

**COUNTY OF DELAWARE
OFFICE OF HOUSING
AND COMMUNITY DEVELOPMENT**



**URBAN COUNTY CONSOLIDATED PLAN
2023 – 2027 and ANNUAL ACTION PLAN
FOR FISCAL YEAR 2023
(JULY 1, 2023 – JUNE 30, 2024)**

**SUBMITTED TO:
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

May 2023



DELAWARE COUNTY COUNCIL

Dr. Monica Taylor., Chairman
Elaine Paul Schaefer, Vice Chairman

Kevin M. Madden
Christine A. Reuther
Richard R. Womack

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

Philip Welsh, Director

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Senior Housing Specialist

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Community Development Specialist

Maureen DeLong
Grant Accountant

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Lead Specialist

Patricia A. Gabriele
Office Manager/Operations Coordinator

Delaware County Office of Housing and Community Development
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Media, PA 19063-2521

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Website: <http://www.delcopa.gov/hcd>

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Delaware County, Pennsylvania
Urban County Consolidated Plan 2023-2027
And
Fiscal Year 2023 Annual Action Plan

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Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

B-23-UC-42-0006

5a. Federal Entity Identifier:

23-6003046

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

County of Delaware

* b. Employer/Taxpayer Identification Number (EIN/TIN):

23-6003046

* c. UEI:

HBWCWN9072H8

d. Address:

* Street1:

2 W. Baltimore Avenue

Street2:

Suite 202

* City:

Media

County/Parish:

Delaware

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19063-3740

e. Organizational Unit:

Department Name:

OHCD

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Philip

Middle Name:

S

* Last Name:

Welsh

Suffix:

Title:

Director

Organizational Affiliation:

* Telephone Number:

610-891-4014

Fax Number:

610-566-0532

* Email:

welshp@co.delaware.pa.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG)

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

CDBG

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="3,625,334.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="794,892.00"/>
* f. Program Income	<input type="text" value="25,000.00"/>
* g. TOTAL	<input type="text" value="4,445,226.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

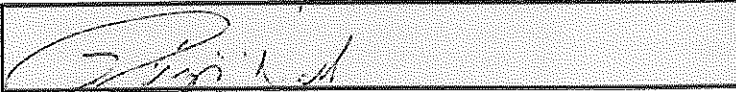
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Delaware County Office of Housing and Community Development	05/17/2023

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

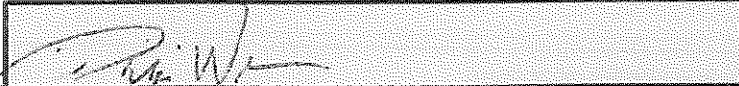
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director
APPLICANT ORGANIZATION Delaware County Office of Housing and Community Development	DATE SUBMITTED 05/17/2023

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
--	--	--

* 3. Date Received: _____	4. Applicant Identifier: M-23-UC-42-0209
------------------------------	---

5a. Federal Entity Identifier: 23-6003046	5b. Federal Award Identifier: _____
--	--

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
----------------------------------	--

8. APPLICANT INFORMATION:

* a. Legal Name: County of Delaware

* b. Employer/Taxpayer Identification Number (EIN/TIN): 23-6003046	* c. UEI: HBWCWN9U72H8
---	---------------------------

d. Address:

* Street1: 2 W. Baltimore Avenue
Street2: Suite 202
* City: Media
County/Parish: Delaware
* State: PA: Pennsylvania
Province: _____
* Country: USA: UNITED STATES
* Zip / Postal Code: 19063-3740

e. Organizational Unit:

Department Name: OHCD	Division Name: _____
-----------------------	----------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.	* First Name: Philip
Middle Name: S	
* Last Name: Welsh	
Suffix: _____	
Title: Director	

Organizational Affiliation: _____

* Telephone Number: 610-891-4014	Fax Number: 610-566-0532
* Email: welshp@co.delaware.pa.us	

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program (HOME)

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,218,468.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="182,734.00"/>
* f. Program Income	<input type="text" value="400,000.00"/>
* g. TOTAL	<input type="text" value="1,801,202.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

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21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

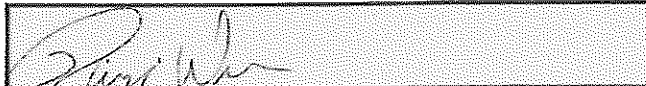
* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

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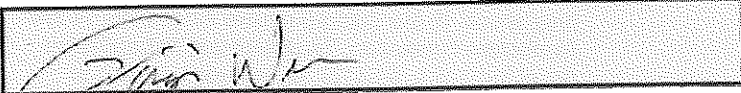
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3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
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	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Delaware County Office of Housing and Community Development	05/17/2023

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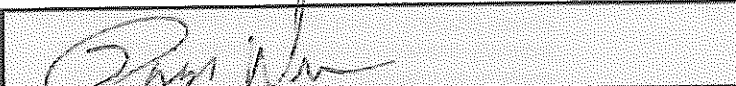
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14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director
APPLICANT ORGANIZATION Delaware County Office of Housing and Community Development	DATE SUBMITTED 05/17/2023

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): [] * Other (Specify): []
---	---	--

* 3. Date Received: []	4. Applicant Identifier: E-23-UC-42-0006
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5a. Federal Entity Identifier: 23-6003046	5b. Federal Award Identifier: []
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State Use Only:

6. Date Received by State: []	7. State Application Identifier: []
---------------------------------------	---

8. APPLICANT INFORMATION:

* a. Legal Name: County of Delaware	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 23-6003046	* c. UEI: HBWCWN9072H8

d. Address:

* Street1: 2 W. Baltimore Avenue
Street2: Suite 202
* City: Media
County/Parish: Delaware
* State: PA: Pennsylvania
Province: []
* Country: USA: UNITED STATES
* Zip / Postal Code: 19063-3740

e. Organizational Unit:

Department Name: OHCD	Division Name: []
------------------------------	---------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.	* First Name: Philip
Middle Name: S	
* Last Name: Welsh	
Suffix: []	
Title: Director	

Organizational Affiliation:
[]

* Telephone Number: 610-891-4014	Fax Number: 610-566-0532
* Email: welshp@co.delaware.pa.us	

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant Program (ESG)

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

ESG

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="317,418.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="317,418.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

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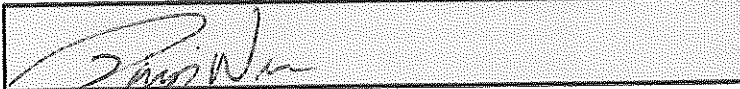
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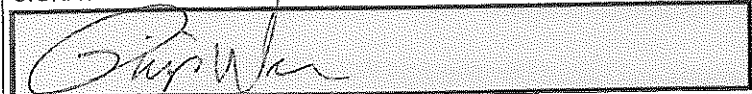
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4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Delaware County Office of Housing and Community Development	05/17/2023

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

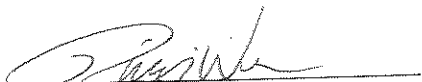
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

05/17/2023
Date


Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 1 year [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

05/17/2023
Date

Director
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

05/17/2023
Date

Director

Title

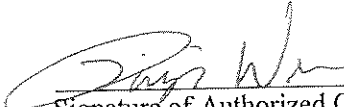
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

05/17/2023
Date

Director

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

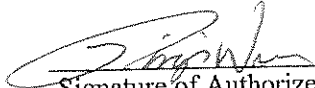
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

05/17/2023
Date

Director

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

05/17/2023
Date

Director
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. 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, 2023, through June 30, 2028, 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-a-year action plan that provides a basis for assessing performance in carrying out use of CDBG, HOME and ESG Program funds.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Non-Housing Community Development

- Improve public facilities and infrastructure in mature neighborhoods to benefit approximately 100,000 low- and moderate-income persons through the investment of approximately \$12,453,315.00
- Remove slum or blighting influences through the preservation of 3 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 \$4,103,090

Homelessness

- Provide rapid rehousing to 80 households through the investment of \$588,055.00
- Provide homeless prevention services to 300 persons through the investment of \$219,165.00

Affordable Housing

- Provide an investment of \$5,550,570.00 to construct affordable rental units for low- and moderate-income households throughout the Urban County.
- Rehabilitate 3 vacant, substandard housing units for resale to low- and moderate-income first-time homebuyers through an investment of \$549,000.00
- Provide direct financial assistance to 75 low- and moderate-income first-time homebuyers through the investment of \$1,650,000.00

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

3. Evaluation of past performance

During PY23-PY28, 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 through PY 22:

- 43 homebuyers received pre-purchase counseling and down payment and/or closing cost assistance
- 57 existing homeowners received deferred loans to rehabilitate their homes and address lead-based paint hazards
- 231 safe, decent and affordable rental units were constructed and 100% occupied
- 4 homeowner units were constructed 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:

- 5 projects improved neighborhood facilities, including 4 community centers and 1 library
- 18 park and/or recreational area improvements were completed
- Critical water/sewer improvements were completed in 20 neighborhoods
- Streets and/or sidewalks were rehabilitated in 22 neighborhoods

To further the goal of blight removal:

- 6 National Register listed/eligible structures were preserved
- 32 unsafe abandoned structures were demolished with local funding

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:

- 277 persons were prevented from becoming homeless
- 81 persons were rapidly re-housed in permanent housing
- 3,411 persons were provided emergency shelter

Services for youth ages 8 and older were provided to support 1,094 individuals in low-income households as they address trauma, break cycles of poverty and achieve healthier lives as individuals and household units

4. Summary of citizen participation process 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 attached in the appendix and on file at OHCD.

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.

In March, the County advertised the availability of the draft Annual Action Plan and advertised the Proposed list of PY 23 Awards in the Philadelphia Inquirer – Delaware County Edition and on April 6, 2023, a Draft ConPlan Executive Summary was published alerting interested persons as to the availability of the document. The Draft ConPlan and Proposed List of Activities was also posted on the County's website at www.co.delaware.pa.us/hcd.

A Public Hearing on the Proposed Plan was held by the Delaware County Council on April 19, 2023, at the County Courthouse in the Borough of Media and a 2nd public hearing for the draft ConPlan was held April 25, 2023. The public hearings were advertised in the Philadelphia Inquirer as well as the County's website.

The public review and comment period for the Annual Action Plan was March 24 through April 24 and the draft ConPlan was available for review April 6 through May 8. County Council approved the Final List of Awards on May 3, 2023, and submittal of the ConPlan including the PY 23 Action Plan to HUD on May 17, 2023.

The County also utilized comments received during the public participation process of the HOME-ARP Plan submitted in March 2023 to shape the ConPlan and Action Plan. In addition, In February of 2023, the County in partnership with over 50 community stakeholders established the Hosing Working Group to address the critical issue of safe and affordable housing for all Delaware County residents. The group was divided into three categories:

- 1) The unhoused population in Delaware County
- 2) Rapid Rehousing (Rental Housing)
- 3) Affordable Housing (Homeownership)

Discussion from the Housing working groups are detailed throughout the ConPlan and Annual Action Plan.

5. Summary of public comments

A summary of public comments can be found in PR-15.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views were accepted.

