

**DRAFT**

## **Delaware County 5-Year Consolidated Plan Executive Summary**

### **INTRODUCTION**

As a designated Housing and Urban Development (HUD) entitlement community, Delaware County is required to prepare a Five Year Consolidated Plan (ConPlan) in order to implement Federal programs that fund housing, community development and economic development within the community. The Delaware County ConPlan is for the period of July 1, 2018 through June 30, 2022 and includes all of the municipalities in Delaware County excluding the City of Chester, Haverford Township, and Upper Darby Township, which prepare their own ConPlans. Delaware County has developed this document in consultation with public and private agencies.

Under the ConPlan regulations, HUD combined the applications and reporting requirements for four applicable formula-based Federal grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) Programs. Delaware County is not an entitlement community under the HOPWA program. The City of Philadelphia serves as the grantee for the Philadelphia Region. The County Human Services Department receives an allocation through the City and subcontracts with multiple providers for housing and supportive services.

By combining the process for the grant programs, HUD intended that communities develop a comprehensive vision that encompasses affordable housing, adequate infrastructure, fair housing, enhancement of civic design, vigorous economic development combined with human development and a continuum of care for helping the homeless. To enhance the consolidated nature of this document, Delaware County also considers other federal, state and local and private resources that may become available during the five-year period.

The ConPlan process requires Delaware County to state its plan to pursue its goals for all housing, community development and planning programs. It is these goals against which HUD will evaluate the ConPlan and Delaware County's performance. Consistency with the ConPlan is also a prerequisite to receiving funds under 20 additional Federal programs.

The ConPlan for Delaware County will serve the following functions: 1) A planning document that enables Delaware County to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development and economic development needs 2) An application for CDBG Program funds, HOME Program funds and ESG Program funds under HUD's formula grant 3) A strategy document to be followed in carrying out HUD programs 4) A once year action plan that provides a basis for assessing performance in carrying out use of CDBG, HOME and ESG Program funds

## **SUMMARY OF FIVE YEAR OBJECTIVES AND OUTCOMES**

### **Non Housing Community Development**

- Improve public facilities and infrastructure in mature neighborhoods to benefit 100,000 low and moderate income persons through the investment of \$10,816,705
- Remove slum or blighting influences through the preservation of historic structures with the investment of \$450,000
- Provide public services for low and moderate income persons, including the overnight shelter of 3,500 persons through the investment of \$3,194,200

### **Homelessness**

- Provide rapid rehousing to 80 households through the investment of \$289,122
- Provide homeless prevention services to 300 persons through the investment of \$192,748

### **Affordable Housing**

- Rehabilitate 75 housing units for low and moderate income homeowners throughout the Urban County through an investment of \$1,725,000
- Construct 116 affordable rental units for low and moderate income households throughout the Urban County through an investment of \$3,500,000
- Rehabilitate 2 vacant, substandard housing units for resale to low and moderate income first time homebuyers
- Provide direct financial assistance to 100 low and moderate income first time homebuyers through the investment of \$900,000

### **Planning and Administration**

- Provide project planning, implementation, oversight and reporting for all entitlement programs
- Provide land use planning, comprehensive planning and special planning study assistance
- Support activities to affirmatively further fair housing goals

## **EVALUATION OF PAST PERFORMANCE**

During FY13-FY16, the County made significant progress in meeting its Housing and Community Development goals and priorities. A number of activities stand out as having a positive impact on improving the quality of life for the County's low and moderate-income residents. The success of these activities was considered in developing the current ConPlan.

The objective of developing a housing continuum, in which all segments of the low and moderate-income population have access to secure, safe, decent and affordable housing was furthered through the following accomplishments:

- 83 homebuyers received pre-purchase counseling and down payment and/or closing cost assistance
- 31 existing homeowners received deferred loans to rehabilitate their homes and address lead based paint hazards and 29 homeowners were provided grants for home accessibility modifications
- 169 safe, decent and affordable rental units were constructed and 100% occupied 2 homeowner units were rehabilitated and sold to low and moderate income homebuyers

To further the goals of improving and developing public facilities and infrastructure the following accomplishments demonstrate the County's commitment to improving communities for our low and moderate income residents:

- 7 projects improved neighborhood facilities, 2 projects improved handicapped centers and 1 improved a homeless shelter
- 13 park and/or recreational area improvements were completed
- Critical water/sewer improvements were completed in 18 neighborhoods
- Streets and/or sidewalks were rehabilitated in 38 neighborhoods

