

Wesley House Emergency Shelter Reopens

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On July 22, Community Action Agency of Delaware County, Inc., the primary provider of emergency housing to homeless families and individuals in Delaware County, in conjunction with the Wesley House Community Corporation hosted a Grand Reopening event for the Wesley House Emergency Shelter. Wesley House, located at 701 Madison Street, Chester City, closed in late 2003 to undergo a \$1.3 million dollar renovation to improve the overall quality of life for Delaware County families and women as they progress from homelessness to permanent housing. The newly designed facility will house 72 homeless persons and provide space for education, training and recreation.

Improvements to the Wesley House Emergency Shelter (above), serving homeless women and families, will total more than \$2 million dollars with the completion of the Annex in December 2005. Thanks to the support of multiple government agencies and private foundations, the Wesley House will stand as a model emergency shelter facility. The photographs below reveal a renovated resident kitchen and lavatory.



ment; and a grant from the W. W. Smith Charitable Trust. Improvements include larger living units, improved kitchens, addition of a medical exam room, computer study, and children's play room, upgraded security, and a living quarter for families with a disabled member. The third phase of the project, set to commence in September 2005, will transform the existing Annex into additional family living units.



Funding for the first two phases of the project, rehabilitation of the first and second floors of the former church, incorporated numerous funding sources: a Community Development Block Grant (CDBG) and Affordable Housing Fund (AHF) grant from Delaware County Council; Emergency Shelter Grants (ESG) from the PA Department of Community and Economic Development and the Chester Economic Development Authority; an Economic Development Initiative grant through the U.S. Department of Housing and Urban Develop-

ment; and a grant from the W. W. Smith Charitable Trust. Improvements include larger living units, improved kitchens, addition of a medical exam room, computer study, and children's play room, upgraded security, and a living quarter for families with a disabled member. The third phase of the project, set to commence in September 2005, will transform the existing Annex into additional family living units.

DELAWARE COUNTY OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

Community Insights

What is the County's Role in Providing Homeless Services?


Delaware County has a comprehensive, coordinated approach to providing shelter, supportive services and housing assistance to those who are homeless through an extensive, countywide Continuum of Care (CoC) system that fosters self-sufficiency. A committee, comprised of representatives from the Office of Adult Services, the Office of Behavioral Health, and OHCD, meet throughout the year to plan and coordinate homeless services within the County. The CoC encompasses prevention, outreach, intake and assessment, day centers, emergency shelters, transitional and permanent housing, as well as appropriate supportive services. Homeless services are available to families and individuals and to persons with special needs including HIV/AIDS, substance addition, physical and mental disabilities, as well as victims of domestic violence.

Of the County's HUD Entitlement Funds for housing and community development, including CDBG, HOME and ESG, approximately \$1.5 million of these resources, as well as local funds, are directed annually to homeless activities. In FY 2004, the County provided 2,513 individuals with central assistance (emergency shelter, case management, and other support services).

(Continued on page 2)

Director's View — John E. Pickett, AICP

On June 8th, at a joint news conference with County Council, Citizens Bank announced a new initiative to complement the County's Renaissance Program. Over a 5-year period, Citizens Bank will target a total of \$141.5 million in residential mortgages, home improvement and small business loans, and commercial real estate investment to the 29 municipalities in the Renaissance revitalization areas. In addition, Citizens Bank will provide \$500,000 for small business technical assistance, homeownership counseling, financial literacy workshops, and anti-predatory lending efforts. From the inception of the Renaissance Program, it was understood that the \$1 million per year in County funding—as significant as it is—would have to leverage additional resources in order to meet its goal of establishing the Renaissance communities as attractive, livable, and economically viable once again. OHCD congratulates Citizens Bank for stepping forward and making this major commitment to the revitalization of Delaware County.

In the last edition of *Community Insights*, we noted that Congress was considering a proposal to eliminate the Community Development Block Grant (CDBG) Program. We are pleased to report that the CDBG program appears to be safe for at least another year. County Council, along with many of our local community leaders, supported the efforts of Pennsylvania's two Senators and numerous members of the House of Representatives to retain the program in its current form rather than have it folded into a new Commerce Department initiative called Strengthening America's Communities. 

(Continued from page 1)

Delaware County Shelter Facilities

Community Action Agency of Delaware County

To access any of the following shelters, please call for an intake screening.