7. Summary

The ConPlan and PY 23 Action Plan was formally approved by County Council by Resolution CP 2023-01 on May 17, 2023. The final list of activities is provided in the appendix. Projects over the next 5 years will provide great benefit to the residents of low- and moderate-income neighborhoods in the County. We are confident we will continue with a high level of performance, while looking for ways to improve the quality of life for the County's low- and moderate-income residents.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DELAWARE COUNTY	
CDBG Administrator	DELAWARE COUNTY	Office of Housing and Community Development
HOPWA Administrator		
HOME Administrator	DELAWARE COUNTY	Office of Housing and Community Development
ESG Administrator	DELAWARE COUNTY	Office of Housing and Community Development
HOPWA-C Administrator		Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The Delaware County Office of Housing and Community Development (OHCD) is responsible for the planning, implementation and reporting of the County's housing and community development programs in accordance with all federal requirements, including the duty to affirmatively further fair housing. OHCD staff prepares the Consolidated Plan, Annual Action Plan and CAPER documents in consultation with both public and private entities including other County offices, the County's CoC for the homeless, nonprofits and local municipalities. OHCD oversees the implementation of federally funded housing and community development programs and projects with over 30 municipal and nonprofit subrecipient partners annually.

Consolidated Plan Public Contact Information

Philip Welsh, Director
 Delaware County Office of Housing and Community Development
 2 West Baltimore Avenue, Room 202
 Media, PA 19063
 Email: welshp@co.delaware.pa.us
 Phone: 610-891-4014
 TDD: 1-800-654-5984

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

This ConPlan has been developed in accordance with Title 1 of the Cranston-Gonzalez National Affordable Housing Act and pursuant to the requirements of HUD. To ensure activities undertaken with HUD entitlement programs are consistently developed with input from stakeholders, OHCD staff participate in numerous housing, community development and social services agencies and boards that operate within the County.

OHCD is responsible for the planning, implementation and reporting of the County's housing and community development programs in accordance with all program requirements and under the direction of the County Council. As such, OHCD staff prepares the Consolidated Plan, Annual Action Plan and CAPER documents

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Delaware County maintains a collaborative relationship with the DCHA through coordination of Fair Housing activities and partnerships in the development/redevelopment of affordable housing. Over the past ten years, Delaware County has joined forces with DCHA in the redevelopment of the Kinder Park development providing 256 affordable rental units.

As a founding member of the Delaware County Homeless Services Coalition (HSC); County staff provide leadership to the Coalition. The HSC includes representatives from various systems of care such as those that serve the elderly, children and youth, behavioral health consumers including those with mental health and/or drug and alcohol issues, adult and family services, and veterans. Members of the HSC are committed to the development of close collaboration and cooperation among service providers, homeless and formerly homeless persons, funding sources, religious groups, government and interested members of the community.

In February of 2023, the County in partnership with over 50 community stakeholders established the Housing Working Group to address the critical issue of safe and affordable housing for all Delaware County residents. The group was divided into three categories:

- 1) The unhoused population in Delaware County
- 2) Rapid Rehousing (Rental Housing)
- 3) Affordable Housing (Homeownership)

Since February, the subcommittees have met monthly to discuss the top 3 barriers/gaps in the associated system and propose 3 measurable directives the County could initiate to overcome those barriers over the next 5 years. OHCD staff participate in all 3 subcommittees and discussion from the forums have informed the analysis in the ConPlan and will inform subsequent Annual Action Plans.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Delaware County Continuum of Care (CoC) Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. OHCD has an integral role in the CoC as an active member of these groups. The COCAT is comprised of representatives from the County's Office of Human Services (OHS) and OHCD. The Division of Adult and Family Services (DAFS), Division of Mental Health and Division of Drug and Alcohol fall under the OBH umbrella. DAFS is the CoC Lead Agency and the HMIS Lead Agency. The COCAT brings a breadth of knowledge about homelessness, special populations, housing and service resources.

The Homeless Services Coalition (HSC) is a group of over 90 members dedicated to assisting homeless individuals and families and has a critical role in the CoC. The 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, including the chronically homeless, families with children, veterans, unaccompanied youth and those at risk of homelessness. The HSC has multiple committees that work to implement the County's CoC Collaborative Plan to End Homelessness. At least one member of the COCAT serves on each committee to assure coordination between the planning process and implementation of homeless services. OHCD has been an active member of the HSC since its inception.

The ConPlan homeless strategies were developed by OHCD in conjunction w/ these entities & thus are aligned w/ the CoC Collaborative Plan. ConPlan goals addressing homelessness are:

- 1) Affordable Housing
- 2) Rapid Rehousing
- 3) Homeless Prevention
- 4) Public Services

The plan includes specific strategies for:

- 1) Outreach & assessment of needs
- 2) Emergency shelter & transitional housing needs
- 3) Helping homeless households (HH) make the transition to permanent housing & independent living, including shortening the time a HH experiences homelessness, facilitating access to affordable housing units & preventing the recently homeless from becoming homeless again
- 4) Helping low income HHs avoid becoming homeless, especially HHs being discharged from publicly funded institutions/systems of care; or receiving assistance from public or private agencies for their needs.

Delaware County has policies & protocols in place to ensure that persons being discharged from publicly funded institutions or systems of care are released to an appropriate setting & any necessary services are in place. The County's CoC discharge policies for: Foster Care, Health Care, Mental Health Care & Corrections are included in the appendix.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The CoC provides input into all funding for homeless programs. The COCAT has worked together to identify financial and programmatic gaps, review and evaluate funding priorities, allocate funds, and ensure the needs of the populations are met. The HSC provides invaluable input regarding the targeting of resources as well as insight and recommendations regarding the CoC system and programmatic improvements.

The OHCD, DAFS and HSC homeless service providers collaborated to develop a plan for the implementation of the ESG Homeless Prevention (HP) and Rapid Rehousing (RRH) activities. The group discussed, developed and approved allocations, budgets, intake and assessment procedures, provider roles/responsibilities, and reporting and program operating guidelines. The collaboration resulted in the leveraging of other funds to support intake, assessment, housing search and case management. The COCAT continues to meet to ensure seamless implementation of the ESG program. In addition to the public notices and hearings on housing and community development needs and the proposed plan, OHCD presented an overview of the consolidated planning process as well as the ESG funding levels to the CoC Governing Board at its quarterly meeting on February 8, 2023. OHCD solicited comments and recommendations regarding proposed ESG activities and allocations. The Board supported the annual allocation of \$178,205 to the Life Center Shelter and the balance of funds to HP and RRH activities with a minimum of 40% of those funds targeted to RRH.

However, it was agreed that should other funds currently anticipated to support HP activities not be available, a larger percentage of ESG funds may need to be allocated to HP activities. In addition, on March 15, 2023, OHCD spoke at an HSC meeting regarding the ConPlan and distributed a Homeless Needs Assessment Survey to the approximately 50 persons in attendance.

The County's Homeless Management Information System (HMIS) includes all ESG requirements and provides outcome data used to evaluate performance. Delaware County requires all agencies that provide services to homeless individuals and households to actively participate in the HMIS. The CoC Governing Board oversees the development of policies and procedures for the administration of HMIS and those procedures are included as a component of the CoC Governance Charter.

The CoC's performance measures include:

- 1) Decreasing the length of time persons remain homeless
- 2) Decreasing homeless recidivism
- 3) Decreasing the number of homeless persons as well as the number of persons who become homeless for the first time
- 4) Increasing employment and non-employment income
- 5) Increasing use of mainstream benefits
- 6) Increasing successful housing placements
- 7) Ensuring housing stability

ESG activities have been designed to complement and coordinate with CoC performance measures. The goals and strategies of the CoC Collaborative Plan to End Homelessness promote shelter diversion as well as moving homeless households as quickly as possible into stable housing. Homeless Prevention and Rapid Rehousing activities funded with County ESG resources are strategies employed by the CoC. ESG funds are also utilized to provide emergency shelter which is an important component of the CoC community-wide coordinated approach to address housing crises as outlined in the CoC Collaborative Plan.

In addition, OHCD is a member of the HMIS Evaluation and Performance Committee of the CoC Governing Board which is responsible for further developing a comprehensive methodology and phased implementation plan to evaluate the performance of both the County's homeless services system and programs including those funded through the CoC, ESG and other sources.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

See next page.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COMMUNITY ACTION AGENCY OF DELAWARE COUNTY, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the COC Governing Board, HSC and McKinney funded provider. Participated in 2/28/23 COC Governing Board meeting and 3/15/23 HSC meeting. Agency is designated CoC coordinated entry and assessment site. They will continue to operate shelters, transitional housing, rapid rehousing, homeless prevention activities and homeless supportive services. Completed Homeless Needs Assessment survey. Member of County Housing Working Group.
2	Agency/Group/Organization	Delaware County Office of Behavioral Health
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CoC and HMIS lead agency, member of the CoC Governing Board, COCAT, HSC and McKinney funded provider. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. As members of the COCAT, OHCD and Office of Behavioral Health will continue to collaborate regarding the most effective use of limited County Funds. Member of County Housing Working Group.
3	Agency/Group/Organization	Family and Community Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will continue to serve those in need by coordinating the emergency food program, provide transitional/rapid rehousing and PSH to the mental health and D&A population. Member of County Housing Working Group.
4	Agency/Group/Organization	Catholic Social Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency is contracted to provide housing search assistance, case management and supportive services for permanent housing projects.
5	Agency/Group/Organization	Chester Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Chester Housing Authority plans to continue to apply for available resources to support new subsidized housing and vouchers. Member of County Housing Working Group.
6	Agency/Group/Organization	Delaware County Children and Youth Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Child Welfare Agency Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will continue to collaborate with CoC regarding foster care discharges and operate the independent living program for youth discharged from the foster care system. Agency will continue to provide funding for emergency shelters and transitional housing for families.
7	Agency/Group/Organization	Horizon House, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will continue to provide outreach and coordinated entry assessment services as well as PSH to the mental health and chronic homeless populations.
8	Agency/Group/Organization	Delaware County Intercommunity Health Coordination
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will advise on public health issues affecting the homeless population.

9	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will continue to provide coordinated entry assessment services and operate day center, overnight shelter and PSH programs.
10	Agency/Group/Organization	Foundation for Delaware County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Health Services-Education Service-Fair Housing Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will continue to support families facing housing instability and promote healthcare-based resources
11	Agency/Group/Organization	WESLEY HOUSE COMMUNITY CORPORATION, INC.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will continue to operate emergency shelter for families with children, single adult females and unaccompanied youth.
12	Agency/Group/Organization	LIFE CENTER OF DELAWARE COUNTY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will continue to operate emergency shelter for single adults.
13	Agency/Group/Organization	DELAWARE COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board, HSC and McKinney funded provider. Participated in the 2/28/23 CoC Governing Board meeting. Agency will continue to collaborate with the CoC to provide graduates of S+C and PSH programs Section 8 vouchers when available. DCHA will pursue additional funding to provide affordable housing. Member of the Housing Working Group.

14	Agency/Group/Organization	DOMESTIC ABUSE PROJECT OF DELWARE COUNTY, INC.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will continue to provide emergency shelter to victims of domestic abuse and their families. Member of the Housing Working Group.
15	Agency/Group/Organization	Family Management Emergency Shelter
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will continue to emergency shelter for CYS families with children.
16	Agency/Group/Organization	Taylor Made Vets
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will continue to provide support and services to veterans in the County.

17	Agency/Group/Organization	Breaking Bread
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 2/28/23 CoC Governing Board meeting and 3/15/23 HSC meeting. Agency will continue to provide emergency shelter for single adults and provide health, wellness and legal clinics as available.
18	Agency/Group/Organization	EDSI Delaware County
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will provide workforce development initiatives.
19	Agency/Group/Organization	Housing Equality Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Education Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will continue to provide fair housing education, testing and training. Member of the Housing Working Group
20	Agency/Group/Organization	Legal Aid of Southeastern PA
	Agency/Group/Organization Type	Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will continue to provide free legal consultation to those experiencing housing instability. Member of the Housing Working Group
21	Agency/Group/Organization	Merakey
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the HSC. Participated in the 3/15/23 HSC meeting. Agency will provide addiction recovery serves and help individuals with IDD become self-sufficient.