To further the goal of blight removal:

- 7 National Register listed/eligible structures were preserved
- 7 unsafe abandoned structures were demolished

The County supported its Continuum of Care system to address the needs of homeless persons and those at risk of homelessness through the operation of up to 15 programs per year:

- 447 persons were prevented from becoming homeless
- 361 persons were rapidly re-housed in permanent housing
- 3,199 persons were provided emergency shelter

In 2015, the County completed an Analysis of Impediments (AI) in cooperation with the Chester Economic Development Authority and the Delaware County Housing Authority (DCHA). In December 2017 HUD accepted the Assessment of Fair Housing 2018-2023 (AFH) completed in collaboration with DCHA. Delaware County contracts with the Housing Equality Center of Pennsylvania (HECP) to assist with addressing impediments found in the AI and the goals identified in the AFH. From FY13-FY16, HECP has accomplished the following:

- Convened quarterly meetings each year for the Delaware County Fair Housing Task Force. They provide a forum for government officials, housing advocates and industry professionals to share fair housing resources
- Provided Fair Housing Education to 898 people at various information sessions, trainings, and seminars
- Trained 502 potential homebuyers at 30 Homeownership First Program seminars
- Distributed over 15,498 Fair Housing Guides, fact sheets and posters to agencies and individuals
- Produced 3 Delaware Valley Fair Housing Newsletters and contributed to 16 Delaware Valley Realtors Association Newsletters addressing Fair Housing Compliance for realtors

Since FY13 federal funding available for community development and affordable housing initiatives has remained stagnant or decreased and it is expected that this trend will continue. More than \$20 million dollars was expended to meet housing and community development goals established in the prior ConPlan. An unfortunate result of less available funding is scaling back of activities and subsequently, accomplishments. 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.

## **SUMMARY OF CITIZEN PARTICIPATION AND CONSULTATION PROCESS**

Delaware County has adopted a Citizen Participation Plan describing the community engagement in developing its CDBG, HOME, and ESG programs. The Citizen Participation Plan is on file at OHCD.

During 2017, the Office of Housing and Community Development (OHCD), employed a robust public participation process in developing its Assessment of Fair Housing (AFH) in cooperation with the Delaware County Housing Authority (DCHA). OHCD and DCHA solicited views and recommendations from the public at large, organizations that represent protected classes, residents of public and assisted housing and persons most likely to have difficulty securing housing of their choice. The outreach was conducted through smaller roundtable discussions with representatives of the disability community, three public meetings for public housing residents, Section 8 Housing Choice Voucher recipients and residents at large, distribution of surveys for the community and service providers as well as numerous consultations with County agencies. Meeting notices were provided in both Spanish and English. More than 20 organizations and 280 individuals participated in the development of the Delaware County AFH. The Consolidated Plan is heavily informed by the findings and results of that outreach effort. In compliance with 24 CFR 91.100(4), Delaware County notified the adjacent units of government that it was completing this ConPlan and sent a copy of the Executive Summary to the PA Department of Community and Economic Development.

On May 17, 2018 a summary of the Draft ConPlan was published in the Philadelphia Inquirer alerting interested persons as to the availability of the document. The Draft ConPlan was also posted on the County's website at [www.co.delaware.pa.us/hcd](http://www.co.delaware.pa.us/hcd).

A Public Hearing on the Proposed Plan was held by the Delaware County Council on May 22, 2018 at the County Courthouse in the Borough of Media. The public hearing was advertised in the Philadelphia inquirer as well as the County's website.

The public review and comment period was May 18, 2018 through June 18, 2018. Notification of the availability of the final plan will be published on the County's website and advertised in the Philadelphia Inquirer on or after June 21, 2018.

## **SUMMARY OF PUBLIC COMMENTS**

TO BE ADDED AFTER PUBLIC COMMENT PERIOD

## **SUMMARY OF COMMENTS NOT APPROVED OR CONSIDERED**

TO BE ADDED AFTER PUBLIC COMMENT PERIOD

## **SUMMARY**

Delaware County has prepared its Five Year Consolidated Plan for the expenditure of an estimated \$25 million dollars in federal entitlement funds in accordance with Program regulations. The primary housing and community development needs include housing cost burden, aging infrastructure, permanent supportive housing for the elderly and persons with special needs and decreasing funding for the operation of emergency housing facilities. A five-year strategy and one-year action plan have been developed informed by needs, market conditions, available funding and public input.