Darby Office: 610.583.9133 Chester Office: 610.874.8451

Family Management Center—Families with children

Colony Community Corporation—Families with children

Wesley House Community Corporation—Families with children and Single Women

Life Center of Eastern Delaware County—Single Adults only

Domestic Abuse Project—Emergency shelter for victims of domestic violence

Call the DAP Hotline

610.565.4590

CONNECT-BY-NIGHT—Overnight shelter for single adults
Upper Darby 610.352.1590

City Team Ministries—Overnight shelter for men only
634 Sproul Street, Chester 610.872.6865

Warming Center—Overnight shelter for single adults
Chester 610.874.0423

Donations Warehouse—Accepts furnishings for shelters
610.522.9611

Technical Corner: Subrecipient Procurement of Contracts


Grant recipients under the CDBG, HOME Investment Partnerships and Emergency Shelter Grants Programs are required to follow Federal regulations when purchasing materials, products or services. The regulations establish administrative guidelines to ensure that supplies and services are 1) obtained as efficiently and economically as possible; and 2) procured in a manner that provides, to the maximum extent practical, open and free competition. The Federal regulations for governmental subrecipients are found in 24 CFR 85.36. Municipal subrecipients are additionally subject to the applicable municipal code. The municipal code specifies procedures for bidding, withdrawal of bids, contract contents, purchasing controls, conflict of interest, special purchasing requirements, and types of purchasing arrangements. Sample Bid and Contract Documents and Contract Provisions and Forms provided by OHCD consolidate municipal and Federal requirements.

“ensure that supplies and services are 1) obtained as efficiently and economically as possible; and 2) procured in a manner that provides, to the maximum extent practical, open and free competition.”


When awarding construction projects, awards are to be made to the bidder whose proposal is responsive to the solicitation and is most advantageous to the subrecipient, bid amount and additional factors considered. Subrecipients are charged with ensuring that awards are made only to responsible contractors possessing the ability to perform under the terms and conditions of the proposed procurement. These terms include Davis-Bacon Wage and Related Act provisions, bonding and insurance requirements, as well as, when feasible, the

use of small, minority and/or women-owned businesses. In addition, consideration should be given to contractor integrity, record of past performance and availability of financial and technical resources. A subrecipient may not negotiate privately with a successful bidder to change the terms and conditions of a competitive bid.

It is important to remember that contractors who assist in drafting project plans or developing specifications are excluded from competing for that work. In addition, any party that is debarred, suspended or otherwise excluded from Federal assistance programs is disqualified from participating in Federal contracting opportunities.

Subrecipients must maintain and provide to OHCD records detailing the process of all procurement activities. These records include an independent cost estimate of the project cost *prior* to soliciting bids, proof of publication for advertisement, proposals, bid tabulations, notice of award, delivery receipts, invoices and all financial records. 

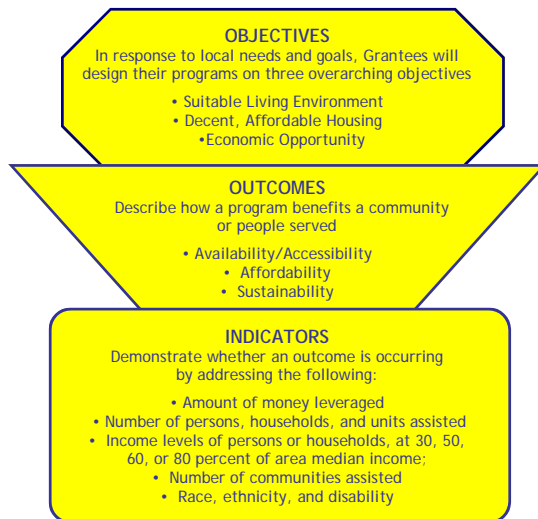
County 5-Year Consolidated Plan Ready for Action

On July 7, 2005, the U.S. Department of Housing and Urban Development (HUD) approved the Delaware County 5-Year Consolidated Plan (ConPlan). The ConPlan outlines the County's goals and accomplishments through June 30, 2010. Through a collaborative process with County residents, municipal governments, and non-profit organizations, the County adopted needs and goals for its Housing and Community Development Programs as listed in the chart to the right. An executive summary of the ConPlan can be found at <http://www.co.delaware.pa.us/hcd/index.html>; a complete copy of the ConPlan is available for viewing at OHCD, weekdays, 8:30am - 4:30pm. 

