efforts of OAS, OBH as well as Children and Youth Services, Delaware County will continue to provide supportive services to the homeless in shelters, transitional housing and permanent supportive housing. In addition, resources identified above as supporting the operation of shelters in the County also support the provision of supportive services to homeless households residing in those shelters. These funds include CDBG, ESG and/or other federal and non-federal resources. McKinney/COC resources may also be leveraged. Approximately 1,250 households residing in shelters will receive supportive services over the next five years.

5. Transitional Housing

- The CAADC newly renovated 4-unit apartment building located at 615 West Ninth Street in Chester City, will provide transitional housing to four homeless families. McKinney/CoC funding as well as other possible federal or non-federal funding sources will be used to provide supportive services to residents. CAADC will assist up to four households at a time at 615 West Ninth Street.
- The County will work with the HSC to develop “targeted” transitional housing tenant based rental assistance programs/slots for homeless households. Resources may also be directed to the acquisition, rehabilitation or new construction of additional transitional housing units. Potential funding sources include AHF, McKinney/COC, HOME and/or other federal or non-federal sources. By FY 2010 the County and HSC will develop an additional ten slots of transitional housing.

6. Permanent Housing

- OBH, in conjunction with providers of tenant based rental assistance will provide supportive housing to persons with severe mental illness, including persons with co-occurring alcohol and/or other drug addiction. The PATH Housing First Program will combine tenant based rental assistance with PA mental health outreach support services targeted to the County’s chronic homeless population. Tenant based rental assistance could be provided through the Section 8 Housing Choice Voucher Program, McKinney/CoC Shelter Plus Care Program, and OBH Mental Health Community Residential Services monies. Additional federal and non-federal resources may be pursued for this important element of the County’s strategy to

end Chronic homelessness by 2012. Over the next five years the County will encourage DCHA to set aside 15 turnover Section 8 Housing Choice Vouchers annually for PATH Program participants assisting an additional 75 households over the next five years.

- DCHA will continue using McKinney/CoC funding to operate the Shelter Plus Care Programs for persons with HIV/AIDS. It is anticipated that DCHA will assist up to 150 persons with HIV/AIDS over the next five years with tenant based rental assistance
- The County, through OHCD, OAS and OBH will encourage and support DCHA and non-profit organizations to pursue McKinney/COG funding for permanent supportive housing for persons with disabilities.
- The County shall encourage for and non-profit organizations developing affordable housing to set-aside some units in projects for formerly homeless households. This action will improve access for formerly homeless households to quality permanent affordable housing and thus reduce homeless recidivism. No specific accomplishment has been established.

Other Special Needs Plan

Priorities: In support of affordable housing, Table 4-2, shows that Delaware County has given high priorities to housing needs for elderly, frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, alcohol/other drug addicted, persons with HIV/AIDS and their families, and public housing residents. Supportive service needs are given medium priority. To address the priorities, the County has established the following objectives and strategies for achieving the objectives.

Objective 4: Provide supportive housing and services for persons with special needs.

Basis.

Because the service providers did not always quantify unmet needs the information was supplemented through the use of census indicators including CHAS Data 2000. Within Delaware County there are individuals and families with special needs, such as the elderly and frail elderly, persons with severe mental illness, persons with mental retardation, persons with drug and/or alcohol addictions, persons with AIDS and related diseases, the physically disabled, youth in danger of separation from their families and youth aging out of foster care who require supportive housing. In addition to housing assistance, supportive housing provides a range of services that are integral to the ability of persons with special needs to transition to independent, community living.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective and Proposed Accomplishments

1. **For persons with physical disabilities**
 - For the elderly and frail elderly the Delaware County Senior Minor Repairs Program will continue performing minor repairs for low-income homeowners. Using AHF, up to 200 elderly households will be assisted over the next five years.

- OHCD will continue operation of the Delaware County Access Program providing accessibility modifications for low-income homeowners and renters with physical and sensory disabilities. Using AHF and State Access Program monies, it is anticipated that over between 50 and 75 households with physical and sensory disabilities will be assisted over the next five years.

2. For Special Needs Populations in General.

Supportive housing and services to special needs populations will be coordinated through the ongoing efforts of the Office of Behavioral Health, Office of Mental Retardation, Office of Adult Services, Children and Youth Services and the Office of Services for the Aging.

- The County shall encourage non-profit organizations and for-profit developers who propose to develop affordable housing to set-aside some units in projects for occupancy by special needs populations. It is anticipated that this action would assist in creating additional quality, affordable transitional and permanent housing units across Delaware County.
- As described in Objective 2, Delaware County will use AHF, CDBG, and/or HOME funds to capitalize its HDF, supporting efforts to create new affordable housing units via rehabilitation or new construction. Preference will be given for the development of rental units with supportive services for seniors 75 and over. OHCD will also consider the use of TBRA for HDF projects targeted to households with incomes from 0 to 30 percent MFI including those with special needs.