22	Agency/Group/Organization	United Way of Greater Philadelphia and Southern New Jersey
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the CoC Governing Board and HSC. Participated in the 2/28/23 CoC Governing Board meeting. Agency will continue to provide support to local non-profits implementing activities identified in the ConPlan.
23	Agency/Group/Organization	Delaware County Commerce Center
	Agency/Group/Organization Type	Services - Housing Services-Employment Services - Narrowing the Digital Divide Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Housing Working Groups. Agency will continue to support narrowing the digital divide, economic development and development of affordable housing.
24	Agency/Group/Organization	CHESTER COMMUNITY IMPROVEMENT
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Housing Working Group. Agency was consulted concerning increasing homeownership and financial literacy for low- and moderate-income households.
25	Agency/Group/Organization	Media Fellowship House
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Housing Working Group. Agency was consulted concerning increasing homeownership, affordable rental properties and financial literacy for low- and moderate-income households.
26	Agency/Group/Organization	Regional Housing Legal Services
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Housing Working Group. Provided guidance to create housing and economic opportunity in under-served communities and to effect systematic change for the benefit of lower-income households.

27	Agency/Group/Organization	Delaware County Planning Department
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing Agency - Managing Flood Prone Areas Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Housing Working Group. Agency promotes zoning changes to adhere with fair housing goals and support development of affordable housing. Agency is also lead agency for the County Coastal Zone Task Force. OHCD presents approved projects to the Coastal Zone task force during environmental review period.
28	Agency/Group/Organization	Boeing
	Agency/Group/Organization Type	Business Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is a member of the Housing Working Group and provided consultation on the needs for affordable workforce housing.
29	Agency/Group/Organization	Mercy Health System
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Agency is a member of the Housing Working Group and provided consultation on how healthcare and affordable housing coincide.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

All known agency types were consulted with.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Delaware County Office of Behavioral Health	Strategic Plan goals associated with homelessness and special needs are consistent with the CoC mission.
Delaware County 2035: Open Space & Recreation	Delaware County Planning Department	The Open Space, Recreation and Greenway Plan is a component of the County's comprehensive plan, Delaware County 2035, which establishes an overall vision for the future of the County through the year 2035. It also sets policies for development, redevelopment, conservation, and economic initiatives.
Delaware County 2035: Economic Development Plan	Delaware County Planning Department	The Economic Development Plan outlines a long-range, place-based strategy identifying trends in industry, employment, and housing that affect the markets of the twenty-first century and connects them to an action plan tailored to the different types of places. The plan was integral in determining non-housing community development assets described in NA-50.
Delaware County 2035: Transportation Plan	Delaware County Planning Department	The plan identifies existing conditions, opportunities, and recommendations to improve, expand, and integrate the County's transportation network. It outlines actions to be taken over the course of the next eighteen years that are in line with the broader goals of Delaware County 2035. The framework of this plan is consistent with the OHCD 2023-2027 ConPlan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Delaware County 2035: Historic Preservation Plan	Delaware County Planning Department	The Historic Preservation Plan intends to capture the essence of the variety of historic resources in the County and seeks to better understand how to best identify, protect, and promote them. The County's comprehensive plan calls for simultaneously protecting these valuable resources while implementing smarter use of development around natural and historic areas. The plan is consistent with blight removal goals.
2022 DCHA Public Housing Agency Plan	Delaware County Housing Authority	The DCHA Agency plan provides guidance on how the County and DCHA can collaborate on future projects.
2021 Delaware County Child Lead Report	Delaware County Health Department	The plan identifies existing conditions of lead exposure in Delaware County.
Delco Services for the Aging 4-year plan	Delaware County COSA	The plan provides data and resources for seniors in the County and informed the ConPlan data relating to seniors.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Consolidated Plans for the City of Chester, City of Philadelphia, Upper Darby and Haverford Townships as well as the Commonwealth of Pennsylvania were consulted during the development of this document to ensure consistency. All subsequent Annual Plans will be submitted to these adjacent units of government for their review and comment.

Narrative (optional):

The County included the Delaware County Continuum of Care Discharge Planning Policy as part of the Grantee Appendix. The discharge policy includes specifics about coordination with foster care, health-care facilities, mental health facilities and corrections programs.

The Homeless Services Coalition of Delaware County (HSC) oversees and implements the policies of the County’s Continuum of Care. The HSC is committed to the development of close collaboration and cooperation among service providers, homeless persons, religious groups, businesses, government and interested members of the community.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting.

Applications were made available and availability of PY 23 funding was announced in the Philadelphia Inquirer - Delaware County Edition on November 2, 2022. Applications were mailed to the 46 participating municipalities of the Urban County and all non-profits that expressed an interest on October 27, 2022. On November 15, 2022, OHCD held an informational webinar on submitting a successful PY 2023 application. On December 6, 2022, a housing and community development Needs Assessment Hearing was held to solicit public input for the 5 Year ConPlan and PY 23 program year. On March 15, 2022, County Council adopted a proposed list of awards, and the proposed list was posted to the OHCD website and emailed to all applicants. The proposed list of awards and notice of public hearing was published in the Philadelphia Inquirer - Delaware County Edition on March 23. The list of awards and draft PY 23 Action Plan was available for review at OHCD during the 30-day comment period from March 24, 2023, to April 24, 2023. Adjacent units of local government were mailed the Proposed List of Awards with a request to contact OHCD if intergovernmental cooperation was anticipated as a result of the County's proposed list of awards.

On April 6, 2023, the Draft ConPlan Executive Summary was advertised in the Philadelphia Inquirer and posted on the OHCD website. The proposed ConPlan was available for review during the 30-day comment period from April 7, 2023, to May 8, 2023. Adjacent units of local government were mailed the executive Summary with a request to contact OHCD if intergovernmental cooperation was anticipated as a result.

As advertised, on Wednesday, April 19, 2023, a public hearing was held before County Council during its bi-weekly public meeting. Time was set aside during the meeting to provide those wishing to comment on the proposed PY 23 list of awards and PY 23 Action Plan the opportunity to do so. On April 25, 2023, a second public hearing at OHCD was held to accept comment on the Proposed 2023 – 2027 ConPlan.

The hearings were advertised identifying Persons with Limited English Proficiency, a disability, or that require other accommodations to participate are asked to contact the OHCD (610-891-5425) at least 48 hours prior to the meeting to discuss those needs.

The County's Citizen Participation Plan states that translators will be provided upon request. Staff expanded the Limited English Proficiency Plan (LEP) to encourage citizen participation amongst the LEP population. Translation of past public hearing flyers in Spanish has not resulted in requests for translators. This past year they County had a request to translate an application for Mortgage/utility assistance funded through CDBG CARES into Spanish. The translation was completed, and the County is currently working to produce Spanish versions of additional applications for assistance.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On November 2, 2022, an ad was published in the Philadelphia Inquirer - Delaware County Edition providing notice of the 2023 application and needs assessment hearing.	Two (2) non-profit agencies previously not funded with a CDBG allocation requested applications.	All comments were accepted.	
2	Internet Outreach	Minorities Non-targeted/broad community Proposed Applicants	On November 15, 2022, a Submitting a Successful CDBG application webinar was held to advise potential applicants on completing the 2023 application.	The webinar was attended by two Municipal officials representing Radnor Township and Nether Providence Township and a representative of the Darby Free Library. Radnor Township requested information on the availability of funding for planning activities and Nether Providence Township received direction on meeting an eligible L/M service area. The Darby Free Library received support on determining an eligible service area.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public needs assessment hearing was held December 6, 2022, soliciting comments on the housing and community development needs for the 5-year consolidated plan and FY 23 Action Plan.	No comments were received.	No comments were received.	
4	Newspaper Ad	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On March 23, 2023, an ad was published in the Philadelphia Inquirer, Delaware County edition providing the proposed activities for FY 23 and Notice of Public hearing on April 19, 2023. Ad requested public participation and comments on the proposed list of activities.	The Darby Free Library verbally requested reconsideration of their request to have funding allocated for HVAC improvements at the Library.	All comments were accepted.	
5	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Interested applicants	On March 23, 2023, the Proposed List of activities was posted on the OHCD website, and a copy of the proposed list was emailed to all applicants.	Marcus Hook Borough requested the proposed allocation for streetscape improvements be increased to match the application request. If the award is not increased the project will most likely not commence in a timely fashion.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Newspaper Ad	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On April 6, 2023, an ad was placed in the Philadelphia Inquirer - Delaware County Edition providing a summary of the draft 5 Year Plan and notice of a public hearing, April 25, 2023, to accept comments on the 5 Year Plan. The previously advertised scheduled hearing on April 19, 2023, was also referenced.	No comments were received.	No comments were received.	
7	Public Hearing	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On April 19, 2023, as part of the Regular Scheduled County Council Meeting time was set aside to comment on the proposed 5-Year Plan or PY 23 Annual Action Plan including the proposed list of awards.	No one in attendance provided comment.	No one in attendance provided comment.	
8	Public Hearing	Minorities Non-English Speaking - Specify other language: all; Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On April 25, 2023, a Public Hearing was held specifically for comments on the proposed 5-Year Plan.	The need to provide an eviction diversion program to stabilize low- and moderate-income renters was accepted.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Delaware County is largely built out: forty-four percent (44%) of County land area is comprised of residential uses; twenty-three percent (23%) is comprised of employment drivers, including business districts, commercial corridors, offices, civic uses, institutions and industrial uses; and the remaining land is comprised of open space, agricultural and recreation areas. Of the total 228,520 housing units, seventy-six percent (76%) are single family attached or detached structures. Five percent (5%) of the housing stock is comprised of 2-unit residences and 19 percent (19%) of the housing stock is defined as residential apartment buildings.

The County's Comprehensive Plan, Delaware County 2035, describes the County's diverse built environment as Mature Neighborhoods and Growing Suburbs.

The areas of the County that are older more Mature Neighborhoods can be described as:

- Areas that are established and have realized most of their population, employment growth, and infrastructure build-out
- Some are stable and thriving with affordable housing, access to transit, and a strong community identity
- Some are experiencing population losses and deteriorating infrastructure systems
- Over time, the prevalence of Mature Neighborhoods is moving toward the western boundary of the County
- Revitalization opportunities exist in a variety of scales and locations.

The areas of the County that are Growing Suburbs can be described as:

- Underlying areas that have undeveloped or agricultural land remaining and are experiencing or are forecast to experience population growth
- Mostly residential with primarily single-family detached housing
- Typically located in western Delaware County

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Delaware County is largely built out: forty-four percent (44%) of County land area is comprised of residential uses; twenty-three percent (23%) is comprised of employment drivers, including business districts, commercial corridors, offices, civic uses, institutions and industrial uses; and the remaining land is comprised of open space, agricultural and recreation areas. Of the total 214,252 housing units, eighty-one percent (81%) are single family attached or detached structures. Five percent (5%) of the housing stock is comprised of 2-unit structures and fifteen (15%) of the housing stock is apartment buildings.

The County's Comprehensive Plan, Delaware County 2035, describes the County's diverse built environment as Mature Neighborhoods and Growing Suburbs.

