




Executive Summary

Delaware County FY 2008 Consolidated Annual Performance and Evaluation Report July 1, 2008-June 30, 2009

During FY 2008, Delaware County implemented its Housing and Community Development goals and priorities as set forth in its Five-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)	\$ 4,094,762
 Home Investment Partnership Program (HOME)	\$ 1,238,325
 Emergency Shelter Grants Program (ESG)	\$ 182,530

These federal program funds leveraged an additional \$250,000 in state funding, \$1.5 million in local government contributions and \$5.5 million in private funds and mortgages.

What follows are some highlights from the County's Consolidated Annual Performance and Evaluation (CAPER) for FY 08.

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:

-  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.
-  *Don't Borrow Trouble* is a comprehensive consumer awareness campaign combining public education and counseling services to help homeowners avoid predatory lending scams and foreclosures. The DBT Suburban Philadelphia free hotline provided much needed assistance to 112 County households this year.
-  Ten (10) households with physically disabled occupants were assisted through the County's ACCESS Program. This provided adults and children the ability to live independently in their homes and community.
-  To further the County's goal of preserving the its tax base and stock of decent, affordable housing for years to come, 11 existing homeowners received grants and/or loans to rehabilitate their homes.
-  Seventy-three 73 new affordable rental-housing units were constructed and occupied at phase I of the Fairgrounds housing development, in Chester Township. More than \$ 18 million in private and LIHTC funding was leveraged by the County's investment of \$2 million. Delaware County forged a public –private partnership with the Public Housing Authority and private developer to bring this project to completion.

- Through the Homeownership First Program, 49 households received pre-purchase counseling and down payment and/or closing cost assistance. It is significant to note that 69% of those households who received down payment and closing cost assistance were minority households, whose rate of homeownership traditionally lags behind the national average.

Community and Economic Development Priority

In order to further the goal of improving and developing public facilities and infrastructure, 11 public facilities were upgraded, 10 critical public improvements were completed and 2 blighted structures were acquired and/or cleared. The following highlighted projects demonstrate the County's commitment to improving the quality of life for persons residing in low-mod income neighborhoods.

- Park improvements were made in 6 low and moderate-income communities, promoting youth development, public health and community building
- Three (3) National register structures were rehabilitated to preserve the County's important historic and cultural resources.
- Important storm water and sanitary sewer systems were improved throughout 4 low and moderate-income neighborhoods experiencing rainwater and sewer draining deficiencies.
- Six (6) street and sidewalk improvement projects were completed to enhance vehicular and pedestrian mobility.

It is important to note that, while much was accomplished in FY 08, unfortunately, funding available for affordable housing initiatives decreased. Preliminary forecasts indicate 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 Affordable Housing Funds (AHF) derived under PA Act 137. As a result, the County's Minor Repair Program was discontinued. Also impacted by the drop in revenues was the availability of AHF funding for affordable housing development. In the past, AFH funding was used as a significant resource for gap financing for affordable housing development.

Also of concern in the coming year is the availability of funding for housing programs and projects through the PA Department of Economic and Community Development. Delaware County has been successful in previous years accessing funds through the Housing and Redevelopment Program for affordable housing development. If funding of this type is no longer available, the County's ability to undertake large-scale affordable housing development projects designed to revitalize neighborhoods may be compromised.

Once again, Delaware County is proud of its achievements and looks forward to serving our County residents through the challenges anticipated in FY 2009. 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 09 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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