Table 4-1

(HUD Table Non-Homeless Special Needs Including HOPWA)

	Needs	3-5 Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source CDGB, HOME, HOPWA, ESG, Other
		Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
		Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	329										253			H		
	53. Frail Elderly	143										143			H		
	54. Persons w/Severe Mental Illness	100										22			H		
	55. Developmentally Disabled	118										118			H		
	56. Physically Disabled	219										50			H		
	57. Alcohol/Other Drug Addicted	25										0			H		
	58. Persons w/HIV/AIDS & their families	40										40			H		
	59. Public Housing Residents	2,532										550			H		
	Total	3,506										1,176					
Supportive Services Needed	60. Elderly	45										45			M		
	61. Frail Elderly	25										25			M		
	62. Persons w/Severe Mental Illness	164										164			M		
	63. Developmentally Disabled	176										176			M		
	64. Physically Disabled	160										160			M		
	65. Alcohol/Other Drug Addicted	75										75			M		
	66. Persons w/HIV/AIDS & their families	50										50			M		
	67. Public Housing Residents*	0										0			L		
Total	695										695						

* Information not available

Non-housing Community Development Plan

The following non-housing Community Development Plan has been prepared based on needs, which were determined through an analysis of the following information.

- Action plans completed for the 22 Renaissance Communities. The action plans provide a blueprint for measures to be completed in the communities in support of revitalization.
- Public comment received over the last five years relative to CDBG program activities and needs.
- Review of previous five year funding requests received from non-profit organizations and municipal participating jurisdictions.
- Responses from a Municipal Questionnaire.
- Numerous special studies and reports concerning the infrastructure, environmental, historic, economic development and transportation need, both local and regional.
- Consultation with municipal engineers and local officials most familiar with public facility and infrastructure deficiencies in the County's low and moderate-income neighborhoods.
- Review of existing programs and services already available to County residents.

Priorities: Table 4-3 identifies the community development priority needs that Delaware County will work to achieve over the next five years. The following provides a review of the objectives that the priorities will help to achieve. It should be noted that there are instances where recognized high priority needs have been assigned low priority. These instances reflect the current availability of alternative funding resources for those needs; allocation of funds to those alternatively supported need categories decreases funding available for those under-served needs that have no such other capital resources. Also, it is not possible to realistically identify unmet need, dollars to address need, and goals for all known needs, particularly those that have been assigned a medium priority.

Objective 5: Support improvements to or construction of public facilities.

Basis.

Public facilities in Delaware County are important in improving the quality of life by supporting needs for open space and recreational needs in the urban setting, providing spaces for provision of services, and holding of events that bring the community together.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

1. Park and recreational facilities

Delaware County is densely settled. Creating parks and recreational spaces or improving existing parks provides relief from the urban setting. The need for parks and recreational facilities has been documented by an inventory of parkland completed by the Delaware County Planning Department in 1995. Applying regional standards for parklands based on population density established by the Delaware Valley Regional Planning Commission against the inventory finds that 36 of the municipalities lack sufficient park space. The Renaissance Plans also identify the need for improved parks and open space including access to the Delaware River waterfront and linear spaces for walking and bicycling. In the prior five year period (2000 to 2004) 60 applications for park improvements, requesting \$9 million of assistance, were filed.

2. Senior centers

Almost 16 percent of the population is age 65 and over. As the County's population ages, the need to provide facilities and resources for this group will also increase. The need is especially apparent in the older, settled Boroughs and Townships where elderly householders have remained in place as their offspring have established their own households in newly developing areas. The Delaware County Office of Services for the Aging (COSA) provides funding for 10 senior community centers located throughout the County. During 2000 to 2004 two applications totaling \$81,000 were filed.

3. Neighborhood facilities

There remains on-going demand for space to hold activities and events and to conduct services in central visible locations. As an older area, existing neighborhood facilities continue to need maintenance to avoid long-term neglect. The existing facilities also need ADA improvements to ensure ease of access by the elderly and disabled. 20 applications totaling more than \$3 million were filed over the last five years.

4. Youth centers

Organizations serving youth need safe and adequate facilities for youth and youth groups to meet. Many of the existing locations are older and in need of repair to stem problems from lack of maintenance and to modernize to better serve the community's youth.

5. Parking facilities

Parking, particularly in the older settled communities is lacking, insufficient, or poorly designed. Parking remains a need as evidenced by the submission of four applications for funding from 2000 to 2004.

6. Clean-up contaminated sites

The old industrial base that contributed to the growth of the County has left contaminated sites. Clean up of sites supports opportunities for economic revitalization and creates opportunities for new housing.

7. Non-residential historic preservation

The County's rich heritage is reflected in the historic character of its buildings, landscapes, neighborhoods, and archaeological resources. Continued aid is needed to halt loses of resources that contribute to the diversity of the community and tell its story. In reviewing past applications for CDBG funding, 17 requests were received totaling \$2.2 million.

Objective 6: Improve and maintain infrastructure.