The areas of the County that are older more Mature Neighborhoods can be described as:

- Areas that are established and have realized most of their population, employment growth, and infrastructure build-out
- Some are stable and thriving with affordable housing, access to transit, and a strong community identity
- Some are experiencing population losses and deteriorating infrastructure systems
- Over time, the prevalence of Mature Neighborhoods is moving toward the western boundary of the County
- Revitalization opportunities exist in a variety of scales and locations

The areas of the County that are Growing Suburbs can be described as:

- Underlying areas that have undeveloped or agricultural land remaining and are experiencing or are forecast to experience population growth
- Mostly residential with primarily single-family detached housing
- Typically located in western Delaware County

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	558,979	576,830	3%
Households	143,745	212,280	48%
Median Income	\$61,605.00	\$80,398.00	31%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

Population & Income

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	15,770	15,720	22,810	14,754	76,380
Small Family Households	4,237	4,851	7,374	6,310	41,650
Large Family Households	913	858	1,591	1,179	7,435
Household contains at least one person 62-74 years of age	3,074	3,355	5,331	3,623	18,417
Household contains at least one person aged 75 or older	3,264	4,416	4,717	2,180	6,340
Households with one or more children 6 years old or younger	2,220	2,328	3,015	2,120	5,459

Table 6 - Total Households Table

Data 2013-2017 CHAS

Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	171	149	133	124	577	50	25	64	33	172
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	24	99	39	0	162	20	14	19	14	67
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	203	97	258	34	592	14	53	141	64	272
Housing cost burden greater than 50% of income (and none of the above problems)	6,119	1,958	390	94	8,561	4,453	3,064	2,421	448	10,386
Housing cost burden greater than 30% of income (and none of the above problems)	708	3,149	3,022	648	7,527	925	3,208	4,457	2,684	11,274
Zero/negative Income (and none of the above problems)	748	0	0	0	748	778	0	0	0	778

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,534	2,304	818	248	9,904	4,539	3,148	2,660	556	10,903
Having none of four housing problems	1,826	4,189	7,480	3,903	17,398	1,360	6,080	11,890	10,063	29,393
Household has negative income, but none of the other housing problems	748	0	0	0	748	778	0	0	0	778

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,311	2,167	937	5,415	1,189	1,753	2,585	5,527
Large Related	528	192	81	801	311	414	501	1,226
Elderly	1,817	1,520	1,060	4,397	2,963	3,281	2,612	8,856
Other	2,523	1,543	1,421	5,487	953	855	1,210	3,018
Total need by income	7,179	5,422	3,499	16,100	5,416	6,303	6,908	18,627

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,102	555	74	2,731	1,004	954	899	2,857
Large Related	409	49	0	458	284	112	105	501
Elderly	1,495	832	274	2,601	2,394	1,542	902	4,838
Other	2,391	646	90	3,127	802	456	527	1,785
Total need by income	6,397	2,082	438	8,917	4,484	3,064	2,433	9,981

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	172	152	253	24	601	14	29	91	78	212
Multiple, unrelated family households	24	14	23	10	71	20	38	69	0	127
Other, non-family households	30	30	19	0	79	0	4	0	0	4
Total need by income	226	196	295	34	751	34	71	160	78	343

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

ACS 2021 data shows that there are 66,031 single households within Delaware County, which account for 31% of the total number of households. To account for how many of these households are in need by family type, it is difficult to get specific data. However, the Delaware County Housing Authority (DCHA) maintains data about their waiting list. There are a total of 18,567 households on their waiting lists for Section 8 Housing Choice Vouchers (HCV) or units at their Public Housing properties. Specifically, regarding single person households, there are 2,810 households on DCHA's HCV Singles List, 10% of their total waitlist. It is important to note however that the HCV Singles List does not include any single adults who are disabled or single adults 62 years and older.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

2021 ACS data identifies 11.9% of the County civilian noninstitutionalized population has a disability. According to Social Security Benefit data, the maximum SSI payment for Pennsylvania in 2022 is \$3,345/month, however the average payments for SSI range between \$800 and \$1,800 per month. An estimated 12,492 disabled persons receive SSI payments. The average rent is \$1,166 per month exceeding the SSI payment for most receiving the benefit. Thus, Cost burden is especially severe for this population. With regard to estimating a total number of families in need, we can look at DCHA's waiting list as a sample of the number of families with a disability in need of housing assistance. As previously stated, there are a total of 18,567 households on the DCHA wait list for their public housing properties and Section 8 Housing Choice Voucher programs. According to DCHA statistics 21% of these applicants are disabled.

Little data exists to determine the number and type of families who are victims of domestic violence, dating violence, sexual assault and stalking. The recently completed HOME ARP Plan found a high need to increase the number of shelter beds for domestic abuse victims by adding non-congregate units that can adequately assist the population and, in particular, accommodate families with children and LGBTQ+ persons. The County funds the Domestic Abuse Project (DAP) which operates a shelter for victims. Based on their data for 2021, they served a total of 71 households, comprised of 129 persons at the shelter and received 3,317 calls for assistance. The majority of households served had extremely low income, 30% AMI or less. The County also consulted with the Delaware County Victim Assistance Center provides which provides comprehensive services to victims of crime including sexual assault. In 2021, the hotline received 2,503 calls and provided direct services related to sexual assault to 1,557 individuals.

What are the most common housing problems?

Housing cost burden is the most common housing problem prevalent in the County. This is true of both the renter population and owner population. According to 2013-2017 CHAS data, of households who have an income less than 80% of AMI, 18,627 owners and 16,100 renters are faced with housing cost burden or paying more than 30% of their income towards housing. Severe Housing Cost Burden, paying more than 50% of your income towards housing, affects 9,981 owners and 8,917 renters whose income is less than 80% of AMI.

In total, 25,017 renters with incomes less than 80 % of AMI are facing housing cost burden. Renters impacted by housing cost burden are predominately in the 0-50% AMI range while renters impacted by severe housing cost burden are predominately in the 0-30% AMI bracket. This is an increase of over 8,000 renters experiencing housing cost burden. This is consistent with data found by the rental housing working group which showed that the average monthly rent from 2011 – 2021 increased from \$933 to \$1,166 and over 72% of renters under the age of 65 paid more than 30% of their income towards rent.

More homeowners than renters appear to be experiencing housing cost burden. However, cost burden is predominately affecting owners between 30 – 80% AMI income ranges are the same as for renters, more owners of the lowest income, 0-30% AMI range and owners in the 0 – 30% AMI are most experiencing severe cost burden. The Homeowner working group found that only 39.3% of homes for sale are affordable to households earning 80% or less of the Area Median Income.

Are any populations/household types more affected than others by these problems?

Housing Cost Burden

Of the total renter households between 0-80% AMI, the most impacted by housing cost burden and severe housing cost burden are those with the lowest income at 0-30% AMI. Most of the households impacted by housing cost burden or severe housing cost burden, while very low income, are also households of the category, or defined as households not meeting, the small or large related, or elderly categories.

Owner households show varying statistics. 19,537 owner households are impacted by housing cost burden, and 10,839 owner households are impacted by severe housing cost burden. Of the owner households impacted by cost burden, most of these owners fall into the 50-80% AMI income bracket. The majority are elderly households, where the head of home is at least 62 years of age. This is also true of severe housing cost burden. Though the majority of owner households impacted by severe housing cost burden are still primarily elderly, they predominately fall into the 0-30% AMI income level.

Crowding

Crowding is defined as having more than one person per bedroom. Far fewer residents are impacted by crowding in the County and there is a dramatic difference in the number of renters that are impacted compared to the number of owners: 671 renters versus 288 owners experience crowding. For both renters and owners, it is most common in the 50-80% AMI category. Renter households that see crowding the most are single family households in the 0-30% AMI and 50-80% AMI income levels while single family households in the 50-80% AMI experience crowding the most for owners.

Substandard Housing

ACS 2016 data shows substandard housing conditions, homes lacking complete plumbing or complete kitchen facilities, to be very few and far between in Delaware County. Both have less than 2% of the population of occupied housing. CHAS 2009-2013 show substandard housing to be far more prevalent in renter households than owner households, and most commonly in the 0-30% AMI income bracket.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Those at greatest risk of housing instability, households that have an annual income < 30% AMI and are experiencing severe cost burden or have an income < 50% AMI and meet a certain condition, living with someone else or living in a hotel due to a hardship. Factors that increase the risk of cost burden and housing instability include the impact of rising costs related to fixed incomes, unstable or seasonal employment often due to a lack of education or skills, medical conditions and domestic violence.

Cost burden is the most significant factor linked to housing instability and an increased risk of homelessness. Cost Burden and Severe Cost Burden are defined above. CHAS data shows that of all households, 31% are faced with cost burden & 14% are severely cost burdened. While this includes both homeowners and renters, renters make up the largest population experiencing cost burden. 46% of the total renter population experiences cost burden, and 23% experience severe cost burden. The relative numbers increase as income declines. For renters At-Risk of homelessness (incomes less than 30% AMI), 77% are cost burdened & 68% are severely cost-burdened. Cost burden for At-Risk homeowners is 81% of the lowest-income homeowners experiencing cost burden and 66% severely cost burdened. Of the total homeowners, 24% experience cost burden and 10% severe cost burden. Residents with the lowest incomes predominately experience cost burden and severe cost burden issues.

According to CHAS data, 12% of Delaware County's 206,405 households have incomes at or below 30% AMI. 63% are renter households and 80% have one or more housing problems such as cost burden, overcrowding, lack of kitchen facilities, and/or lack of plumbing facilities. Severe cost burden is experienced by 14% of the County's households.

According to the National Low-Income Housing Coalition Out of Reach Study (2022), Delaware County has 65,658 renter households and a monthly affordable rent at 30% of the AMI is \$791. ACS 2021 data indicates 65,658 occupied rental units with 55% of these households paying more than 30% of their monthly income to rent.

Data from the DCHA 2022 Annual Plan indicates that 72% of the households on the waiting lists are very low-income and 20% are low-income. Of the total households on the waitlists, 74% are families with children, 17% are disabled, 86% are Black and 7% are Hispanic. DCHA reports that there are more than 11,000 households waiting for tenant-based rental assistance housing vouchers. Of these, 76% are very low-income and 20% are low-income.

Households currently receiving RRH assistance are assisted with rental assistance and wraparound services. Eviction diversion support including landlord mediation and, if necessary, assistance with security/first/last months of rent would support households at-risk of homelessness. Wraparound services that benefit households at-risk of homelessness include financial literacy, budgeting skills, employment, training and access to affordable childcare.

It can be difficult for households in RRH programs to establish employment with a living wage and to afford the full rent that they are responsible for once assistance ends. According to the National Low Income Housing Coalition, in Delaware County, the housing wage is \$23.27 per hour. That is the wage needed to afford the rent of an average 2-bedroom apartment. Meanwhile, the minimum wage is \$7.25 per hour.

Disabled households in RRH can experience difficulty achieving self-sufficiency. If disability is related to mental or behavioral issues, there can be need for permanent supportive housing (PSH). Unfortunately, the limited number of PSH units available in the CoC is a barrier to meeting this need. The lack of a living wage as well as the lack of affordable housing and PSH creates a significant barrier for RRH clients to become self-sufficient and independent.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Estimate of the at-risk population is not provided.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Property characteristics associated with instability and increased risk of homelessness include the age and condition of residential property in the county. Properties with the greatest risk are predominately located in the Mature Neighborhoods.

Discussion

The majority (74%) of Delaware County's housing stock was built before 1970 and lack of maintenance, older windows, roofs, heating systems, etc. add to the cost burden of the County's low- and very low-income populations and increases the likelihood that residents of these property will become At-risk of homelessness. These issues are exacerbated by declining household income and pandemic and inflation related costs of housing repair services and materials. The high cost of housing coupled with the older age of the housing stock can lead to maintenance issues and additional housing burdens like substandard housing. This adversely affects the lowest income populations whose incomes do not allow for maintenance or increased housing costs.

