



FY 2005 CDBG APPLICATION NOW AVAILABLE

OHCD will open the FY 2005 Community Development Block Grant (CDBG) application period in November; complete application packages must be submitted to the OHCD office by **January 12, 2005**. The County expects to competitively award approximately \$2,500,000 for public improvements and \$700,000 for public services. An additional \$1,500,000 will be directed to countywide programs and projects as well as administrative program costs.

Each year the application process proves to be very competitive; As permitted last year, applicants may submit one primary and one alternate application. While \$4,900,000 in total funding was available in FY 2004, more than \$11,200,000 was requested. Applicants can vastly improve their chance of funding by clearly demonstrating a well-designed approach to addressing an established need for their project. Applicants should reference all planning documents, needs analysis and/or technical reports, that support

5-Year Planning Underway

This year, OHCD will prepare a HUD mandated Consolidated Plan for Fiscal Years 2005-2009. Submission of this document is a precursor to receiving CDBG, HOME and Emergency Shelter Grant, as well as other Federal funding. This Plan reviews the existing conditions of our communities, defines our area's strengths and weaknesses as well as sets forth a five-year strategy to address the County's housing and community development needs.

To develop a comprehensive understanding of needs throughout the County, OHCD will consult with stakeholders in each community beginning early November. The feedback received through this consultation process is critical to establishing the County's housing and community development strategy for the next five years. OHCD urges community leaders and residents to participate in this important planning process.

Questions regarding the development of the 5-Year Consolidated Plan can be directed to Linda Hill at 610.565.7968.

their case.

One way for municipalities to demonstrate project need is through the public participation process. Prior to submitting an application, each municipality is required to hold a local public hearing to gather residents' thoughts on community development issues in their community. This grass roots approach often yields the most compelling case for project funding.

CDBG applications will be mailed in early November to municipal managers, as well as non-profit agencies who have made themselves known. In addition, application materials will be available on the web at www.co.delaware.pa.us/hcd.

For further information or to be added to the mailing list, contact Jennifer Wesson, at 610.891.5131.

Welcome to OHCD's Newsletter *Community Insights!*

- OHCD will take the opportunity in each newsletter to highlight a completed project or activity in progress. The inset picture above reveals this issue's subject, Sharon Hill Commons. See page 3 for more.
- Please contact an OHCD staff member if you have a suggestion for subject matter in a future issue.

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Director's Discourse — John E. Pickett, AICP

Welcome to the first issue of *Community Insights*, the newsletter of the Delaware County Office of Housing and Community Development. OHCD's mission within

"The Consolidated Housing and Community Development Plan... will be a roadmap for OHCD's activities over the next five years."

County government is to administer Federal, State, and County funds allocated for community development, affordable housing, and neighborhood revitalization. This newsletter will provide

a periodic update to you, our constituents, on how we are performing this task. In addition, we hope that the

newsletter, to be issued three times a year, will be a tool for increasing public participation and enhancing the role municipalities play in establishing community development goals.


The Consolidated Housing and Community Development Plan described on the front page will be a roadmap for OHCD's activities over the next five years. I cannot stress enough the importance of your involvement in this planning process; with your input, the Plan will reflect the needs and priorities within our communities. Please take advantage of the opportunities OHCD will provide over the next few months to let your voice be heard.

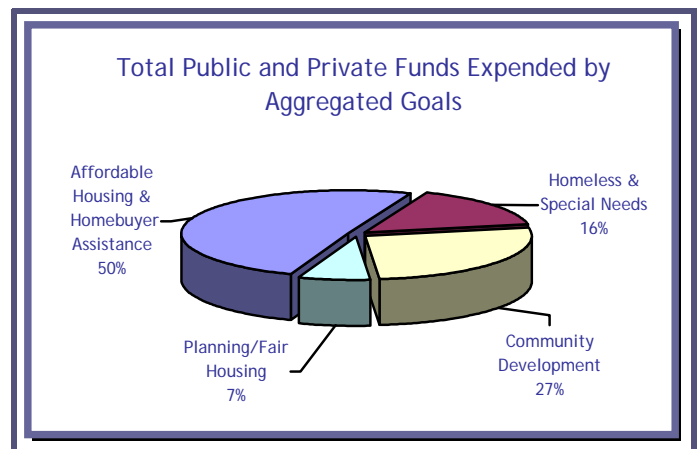
Feel free to contact myself or a member of my staff if you have questions about any aspects of OHCD's programs or operations. 

FY 2003 CAPER in Review

Each September OHCD must submit its annual report of accomplishments to the U.S. Department of Housing and Urban Development. The Consolidated Annual Performance and Evaluation Report (affectionately known as the CAPER) outlines HUD funded activities as well as County, State and private funding invested in Delaware County communities.

This year's CAPER reported more than \$7.4 million in federal entitlement funding expended for housing and community development activities. In addition to Federal funds, the County expended \$780,000 in local resources and \$225,000 in competitive State monies. Moreover, these expenditures attracted an additional \$1.6 million in private funding and private mortgage loans for housing and community development initiatives throughout the County.

Visit the OHCD website to view an Executive Summary of the FY 03 CAPER. 




The chart above depicts the total investment of housing and community development funds in Delaware County, including other resources brought to County funded activities, by Consolidated Plan Goal. Expenditures are limited to costs paid during the report period, July 1, 2003- June 4, 2004.