Basis. Particularly in the Renaissance Communities, the infrastructure is dated and in need of repair and upgrading. There also is the need for maintenance of infrastructure to avoid neglect that will result in costly future replacement. Maintaining and improving the infrastructure is important in support of the long-term viability of the communities as a place to live, operate a business, and to work.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

1. Water and sewer improvements

Improvements are needed to eliminate leaks, to separate systems, to ensure fire safety by adequate flows and hydrants. Water and sewer improvements will support property investment, improved health and safety, and support economic revitalization in the Renaissance Communities. During 2000 to 2004, municipalities applied for more than \$10 million in water and sewer improvements; by far the greatest recognized municipal need.

2. Street and sidewalk improvements

Heavily traveled streets continue to need improvements to ensure safety and access. Improved sidewalks are important to ensuring pedestrian safety and also support alternative means of transportation. More than 22 applications totaling \$9 million were submitted in the prior five-year period.

3. Flood drain improvements

Flooding remains a problem due to the highly settled nature of portions of the County. Elimination of flooding is important to health and safety and provides an environment for improved economic conditions. There is an ongoing effort to address flooding issues, however, there is an immediate need to address repair and reconstruction.

Objective 7: Support vital public services.

Basis. There are varied public services available in the community to address service needs. There continues to be service needs that are important to the long-term ability of persons to sustain themselves and in support of their health and safety. Within the County there is a network of social service agencies that provide service and training for senior citizens, youth, disabled persons, battered spouses, and abused children. The County will prioritize public services dollars available to those areas when significant gaps are identified.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

1. Fair housing

The County has completed a review of impediments and a fair housing plan for reducing impediments to fair housing by members of the protected classes. Services to implement the plan will be funded. On-going activities include seminars, educational materials and newsletters, coordination of the Delaware County Fair Housing Task Force and the Predatory Lending Education Initiative.

2. Operation of Emergency Shelters

There are very limited resources available for operation of shelters. Without funds, shelter may have to severely reduce the number of persons they assist or close. Loss of the shelters removes the last safety net for the most at-risk persons in the community.

Objective 8: Support for economic development and creation of decent jobs.

Basis. Economic development will continue to be important to the overall revitalization of the community.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

No activities have been given high or medium priorities reflecting the availability of alternative funding resources other than CDBG for those needs.

Objective 9: Sustain community revitalization through removal of blight

Basis. Neglected structures create health and safety hazards. They also hinder investment. In support of improved use and enjoyment of public facilities, infrastructure, and over all revitalization of the community, the County recognizes elimination of blight through acquisition and demolition of structures, as a tool in community development.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

1. Building Demolition/Clearance

Buildings not suitable for rehabilitation that pose a threat to the health and safety and welfare of residents. More than 49 structures have been demolished in the prior five year period. Elimination of blight through demolition will continue to be an important strategy in support of community revitalization.

Objective 10: Support planning and administration of community development.

Basis. On-going planning is needed to ensure efficiency in administration of programs, coordination of resources, and proper management in agreement with regulations. Community planning will also continue to be a need in support of revitalization, particularly in the Renaissance Communities.

Strategy and Use of Funds Reasonably Expected to be Available to Address Objective

1. Administration of the County's entitlement program.

Day to day administration ensuring timeliness, compliance with regulations, technical assistance to sub-recipients, leveraging resources, conducting outreach and education, and monitoring.

2. Community Planning

On going planning creating community development plans, functional plans, the County Comprehensive Plan, Renaissance Communities Action Plans, and infrastructure plans. Also, as a complement to non-residential historic preservation, the County also recognizes the need for historic preservation planning by encouraging and assisting local municipalities in developing effective methods for protecting their historic resources.

Table 2B – Community Development Priority Needs

Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Goals
Public Facility Needs (projects)		
Senior Centers	M	2
Homeless Facilities	H	2
Youth Centers	M	1
Neighborhood Facilities	M	5
Parks and/or Recreation Facilities	H	20
Parking Facilities	M	2
Non-Residential Historic Preservation	M	10
Clean-up contaminated sites	M	1
Fire Stations/Equipment	L	0
Infrastructure (projects)		
Water/Sewer Improvements	H	20
Street and Sidewalk Improvements	H	30
Flood Drain Improvements	H	1
Public Service Needs (people)		
Shelter Operations	H	5,000
Senior Services	L	0
Handicapped Services	M	
Youth Services	L	0
Child Care Services	L	0
Transportation Services	L	0
Substance Abuse Services	L	0
Employment Training	M	0
Lead Hazard Screening	M	0
Crime Awareness and Public Safety	M	0
Fair Housing (subject to 20% cap)	H	1,000
Other Public Services – code enforcement	L	
Economic Development		
ED Assistance to For-Profits(businesses)	L	0
ED Technical Assistance(businesses)	L	0
Micro-Enterprise Assistance(businesses)	L	0
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	L	0

C/I* Infrastructure Development	L	0
Blight Removal		
Building Demolition/Clearance	H	H
Code Enforcement	L	0
Planning		
Planning	H	15
Community Planning	H	5

* Commercial or Industrial Improvements by Grantee or Non-profit