The rental stock in Delaware County is also older, with the median rental unit constructed in 1958. Aging rental structures may be in poor condition and expose households with few options to substandard living conditions. Additionally, many rental units do not have enough bedrooms to accommodate larger households, thus increasing the likelihood of crowding and potential homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Delaware County has a total of 52,763 low-income households (at or below 80% Area Median Income). Almost 70% of those households is identified with one or more of the following housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room (overcrowding), and housing cost burden greater than 30% of income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,713	1,543	1,526
White	8,289	936	1,022
Black / African American	3,448	467	377
Asian	359	19	74
American Indian, Alaska Native	48	10	10
Pacific Islander	0	0	0
Hispanic	375	94	43

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,773	3,918	0
White	7,857	2,993	0
Black / African American	3,053	590	0
Asian	345	202	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	329	62	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,942	11,874	0
White	7,784	8,513	0
Black / African American	2,403	2,575	0
Asian	447	451	0
American Indian, Alaska Native	4	19	0
Pacific Islander	0	0	0
Hispanic	148	184	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,115	10,655	0
White	3,486	7,970	0
Black / African American	343	2,060	0
Asian	167	275	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	114	164	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The summary of the 52,763 households between 0% to 80% AMI with one or more severe housing problem by race/ethnicity is:

- 23,930 White households
- 8,904 African American households
- 1,151 Asian households
- 52 American Indian/Alaska Native households
- 0 Pacific Islander households
- 852 Hispanic households
- Housing problems affect extremely low-income and low-income households at a much higher rate than other income households.
- Of the 14,256 households between 0-30% Area Median Income (AMI), 89% experienced one or more severe housing problems
- Among the 15,691 households between 31-50% AMI, 75% had one or more severe housing problems
- The 22,816 low-income households in the 51-80% AMI grouping showed that 48% encountered one or more severe housing problems

The U.S. Department of Housing and Urban Development defines a disproportionately greater need as existing “when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.” Using this threshold, no disproportionately greater need exists for the for any groups experiencing one or more severe housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Delaware County has a total of 52,828 low-income households (at or below 80% Area Median Income) data identifies 20,003 households with one or more of the following housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room (severe overcrowding), and housing cost burden greater than 50% of income. At least one of these housing problems affects 38% of all low-income households in the county.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,073	3,186	1,526
White	7,218	2,011	1,022
Black / African American	2,977	942	377
Asian	324	49	74
American Indian, Alaska Native	48	10	10
Pacific Islander	0	0	0
Hispanic	330	133	43

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,452	10,269	0
White	3,964	6,926	0
Black / African American	1,001	2,640	0
Asian	200	332	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	212	178	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,478	19,370	0
White	2,479	13,860	0
Black / African American	597	4,387	0
Asian	283	610	0
American Indian, Alaska Native	4	19	0
Pacific Islander	0	0	0
Hispanic	65	263	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	804	13,966	0
White	654	10,816	0
Black / African American	75	2,330	0
Asian	69	373	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	284	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The summary of the 20,003 households between 0% to 80% AMI with one or more severe housing problem by race/ethnicity is:

- 13,661 White households
- 4,575 African American households
- 807 Asian households
- 52 American Indian/Alaska Native households
- 4 Pacific Islander households
- 607 Hispanic households
- Housing problems affect extremely low-income households at a much higher rate than other low-income households.
- Of the 14,259 households between 0-30% Area Median Income (AMI), 78% experienced one or more severe housing problems
- Among the 15,721 households between 31-50% AMI, 35% had one or more severe housing problems
- The 22,848 low-income households in the 51-80% AMI grouping showed that 15% encountered one or more severe housing problems

The U.S. Department of Housing and Urban Development defines a disproportionately greater need as existing “when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.” Using this threshold, a

disproportionately greater need exists for the following groups experiencing one or more severe housing problem:

- 31% of Pacific Islander households at or below 50-80% AMI, versus 15% for the county.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A household is cost burdened if it spends more than 30% of its gross annual income on housing costs. A severely cost burdened households spends more than 50% of its gross annual income on housing costs. Delaware County has a total of 44,602 households experiencing housing cost burden of greater than 30% of income, with 20,291 experiencing severe cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	99,364	24,311	20,291	1,565
White	80,218	17,802	14,350	1,046
Black / African American	12,305	5,181	4,205	377
Asian	4,214	690	729	74
American Indian, Alaska Native	64	0	52	10
Pacific Islander	20	0	0	0
Hispanic	1,518	366	588	43

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

The U.S. Department of Housing and Urban Development defines a disproportionately greater need as existing “when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.”

There are 99,364 households (or 69%) in Delaware County without a housing cost burden. African American households have a disproportionately lower rate of housing cost burden at 56%, American Indian/Alaskan Native are at 55% and no Pacific Islanders report a housing cost burden. A total of 24,311 households have a housing cost burden between 30% to 50% of household income. No disproportionate need exists for any racial group or ethnicity in this category.

Of all County households, 20,291 (14%) have a housing cost burden greater than 50% of household income. American Indian/Alaskan Native households have a disproportionately greater need related to severe housing cost burden, noting that 45% of households pay more than 50% of income toward housing.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The U.S. Department of Housing and Urban Development defines a disproportionately greater need as existing “when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.”

The Housing Problems related to lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1 persons per room (overcrowding), and housing cost burden greater than 30% of income analysis conducted in section NA-15 identified no disproportionately greater need exists for the for any groups

Section NA-20 analyzed housing units with severe housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room (severe overcrowding), and housing cost burden greater than 50% of income. The analysis concluded that 31% of Pacific Islander households at or below 50-80% AMI has a disproportionate greater need versus 15% for the county.

Section NA-25 analyzed housing cost burdens. A household is cost burdened if it spends more than 30% of its gross annual income on housing costs. A severely cost burdened households spends more than 50% of its gross annual income on housing costs. No cost burden disproportionate need exists for any racial group or ethnicity. Analysis found that American Indian/Alaskan Native households have a disproportionately greater need related to severe housing cost burden, noting that 45% of households pay more than 50% of income toward housing versus 14% for the County.

If they have needs not identified above, what are those needs?

The recently established housing working groups have identified outreach to minority and ethnic groups concerning available programs to be a gap in the housing system. The County plans to utilize social media, community groups and faith-based groups more effectively to inform minority and ethnic groups of available resources to reduce housing instability concerns. Community based workshops and targeted promotion of available resources to reduce housing instability issues including, but not limited to, the Homeownership First Program, upcoming Whole Home Repair Program, Legal Aid services, Lead Hazard Reduction Program and Homeless Prevention activities will be used to inform minority and ethnic groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The County has seen significant change in the minority and ethnic populations in specific Municipalities from 2010 – 2020. During the planning for the 2018 CoPlan and Assessment of Fair Housing no areas in the Urban County were identified as a racial or ethnic concentrated area of poverty. Looking at the changes from the 2010 to 2020 Census the following twelve Municipalities had a minority population increase between 50 and 100%: Concord, Bethel Chester Heights, Trainer, Marcus Hook, Brookhaven, Springfield, Ridley, Eddystone Tinicum, Folcroft and Collingdale. The following nine Municipalities saw an increase between 100 and 190%: Chadds Ford, Lower Chichester, Newtown, Ridley Park, Prospect Park, Norwood, Glenolden, Aldan and Clifton Heights.

The analysis above noted that Pacific Islander households at or below 50-80% AMI has a disproportionate greater need than the county as a whole. Analysis also found that American Indian/Alaskan Native households have a disproportionately greater need related to severe housing cost burden than the County as a whole. Census and ACS data does not indicate that Pacific Islanders or American Indian/Alaskan Native households are concentrated in any specific neighborhoods throughout the County.

NA-35 Public Housing – 91.205(b)

Introduction

The Delaware County Housing Authority (DCHA) administers a variety of housing assistance programs for residents of 48 of the County’s municipalities. The Chester Housing Authority (CHA) serves Chester City residents who are not part of the Urban County and is reported in the Chester of Chester Consolidated Plan. DCHA Currently serves:

- 901 public housing units
- 252 vouchers for project based rental assistance
- 2894 Section 8 Housing Choice Vouchers tenant based rental assistance (includes all vouchers listed below)
- 80 vouchers for Veterans Affairs Supportive Housing
- 141 vouchers for Family Unification programs
- 89 mainstream vouchers
- 46 Emergency Housing Vouchers
- 75 Non-elderly disabled vouchers

Please note these numbers reflect current data and are different than HUD provided data in Table 22.

The DCHA public housing population consists of the following:

- 24% White
- 75% Black/African American
- < 1% Asian
- < 1% American Indian/Alaskan Native
- < 1% Pacific Islander
- 3% Hispanic/Latino

The DCHA Section 8 Housing Choice Voucher population consists of the following:

- 44% White
- 55% Black/African American
- < 1% Asian
- < 1% American Indian/Alaskan Native
- < 1% Pacific Islander
- 3% Hispanic/Latino

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	569	2,744	127	2,399	55	96	55

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	15,836	13,551	16,875	13,369	10,445	14,429
Average length of stay	0	0	8	6	2	7	0	4
Average Household size	0	0	2	2	3	2	1	4
# Homeless at admission	0	0	0	1	0	0	0	1
# of Elderly Program Participants (>62)	0	0	140	311	14	277	7	0
# of Disabled Families	0	0	89	874	25	755	31	21
# of Families requesting accessibility features	0	0	569	2,744	127	2,399	55	96
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	139	1,216	16	1,093	18	48	36
Black/African American	0	0	425	1,511	108	1,295	37	45	19
Asian	0	0	1	10	1	6	0	3	0
American Indian/Alaska Native	0	0	1	5	1	4	0	0	0
Pacific Islander	0	0	3	2	1	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	69	5	59	1	3	1
Not Hispanic	0	0	551	2,675	122	2,340	54	93	54

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to ACS data 67,620 Delaware County residents have disability that includes an ambulatory difficulty. In its public housing inventory DCHA has 180 units for handicapped occupancy in compliance with Section 504 requirements.

Twenty-nine percent of the DCHA waitlist is identified as elderly or disabled. The initial application does not require specific data regarding the type of disability and whether or not they require an accessible unit.

DCHA is responsive to any specific request for modifications from existing or new public housing tenants requiring reasonable accommodations or modification of their living space.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

DCHA current waitlist is over 18,500 applicants, which demonstrates a high demand for additional affordable housing and public housing in Delaware County.

The DCHA waitlist population consists of the following:

- Over 40% of the applicants have an income of less than 30% AMI
- Over 60% of the applicants consist of families with children
- Over 20% of the applicants have an identified disability
- Less than 8% of the applicants are elderly

How do these needs compare to the housing needs of the population at large?

The needs of Public Housing residents and Section 8 Housing Choice Voucher holders are consistent with the County population at large. There is a high demand for affordable rental housing throughout the County especially for households with incomes between 0 - 30% AMI.

Discussion in the Rental Housing Working group have focused on ensuring the 0 – 30% AMI population is aware of all resources for rental housing. One item that has carried over from the County’s 2018 – 2022 AFH is combating “source of income discrimination.” Looking at locations of voucher holder apartments it is clear that a majority of voucher holders reside outside the Urban County in Upper Darby Township and Chester City. Although the majority was smaller it was also observed during implementation of the County’s Emergency Rental Assistance Program in response to the COVID pandemic that landlords in Chester City and Upper Darby were more responsive to participate. The working group is planning to address the “source of income” issue with local landlords to hopefully encourage greater participation. These actions should provide voucher holders, homeless prevention clients and rapid rehousing clients additional choices in high opportunity zones.