Council Announces 2004 Renaissance Grants

County Council established the Renaissance Program in 2002 to

coordinate and focus efforts to promote smart growth, economic development, and community revitalization in the 29 "first-generation" municipalities in the southern and eastern areas of the County.

The first year of the Program was devoted to the preparation of Revitalization Action Plans for each of the 5 designated planning areas within the Renaissance region. In October 2003, Council allocated \$1,000,000 for the first grant round, funding a total of 24 projects.

Twenty applications were received in 2004, totaling over \$1.7 million in requests for round two of Renaissance Program funding. In September of this year the \$1,000,000 set aside in the 2004 general fund budget was awarded to the 9 projects listed. Dependent upon eligibility, some projects may be funded with alternative sources such as CDBG, freeing up the County Renaissance dollars for additional activities. 

2004 Renaissance Grants by Planning Area

Area 1

Market Street Corridor Improvement Plan

Area 2

Edgmont Avenue Street Improvements- Phase II
Chester Creek Flood Abatement- Phase II
Parkside Wood Lot Park Recreational Improvements

Area 3

Ridley Township Municipal Marina Expansion- Phase II

Area 4

Aldan Borough Gateway Acquisition and Improvements
Glenolden Recreational Field Construction

Area 5


Baltimore Ave. Redevelopment Area Plan and Zoning Overlay
Yeadon Shopping Center Complex Redevelopment Plan

Activity Action: Sharon Hill Commons

Sharon Hill Commons is a 51 unit rental community located at Woodland and Sharon Avenues in Sharon Hill Borough. This affordable housing project was developed through a partnership between a for-profit company, the Ingerman Group, and a local non-profit agency, the Community Action Agency of Delaware County. The County provided \$1,060,000 in funding for this \$6,500,000 rental housing development, composed of 10 buildings containing 9 one-bedroom, 38 two-bedroom, and 4 three-bedroom units. The expenditure of County funds leveraged approximately \$5.4 million in additional resources.

To complement this development project, OHCD allocated over \$127,000 in Fiscal Year 2002 CDBG funds to provide for improvements to sidewalk and curb systems along Sharon Avenue, fronting Sharon Hill Commons.

This project accomplished several important objectives for OHCD: redevelopment of underutilized buildings and land in an older borough, development of housing near existing transportation and shopping, and provision of income limited affordable housing for families and seniors in geographically diverse parts of the County.

OHCD will continue to fund such ventures through its Housing Development Fund (HDF). The HDF utilizes CDBG, HOME and local Affordable Housing Fund resources to promote the production and improvement of affordable rental and home ownership housing. 



Project at a Glance...

Total No. of Units	51
Household Composition	
Single Parent Headed	36
Single Non-Elderly	11
Elderly	4
Avg. Household Income	22,230
Total Project Cost	6,497,057
Avg. Cost/Unit	127,393
County Investment/Unit	20,784
Leveraged Invest./Unit	106,609
Affordability Period in Yrs.	30



The project entailed the rehabilitation of an existing building as well as demolition and new construction activities. The upper photograph depicts the rehabilitated apartment building that houses 11 rental units, property management offices and community space. The lower photos reveal before and after views of housing along Sharon Avenue. Underutilized and blighted structures were demolished to allow for the new construction of nine groups of town homes comprised of 40 affordable rental units.



OHCD Calendar

November 1

FY 2005 CDBG Application Available

November 2

Election Day— Get out and vote!

November 17

FY 2005 CDBG Needs Hearing

January 12, 2005

FY 2005 CDBG Application Deadline

January 15, 2005

2nd Quarter Non-Profit Reports Due

Tips for a Successful CDBG Application

- Notify the general public, citizen groups and planning agencies and provide an opportunity to comment on the proposed project prior to application; Provide documentation of methods and comments
- Specify plans, surveys, studies and local business comment that establish need or priority for your project
- Explain how your project meets OHCD's 5-Year Plan objectives (*Hint: The Consolidated Plan Summary can be found on OHCD's website*)
- Describe partnerships and cooperation with government, citizen groups and private entities; Attach commitment letters
- Quantify the needs and benefits of the project and describe impact
- Clearly display the physical limits of work as well as the service area of the project; Provide preliminary construction plans where applicable
- Provide a detailed project budget by line item including the use of non-CDBG funds; Prioritize work elements
- Be sure that your previously funded CDBG projects are in good standing.

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County Ranks 4th in PA HOME Program Snapshot

The U.S. Department of Housing and Urban Development (HUD) generates a biannual snapshot of HOME Program performance nationwide. The HOME Program funds housing for lower income residents through the acquisition and rehabilitation of existing structures, new construction, homeownership assistance and tenant-based rental assistance. Activities funded through the HOME Program in Delaware County emphasize the development of affordable rental units and first-time homebuyer assistance.

As of June 30, 2004, Delaware County ranked **fourth** overall out of 27 counties and cities in Pennsylvania that fund rental housing development. HUD based the overall ranking on several factors: funds committed and disbursed, funds leveraged, completed rental disbursements, occupancy by renters 0-50% and 0-30% of median family income, and occupancy of rental units.

Look for the Winter 2005 issue in February!