HUD Proposes Outcome Measurements

In June, HUD published draft performance measurements designed to show the results, in aggregated form, at the national level, of Federal dollars spent on activities funded by CDBG, HOME, ESG and Housing Opportunities for Persons with AIDS (HOPWA) Programs. The measurements were proposed in an attempt to better demonstrate the effectiveness of the four formula grant Programs operated by the HUD Office of Community Planning and Development.

The proposal comes in response to mixed reviews by the Office of Management and Budget (OMB) of the Programs' overall impact. The OMB rates and compares performance across all Federal Programs, facilitating management decisions regarding resource investment and program design. The nature of the formula grant programs, broad goals and flexibility of activities to address varied needs among communities, makes for difficult review of effectiveness. The measurement framework as proposed below attempts to provide a consistent reporting means that not only measures outputs (i.e. number of households or units assisted), but also describes outcomes, in an attempt to relay to Congress the impact of the Programs on families and communities.



The new performance measurement system is planned to be in place for reporting FY 2007 program activities. 

5-YEAR CONSOLIDATED PLAN PRIORITY NEEDS AND GOALS FISCAL YEARS 2005-2009

	Need	Priority Level High, Medium, Low, or No Such Need	Goal
COMMUNITY DEVELOPMENT	Public Facilities (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
	Contaminated Site Clean-up	M	1
	Fire Stations/Equipment	L	0
	Infrastructure (Projects)		
	Water/Sewer Improvements	H	20
	Street and Sidewalk Improvements	H	30
	Flood Drain Improvements	H	5
	Public Services (People)		
	Shelter Operations	H	5,000
	Senior Services	L	0
	Handicapped Services	M	N/A
	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	H	1,000
	Other Public Services - Code Enforcement	L	0
	Economic Development		
	Blight Removal (Projects)		
	Building Demolition/Clearance	H	20
Code Enforcement	L	0	
Planning			
Planning	H	15	
Community Planning	H	5	
AFFORDABLE HOUSING	Rental		
	Small Related Households	M/H	80
	Large Related Households	M	0
	Elderly	M/H	120
	Owner Rehabilitation (Households)		
	Homeowner Housing Rehabilitation	H	150
	Homeownership (Households)		
	Down payment/Closing Costs Assistance	H	150
	Employer Assisted Housing	H	TBD
	Special Needs (Households)		
	Home Accessibility Modifications	H	75
	Senior Minor Home Repair	H	200
HOMELESSNESS ¹	Prevention	H	1000
	Outreach/Intake/Assessment ²	H	1250
	Emergency Shelter Rehabilitation	M	2
	Intensive Support Services ²	H	1250
	Transitional Housing	H	70

¹ Homeless programs and services may include initiatives undertaken in conjunction with other County agencies.

² Services are primarily provided to clients in facilities previously identified under Public Services - Shelter Operations.

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Another Look: County Housing Rehabilitation Programs

The following housing rehabilitation programs are initiatives established by Delaware County Council to assist income qualifying households with repairs to their properties. These programs are funded by the Delaware County Office of Housing and Community Development (OHCD) and administered by other County Departments.

Housing Rehabilitation Program

Contact: Delaware County Housing Rehabilitation Department - 610.583.4481

Delaware County's Housing Rehabilitation Program (excluding Chester City, Haverford Township, and Upper Darby Township) provides low and moderate-income homeowners with financial assistance for major systems repairs (i.e. roofs, HVAC systems, plumbing, and electrical), weatherization improvements (door and window repair or replacement), and lateral connections to sanitary sewer or water extensions. The form of assistance is a 0% deferred payment loan up to \$25,000 that is repayable upon sale or transfer of the property. In Renaissance communities, the loan is forgiven after four years. Program funds serve approximately 25 households a year.

Minor Repairs Program

Contact: Delaware County Office of Services for the Aging (COSA) - 610.872.1941

Delaware County's countywide Minor Repairs Program provides financial assistance for home repairs to low-income, senior (62 or older) and physically disabled homeowners. The Program addresses minor repairs with assistance in the form of a grant up to \$1,000. Repairs that address health and safety conditions will receive priority funding. Program funds serve approximately 40 households a year. 