Discussion

During the previous five years the County contributed to the development of 231 affordable senior rental units. During HOME ARP consultation the County was advised from many partners that additional affordable rental housing for families was needed throughout the County. Even with an aging population in the County, the County is exploring options to partner with DCHA or CHA on the construction of affordable family housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Data for the sheltered and unsheltered homeless population included in the Homeless Needs Table was derived from the County’s 2021 Point in Time (PIT) Count and summary 2021 HIC. To identify unsheltered homeless persons, an expansive outreach was conducted for a 24-hour period where different teams of 3-4 persons went to multiple geographic locations throughout the County; known areas where homeless persons have been found in the past as well as other locations that had not been searched previously. A survey was completed for homeless persons encountered that were not residents of any shelter or other homeless housing program. HMIS data and consultation with shelter providers was used to determine the number and characteristics of the homeless population that was sheltered. The 2021 - 2021 PIT Count results is included in the Grantee Appendix.

Data for the remainder of the Homeless Needs Table was generated from historic trends and the County’s Homeless Management Information System (HMIS). Data from the County’s PIT Count were used to complete the Race and Ethnicity of Homeless Table.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	50	229	1,093	1,052	473	86
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	105	25	786	820	250	110
Chronically Homeless Individuals	0	3	38	42	19	273
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	5	3	2	75
Unaccompanied Child	0	11	60	44	35	107
Persons with HIV	0	6	38	55	17	138

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
2021 HIC

Data Source
Comments:

Indicate if the homeless population is:
has no rural homeless.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2021 PIT Count indicates that there were a total of 35 families that resided in emergency shelters (ES) or transitional housing (TH). Of those families, 66% or 23 families comprised of 81 persons were in ES with the remaining 34% or 12 families comprised of 41 persons residing in TH. Of the 279 persons who were homeless that day, 26.5 % were children under the age of 18. There were no unsheltered families as one of the County's goals is to ensure that no homeless families are without shelter. In addition to diversion strategies, the County operates a limited Temporary Emergency Shelter (TES) Program that utilizes hotel/motel vouchers for families and vulnerable adults when no shelter beds are available. The majority of families with children in need of assistance are female headed households (HH) with limited incomes.

The 2021 Housing Inventory Chart (HIC) data indicates that in addition to those families housed in ES and TH, there were 56 family Rapid Rehousing (RRH) units comprised of 168 beds. While classified by HUD as permanent housing, there is a 24-month limit to the amount of rental assistance that can be provided through RRH. Hence, there is a significant need for permanent affordable housing options as well as Permanent Supportive Housing (PSH) for families after their stays in ES, TH or RRH.

Regarding veterans, there were 3 homeless veterans, all of which were sheltered. All homeless veterans present as single adults. The County has worked closely with the VA and the local PHA to coordinate the use of VASH vouchers to provide subsidized permanent housing for homeless veterans. The DCHA reports an inventory of 80 VASH vouchers currently being utilized. All permanent housing programs in the County have a priority for placement of veterans. Our CoC also receives funds through the Supportive Services for Veterans Families Program (SSVF) which provides homeless prevention and RRH assistance to veterans and their families. The HIC indicates 16 RRH beds were dedicated for veterans. The County has been very involved with the Veterans Housing Initiative which includes maintaining and managing a master list of homeless veterans. Delaware County continues to meet all the federal benchmarks and was recognized by HUD and the USICH for ending veteran homelessness in the County.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Due to the 2021 PIT happening during the COVID-19 pandemic, racial/ethnic data was not captured for the unsheltered, the 2020 HIC identifies 367 individuals that were homeless. Black/African Americans comprised 67% of those while 28% were White. The remaining 3% were Native Hawaiian and Pacific Islanders with less than 2% reporting as multiple races. The percentage of Black/African Americans experiencing homelessness in the County is disproportionately higher than the overall percentage of Black/African Americans residing in the County which is approximately 22%. Hispanic individuals comprise 5% of the County's population and 4% of the homeless population.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days those persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data was estimated based on historical data over the past years to adjust the 2021 PIT and HIC which were modified due to the COVID-19 pandemic.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	102	0
Black or African American	53	0
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	13	0
Not Hispanic	216	0

Alternate Data Source Name:
2021 HIC

Data Source
Comments:

Due to the COVID 19 pandemic HUD offered the communities the option to modify the unsheltered count. In order to reduce the possible transmission of coronavirus the County did not collect racial demographics for the unsheltered population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Due to the 2021 PIT Count being impacted by the COVID-19 pandemic the County is using the 2020 HIC for description of the nature and extent of unsheltered and sheltered homelessness. A total of 367 individuals were homeless with 324 (88%) being sheltered and 46 (12%) unsheltered. 41% of the sheltered populations were families with children while 59% were single adults. Of the sheltered single adults, 13 were chronically homeless. The 46 persons who were unsheltered were all single adults. There was one chronically homeless family. Of all homeless individuals identified, 8 were veterans and only 2 veterans were unsheltered.

There was a total of 264 homeless HHs. 48 family HHs were homeless: 35 of them residing in ES and 36 in TH. Of the 216 single adult HHs that were homeless, 46 were unsheltered, 170 resided in ES and 41 in TH.

Of the 367 homeless persons identified, approximately 7% had serious mental illness, 15% had chronic substance abuse, 4% were chronically homeless, 6% were victims of domestic violence, 2% were veterans, 4% had HIV/AIDS, 3% were unaccompanied youth aged 18 - 24 and 2% were parenting youth.

The 2021 average LOS was 132 days. It is important to note that The COVID pandemic has increased the cost for RRH program participants. With the increase in rent homeless households have a more difficult time locating apartments that affordable increasing the LOS. The County along with service providers have identified the need for additional housing locators to shorten participants LOS.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs population is comprised of the elderly; frail elderly; persons with mental/physical/intellectual disabilities; persons with drug and/or alcohol addiction; and victims of domestic violence. Also considered are the needs of persons with HIV/AIDS.

Because most persons with special needs have very limited fixed incomes, the most significant barrier to affordable housing for the non-homeless special needs population is cost burden.

Persons with different special needs require different levels of supportive services in order to remain in the community. While some have great needs, others require only housing that is physically accessible. In all cases, affordable housing for these populations is limited

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly: According to ACS data, 94,630 of Delaware County's residents are aged 65 or older and 23,862 are aged 80 or older. Elderly households who are 80+ years and require assistance with 3 or more activities of daily living are considered frail elderly. Of the population over age 65, 89.4% receive SSI while only 64.8% have supplemental retirement income. The large percentage of senior residents with only SSI is an indicator of the cost burden.

Disabled: The ACS states that the County has 67,620 noninstitutionalized residents with disabilities, making up 12% of the population. Although disabilities are not mutually exclusive, the following list identifies the number of residents with specific disabilities: Ambulatory: 30,904, Cognitive: 28,364, Independent living: 24,367, Hearing: 16,590, Self-care: 6,774 and Vision: 14,720.

The provision of mental health services is essential for the well-being of the population. The Mental Health division of Human Services provides critical services including psychiatric rehabilitation, outpatient treatment, case management, residential support services, acute inpatient treatment, and crisis and peer support services. An estimated 10,000 residents receive public mental health services in a typical year.

Intellectual disability is defined as disability characterized by significant limitations in both intellectual functioning and in adaptive behavior, which covers many everyday social/practical skills beginning prior to age of 18. In 2018, 2,265 persons were registered with the County: 57.7% male, 42.3% female, 70.5% White, 23.3% Black/African American, 2.1% Asian and 4.2% other.

Drug and Alcohol: The 2013 National Survey on Drug Use and Health reports that opiate use is the most abused substance for ages 12-26. A high percentage of users are young adults ages 20-28. Of all the adult admissions into treatment facilities, 73.8% are opiate users. (Delaware County Drug and Alcohol Treatment Plan, May 2016). Heroin use has been identified as one of the largest substance abuse trends, particularly in the 18-30 age category. Among this population there is also an increase in the use of prescription drugs which includes opioids and benzodiazepines. The County also sees an increase in cocaine use. Like much of the Country, the County has acknowledged that heroin use has reached epidemic proportions and this trend has resulted in an increase of overdoses.

Domestic Violence: Domestic violence can be physical abuse, as well as emotional, psychological, financial, sexual, or a combination.

The DAP safe house emergency shelter provides for up to 11 families at a time and consistently has a 100% utilization rate, with LOS up to 30 days. In the current housing market, it is becoming increasingly difficult to place clients in permanent housing within the 30-day limit. Survivors and children that need emergency shelter when Safe House is 100% occupied are provided hotel vouchers for safe accommodations.

In PY 21, DAP's hotline received 3,317 calls. The agency provided shelter to 71 households comprised of 129 homeless women and children. All 71 households were female headed. The majority (96%) of the household individuals identify as non-Hispanic and 80 (62%) were American Indian/Alaskan Native or Native Hawaiian/Other Pacific Islander. Of the individuals served, 116 (90%) are extremely low-income with incomes below 30% AMI.

The Delaware County Victim Assistance Center provides comprehensive services to victims of crime including sexual assault. In 2021, the hotline received 2,503 calls and provided direct services related to sexual assault to 1,557 individuals.

Underserved communities within this population identified by the Pennsylvania Coalition Against Domestic Violence include people with a disability, people of color, refugee and immigrant residents, those identifying as LGBTQ+, and male survivors.

What are the housing and supportive service needs of these populations and how are these needs determined?

The County recently completed the HOME-ARP Allocation Plan which assessed the County's need for housing and supportive service for special needs populations. Additionally, the County is currently conducting a housing and supportive service Working Taskforce to assess the demand for and identify means of meeting the needs of populations that are homeless and at-risk of homelessness, including renters and homeowners. Housing and supportive service needs identified include:

1. Provide expanded supportive services and outreach for individuals experiencing substance abuse, chronic illness, mental/behavioral health.
2. Increase the number of shelter beds for domestic abuse victims by adding non-congregate units that can adequately assist the population and, in particular, accommodate families with children and LGBTQ+ persons.
3. Provide resources and find housing for special populations such as undocumented immigrants, LGBTQ+ individuals and clients with mental health issues.
4. Increase the supply of affordable housing.
5. Provide funding for special population vouchers including family unification, non-elderly disabled and veterans.
6. Rent/mortgage and utility assistance for an indefinite period of time in order to allow households to remain housed.
7. Provide assistance with costs related to homeowner accessibility.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Delaware County is part of the Philadelphia EMSA for purposes of the Housing Opportunities for Persons with AIDS (HOPWA) program. The CDC (2019) reports that in Delaware County there are 334 individuals per 100,000 people living with HIV and 14 HIV diagnoses per 100,000 people.

Estimates for unmet housing needs for this population are overwhelmingly for tenant-based rental assistance, followed by short term rent, mortgage and utility assistance.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

The County's special needs populations including the frail elderly, persons with mental, physical and intellectual disabilities, persons with drug/alcohol addition, and victims of domestic violence are particularly vulnerable to housing cost burden and can face significant challenges obtaining needed supportive services.

Additional challenges for non-homeless special needs populations includes the need for additional housing choice vouchers or other rental assistance, the limited number of accessible affordable housing units, costs related to making accessibility related improvements to allow homeowners to remain housed, a lack of landlords willing to accept vouchers or offer affordable rents, and the availability and location of wraparound services.

Through services and access to information provided by the County Office of Services for the Aging (COSA), the Office of Human Services, the Health Department, and relevant local partners including the Domestic Abuse Project and Philadelphia EMSA, the County will address the needs of non-homeless special needs populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Greenspace and recreational facilities are critical to the physical and economic health of County residents. The Delaware County Open Space, Recreation and Greenway Plan, adopted in April 2015, noted that “Open land, which once constituted much of the County, has now given way to development, particularly over the last fifty years. This was primarily due to social, economic, technological, and industrial shifts. What remains of this important resource, so crucial to our quality of life, is in short supply and under a great deal of development pressure.” The County has made a priority of protecting and enhancing greenspace in the County. One highlight is the Chester Creek Trail project that traverses the southwestern quadrant of the county. The first study on this trail system was completed in 2002 and examined the entire six and one-half mile former rail bed corridor. The field inventory provided an opportunity to identify the obstacles to the creation of the trail, along with the incredible recreation and inter-modal transportation opportunity it presents. The completion of this study enabled the construction of Phase 1 of the Chester Creek Trail, a 2.83-mile segment through Middletown Township and Aston was completed in 2017. Construction for phase 2 adding an additional 1.5 miles is expected to commence in October 2023. Chester Creek Trail was part of a 2022 study by Delaware Valley Regional Planning Commission. The study highlights the economic benefits the trail has brought to the community.

Additionally, existing neighborhood facilities, including senior and community centers as well as other public gathering spaces, are older and require major system repairs to efficiently serve the community. Neighborhood facilities are costly to operate, and many are not handicap accessible.

How were these needs determined?

Since 2013, Delaware County has been drafting Delaware County 2035 which is the Comprehensive Plan for Delaware County and provides a policy framework for land use decisions in the County. Public input gathered during the planning process has been incorporated in determining the needs for public facilities.

Describe the jurisdiction’s need for Public Improvements:

The County’s mature neighborhoods consist of older infrastructure which is failing and in need of repair. Fixing failing infrastructure is a financial strain on local communities. Emergency repairs are costly compared to rehabilitation. Further, these aging inefficient systems are expensive to operate. Sewer improvements are needed to prevent inflow and infiltration and continue to provide low-cost sewer services to neighborhoods. Storm water improvements are a particular problem in mature neighborhoods of the County that must address storm water runoff problems that are the result of development that occurred in the past. These communities are urban areas and essentially “built out” with little land available to address storm water run-off, as required.

How were these needs determined?

Over the past five years the County has received CDBG application requests for \$33,492,893 from Municipalities for CDBG funding. The majority of the requests were for Municipal public improvements. Municipalities with identified low- and moderate-income neighborhoods rely on CDBG funding to support public improvement projects like street resurfacing, upgrade of water/sewer systems and pedestrian safety improvements to supplement the lower-than-average general funds they receive from tax revenue.

Phase II of the National Pollutant Discharge Elimination System (NPDES) Program requires all owners of municipal separate storm sewer systems (MS4S) to prepare pollutant reduction plans to reduce downstream flooding and water quality problems resulting from storm water run-off. Every municipality in Delaware County is an MS4 and is required to have a permit, which is issued by the Pennsylvania Department of Environmental Protection. The creation of these plans during the previous ConPlan has increased Municipal CDBG requests for sanitary/storm water improvements.

Describe the jurisdiction's need for Public Services:

Within Delaware County, there is a network of social service agencies that provide outreach and services for residents. The needs of County residents include, but is not limited to literacy, afterschool programs for youth, financial literacy, employment and training, recreational programming, services for the elderly, community safety, legal assistance and substance abuse counseling. Mental and physical health resources as well as, nutrition and food assistance are but some of the services needed.

Other public service needs are directly related to finding safe, affordable, long-term housing. Those services include first time homebuyer counseling, assistance with eviction and foreclosure proceedings, landlord tenant mediation, legal services and housing search assistance. The County Rental Housing Committee has identified eviction foreclosure mediation as a top priority.

As the Housing First model of emergency housing provision is realized, there are increasingly limited resources available for the operation of emergency shelters. The loss of shelters removes the last safety net for the most at-risk persons in the community.

How were these needs determined?

The COVID 19 pandemic resulted in reduced shelter capacity and contributed to the closing of one church based overnight shelter. Consultation during the HOME-ARP Plan concluded that development of a non-congregate shelter and additional affordable housing for families were the top two priorities.

The County also consulted with the CoC and HSC during the preparation of the ConPlan to solicit input from service providers concerning public service needs. This consultation included completion of a Homeless Needs Assessment survey by 35 County service providers. The survey identified the following needs, in order:

- 1) Permanent Supportive Housing
- 2) Emergency Shelter
- 3) Housing Subsidies
- 4) Senior Services
- 5) Homeless Prevention Assistance

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The County is made up of a highly diverse array of neighborhoods and housing options. From the mature neighborhoods to the growing suburbs, the County offers a more evenly distributed number of single-family detached, single-family attached, and multifamily (2 or more units) homes as compared to the other three surrounding southeastern Pennsylvania suburban counties. Due to this highly developed landscape, there is considerable development pressure. Undeveloped land is expensive and presents barriers to increasing the amount of affordable housing.

From 2011 to 2021 the average rent increased from \$933 to \$1,166 a 25% increase. To afford a two-bedroom unit at FMR, one would need to make \$24.96/hour or work three full time jobs at minimum wage. The demand for affordable housing is high: 2021 ACS data shows that 23% of homeowners are paying 30% or more of their monthly income on housing costs and 10% are paying more than 50%. The data for renters is worse 49% are paying 30% or more of their monthly income on housing costs and 26% are paying more than 50%. The median home value continues to increase, the median home value according to ACS 2021 is \$23,800 more than the 2016 ACS.

The County continues to invest in creating more affordable rental and homeownership opportunities for its residents. Due to the labor and material shortage for new construction partially related to the COVID pandemic the County has a surplus of HOME funding and HOME ARP to support development of new rental units. The County is planning to issue an RFP in the summer of 2023 to review development proposals.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Delaware County is a built-out urban community with little open space available for residential development. County land use consists of 44% residential uses, 23% employment drivers including business districts, commercial corridors, offices, civic uses, institutions and industrial uses, with the remaining land comprised of open space, agricultural and recreation areas. Of the total 229,381 housing units, 76% are single family attached or detached structures and 14% is comprised of 2-19 unit structures and 9% contain 20 or more units.

The County's Comprehensive Plan, Delaware County 2035, describes the County's diverse built environment as Mature Neighborhoods and Growing Suburbs.

The areas of the County that are older, more Mature Neighborhoods can be described as having:

- Dense population, employment growth, and infrastructure build-out
- Some are stable and thriving with affordable housing, access to transit, and a strong community identity
- Some are experiencing population losses and deteriorating infrastructure systems
- The prevalence of Mature Neighborhoods is moving toward the western boundary of the County
- Revitalization opportunities exist in a variety of scales and locations.

The areas of the County that are Growing Suburbs can be described as:

- Underlying areas that have undeveloped or agricultural land remaining and are experiencing or are forecast to experience population growth
- Mostly residential with primarily single-family detached housing; and
- Typically located in western Delaware County

Open space that is available is primarily located within the western growing suburbs. Land available for development in the growing suburbs is expensive and often faces local opposition towards development providing multiple residential development barriers. Infill development is expected in the mature neighborhoods. It is expected that infill development will include rental occupied senior units to accommodate the aging population of the County.

All Residential Properties by Number of Units

Property Type	Number	%
1-unit detached structure	79,180	51%
1-unit, attached structure	41,270	26%
2-4 units	13,190	8%
5-19 units	10,041	6%
20 or more units	12,261	8%
Mobile Home, boat, RV, van, etc.	688	0%
Total	156,630	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	145	0%	1,321	3%
1 bedroom	1,967	2%	13,380	34%
2 bedrooms	12,322	12%	13,940	36%
3 or more bedrooms	91,855	86%	10,524	27%
Total	106,289	100%	39,165	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The County has provided financing to assist in the development of housing for households earning up to 60% of the Area Medium Income with HOME, CDBG, NSP and local Affordable Housing Fund Program assets. The County has assisted in the construction of the units identified in the Affordable Housing Inventory provided in the appendix.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The HOME affordability period will expire for three developments during the next three years. The expiration will affect a total of 188 total units including 40 HOME assisted units. The units expiring include 148 senior units and 40 units available with no age restrictions. The 40 unrestricted units are managed by the County's anti-poverty agency and expected to remain affordable. The County will encourage the management of the other 148 senior units to keep them at an affordable rent. The County does not expect the units will be lost from the affordable housing portfolio.

Does the availability of housing units meet the needs of the population?

The County sponsored housing working groups for rental and homeowner properties have identified increasing affordable housing units as top priorities. Over the past 10 years the average rent in Delaware County has increased 69% eliminating many units available to households earning less than 80% AMI. The homeowner group identified that only 39% of homes for sale are affordable to households earning 80% or less of the AMI.

Additionally, the waiting list for the DCHA for both their affordable developments and Section 8 Housing Choice Voucher program is over 18,000 households long. The list grows each year, and while the County continues to work with DCHA and other affordable housing developers yearly, there is still a great need for more affordable housing units, especially for the County's lowest income populations.

Describe the need for specific types of housing:

Affordable rental housing is a significant need. Where rental housing is available, many of the units have rents that are not affordable for low- and moderate-income residents, with locally reported information regarding rental costs exceeding the median rent noted in Section NA-40. The current housing stock of single-family dwelling units is sufficient for the current need; however, affordable homeownership opportunities for families are extremely limited throughout the County due to the high cost of homes.

Discussion

The rental working group has formed a supply subcommittee to identify resources available to support development of additional affordable rental groups. One strategy being discussed is utilizing the newly formed Delaware County Land Bank to secure properties and convert them to affordable rental units. OHCD and the Commerce Department plan to meet with Delco Property Investors an organization of and for professional property owners. Specifically, we plan to meet with the re-habbers subcommittee to learn how we can assist to increase the supply of affordable rental units.

Homeownership in the County has decreased 3.5% the last ten years. This is reflected in the fact that participation in the County's Home Ownership First Program has declined since 2019. The high cost of homes in the region along with buyers offering cash sales and waiving inspections have made the Homeownership applicants less desirable to sellers. The Housing working group is working towards identifying additional resources available from sources like the Federal Home Loan Bank, to assist those earning less than 80% AMI be more competitive buyers.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The 2019 COVID pandemic created a vastly different housing market than earlier years. Nationally, homeownership, which hit an all-time high in the early to mid-2000s, has dropped off significantly and is at the lowest rate across the country in decades. This is the result of both the economy and shifting cultural preferences. Rental units are attractive to many who are looking to downsize and desire no-maintenance living. At the same time, many employers currently offer hybrid working environments reducing the need for a permanent residence. This has led to speculators paying above asking price for residences and using the properties as rental income. Due to these shifts, an increase in rental properties is a national trend and decreasing homeownership numbers should not necessarily be seen as a negative indicator for a community. The level of homeownership remains relatively high, within the County: 68% of housing units are owner occupied and 31% renter occupied.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	224,400	235,200	5%
Median Contract Rent	744	879	18%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,493	11.5%
\$500-999	19,257	49.2%
\$1,000-1,499	10,064	25.7%
\$1,500-1,999	2,532	6.5%
\$2,000 or more	2,707	6.9%
Total	39,053	99.8%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,966	No Data
50% HAMFI	7,941	7,544
80% HAMFI	22,890	21,862
100% HAMFI	No Data	33,495
Total	32,797	62,901

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,081	1,218	1,470	1,789	2,079
High HOME Rent	840	992	1,200	1,503	1,708
Low HOME Rent	788	845	1,013	1,171	1,307

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Less than 6% of housing units are affordable to households earning less than 30% of the HAMFI and less than 25% are affordable to households earning between 31 and 50% HAFMI.

Further, the land development pattern of the County has resulted in an uneven distribution of these affordable units with a majority located in the mature neighborhoods (ACS). This dichotomy is true of both rental and homeowner units.

How is affordability of housing likely to change considering changes to home values and/or rents?

Trends in home and rental costs show prices increasing at a rate that far outpaces inflation and continually shrinks the stock of affordable housing. New rental stock tends to be found in the growing suburbs with rents exceeding those found in the rent tables above. In addition, the increase cost of labor and materials has made development of new affordable rental housing unattractive to developers.

The recent increase in mortgage rates makes owning a home more costly and places an undue barrier to low-income buyers that cannot afford the higher mortgage payments. With the rise in home sale prices many prospective low- and moderate-income buyers are forced to purchase homes that require a lot of improvements or are located in underperforming school districts. Young families do not have the expertise or funding to complete rehabilitations on newly acquired homes and are looking to locate in the more expensive high opportunity areas. This trend leads to more people looking to rent and allows landlords to charge more because of demand.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to ACS, area median rent in Delaware County is \$987 for one bedroom, \$1,229 for two bedrooms, \$1,343 for three bedrooms. Area median rent for 1 bedroom and 3-bedroom units are below fair market rent Low HOME rent and high HOME rents. Area median rent for 2-bedroom units are above fair market rent Low HOME rent and high HOME rents. The difference is as little a \$1 for fair market and high home and \$113 for the low HOME limit. The renter housing working group identified data that shows 72% of renters under the age of 65 pay more than 30% of their income towards rent.

A preliminary conclusion of the Rental Working Group concluded that affordability of units in a range of sizes, location and type of affordable housing and lack of access to opportunity due to high housing costs is a top obstacle to affordable housing in the County.

Discussion

The County is a built-out urban community with little land available for development. Land that is available is costly and does not offer opportunities for investments in affordable housing. Preservation of existing affordable housing is essential to ensure housing opportunities at all income levels. The existing Homeownership First Program, Program, CHDO set-aside and Housing Development Funds are a few resources the County will utilize to preserve, maintain and expand the portfolio of affordable owner and renter occupied housing. In addition, the County is planning to commence the Whole Home Repair Program and Delaware County Land Bank to preserve and create additional affordable housing options.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Delaware County boasts a truly diverse housing inventory. The County offers a more evenly distributed number of single-family detached, single-family attached, and multifamily (2 or more units) homes as compared to the other three surrounding southeastern Pennsylvania suburban counties. A majority of the county's housing stock is single-family detached homes, this housing type is most common in the growing suburbs of the county, while the mature neighborhoods offer a large percentage of single-family attached homes in the form of twins or row homes. A majority of the homes are owner occupied, almost 70%. Over the past decade, more multi-family units were built than any other housing type.

The housing stock is older, with only just over 3% of the homes being built after the year 2010, according to ACS 2021 data. A large percentage of the homes were built during the post-World War II housing boom. The older nature of the County's housing stock presents challenges for homeowners to maintain their homes. This is especially true in the mature neighborhoods of the County where income levels are lower and housing ages are higher. Additionally, those areas have higher vacancy and renter rates, though the county as a whole has a vacancy rate of less than 5%. The age of the homes also presents an additional challenge when it comes to lead paint. According to the same ACS data, approximately 80% of the homes were built pre-1980 which puts them at risk for lead paint. Lead paint remediation can be a costly process for all households, especially those with low- and moderate-incomes.

Definitions

Delaware County determines that a unit is in "standard" condition if it meets the existing Housing Quality Standards of the Section 8 Housing Choice Voucher Program. Discussions of this definition of standard have been occurring during the Homeowner Housing Working group. The County plans to discuss with neighboring counties on what definition of standard they utilize. If a different standard is established the Consolidated Plan will be updated. A unit is "substandard condition but suitable for rehabilitation" if the dwelling unit is in poor condition but structurally or financially feasible for rehabilitation (i.e., the cost of acquisition and rehabilitation is less than the unit's market value after rehabilitation). No HUD funded project activities will be undertaken on dwellings where the cost of rehabilitation exceeds 75% of the total estimated cost of replacement after rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,235	26%	17,833	46%
With two selected Conditions	229	0%	791	2%
With three selected Conditions	0	0%	79	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	78,864	74%	20,444	52%
Total	106,328	100%	39,147	100%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,661	7%	2,960	8%
1980-1999	15,897	15%	5,761	15%
1950-1979	52,990	50%	20,779	53%
Before 1950	29,741	28%	9,672	25%
Total	106,289	100%	39,172	101%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	82,731	78%	30,451	78%
Housing Units build before 1980 with children present	4,108	4%	3,036	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

According to ACS 2021 data, the County has a total of 218,280 occupied housing units (over 95% of total units). Of the occupied units, over 69% are owner-occupied. Most renter-occupied housing is found in the eastern mature neighborhoods of the county while homeownership is highest in the western growing suburbs. Over 78% of the total housing was built before 1980 revealing an aging and in need of maintenance housing stock.

The County funds a critical repair program operated by Habitat for Humanity of Montgomery and Delaware Counties. The program offers up to \$15,000 for major system repairs and \$8,000 for lead paint remediation. The program currently has over 100 people on the interested persons list. The County recently secured funding from the Commonwealth for operation of a Whole Home Repair Program that will provide up to \$50,000 in rehabilitation activities per household. In the past three months the County has received over 75 inquiries concerning this new opportunity for home rehabilitation.

Although the County is not proposing to assist rental units with the Whole Home Repair Program, we have received numerous requests from landlords to include rental properties in the program. The County has not provided rehabilitation assistance to landlords in the past. The data above illustrates that 49% of the County's rental units have at least one selected condition requiring rehabilitation.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

With an older housing stock, it is reasonable to expect that there is a sizable number of housing units with lead-based paint present. This environmental concern places developing children six years old and younger at risk of health hazards from lead chips and dust. The use of lead paint in residential housing was banned in 1978 but is often found in homes built before then. Over 78% of the total number of residences in Delaware County were built prior to 1980 (ACS 2021) putting their occupants at reasonable risk for exposure to lead paint.

In April 2022, the County launched the Delaware County Health Department (DCHD). DCHD strives to promote, protect and assure conditions for optimal health for all residents of Delaware County through leadership, prevention, response, and partnership with the community. The creation of DCHD allows the County streamlined access of blood lead testing performed by County pediatricians. 2021 data shows that 9,749 blood lead test results were reported including 9,283 unique children ages 0-15 years, 4,882 children under age 2 were tested and 8,907 children under age 6 were tested. A total of 294 children tested has an elevated blood lead level. The Eastern portion of Delaware County which is consistent with the identified older housing stock and CDBG eligible low- and moderate-income eligible block groups.

Table 39 indicates housing units built prior to 1980 with children present are few, only 4% of owner-occupied housing and 8% of renter occupied housing. However, the total percentage of owner-occupied and renter occupied housing built prior to 1980 is 78%. However, the physical and cognitive risks of exposure to lead paint by young children are great and these risks should still be taken seriously.

According to data collected by the County Health Department for 2021 3.2% of over 9,000 tests reported an elevated blood lead level. Eastern and Southern Delaware County, aligning with the mature neighborhoods, reported the highest childhood blood lead poisoning burden. The area reporting the highest burden also aligns with the Urban County's HUD identified low- and moderate-income neighborhoods. With the high cost of lead remediation services, it is likely, especially so for families with young children, that low-income homeowners do not have the means to eliminate lead-based paint hazards. Additionally, renters may reside in units where landlords have not taken the appropriate steps to identify and correct lead-based paint hazards.

Discussion

The County has an older housing stock, with the majority of residences built prior to 1980. As major systems fail, homeowners are often unable to afford repair costs on top of regular monthly expenditures. Low-income owners struggling to afford repairs will often forgo them, leading to unsafe conditions in the home. Over time, multiple units within a neighborhood can fall into disrepair and affect the value of the whole neighborhood. The County is initiating a State funded Whole Home Repair (WHR) Program to replace the CDBG funded owner-occupied housing rehabilitation program to arrest this condition. The WHR will provide major system repairs for homeowners at or below 80% MFI. The County is considering supplementing the WHR with County funds to provide repairs at rental units throughout the County.

The most imminent natural hazard risk for communities in Delaware County is the potential of flooding. To combat and reduce risk to residential neighborhoods facing growing concerns about flooding which is a potentially increasing hazard due to climate change, the county has adopted a multi-jurisdictional Hazard Mitigation Plan. Flood risk is not limited to low-income areas of the community, as 48 of the 49 municipalities in Delaware County were determined to have special flood hazard areas. However, areas of highest repetitive loss include more mature neighborhoods in the east, Chester City, Darby Borough, Upland Borough, and Upper Darby Township, all of which are areas with higher populations of low-moderate income households.

The Hazard Mitigation Plan offers suggestions to help reduce flooding and strategic actions in case of disaster. Much of the county, especially in these areas of continued flooding, are built out and highly developed. To curb the amount of storm water run-off that increases risks of flooding, all municipalities in Delaware County are MS4S and required to participate in the National Pollutant Discharge Elimination System (NPDES) Program to help reduce downstream flooding. Additionally, the Delaware County Department of Emergency Services facilitates drills and trainings quarterly to help prepare for disasters at the municipal level. They also act as the lead entity in the planning and coordination of County resources in response to emergencies.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

DCHA currently operates 997 public housing units. In addition, it is responsible for the administration of 2,404 vouchers. The HUD provided data below is inconsistent with DCHA provided data.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	627	2,813	112	2,701	345	847	412
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Since 2013 DCHA has redeveloping the Kinder Park Community in Ridley Township and Nether Providence Township. The four-phase project updated outdated housing on a 56-acre site to a master planned, modern affordable housing campus including construction of a 96-unit affordable senior building with connected health PACE center. The project saw the demolition of 156 existing substandard units to make way 154 new units, a modern community center and the development of the new senior facility. The County of Delaware has invested \$9,900,000 into the redevelopment project.

Each of the affordable housing developments the County has helped to fund are subject to an annual inspection. The County inspects between 80-100 units per year on a rotating basis to ensure that the developments are being maintained and in satisfactory condition. They are done based on the total number of units in the development and past unit inspection history. All developments are inspected at a least once every three years. Inspections typically result in zero to minimal findings that are representative of typical wear and tear of a rental unit. All findings are required to be resolved within 45-days, with the exception of any life safety items such as smoke detectors that must be resolved within 24-hours.

Public Housing Condition

Public Housing Development	Average Inspection Score
Kinder Park	78
Fairgrounds	79
https://www.hud.gov/sites/dfiles/PIH/documents/PHAS_Score_12_2022.pdf	90

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The completed redevelopment of Kinder Park provides DCHA with upgraded facilities at the larger housing developments they manage. Prior to upgrading Kinder Park DCHA upgraded the Fairgrounds development in Chester Township providing 215 modern units. The upgrades of these two developments starting in 2007 provided 371 affordable energy efficient public housing units. DCHA is focusing on rehabilitating the smaller communities, consisting of less than 50 units each, as they continue to upgrade the portfolio of units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

DCHA seeks to improve the living environment for its residents through the following objectives:

- Improve public housing management
- Maintain current status of voucher management system
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., public housing finance, voucher unit inspections)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income housing developments
- Skip applicants on the waiting list to select the first eligible applicant that meets the criteria to achieve the goal of de-concentration
- Promote income mixing by assuring access for lower income households into higher income developments
- Implement public housing security improvements
- Offer programs to enhance the economic and social self-sufficiency of residents
- Address mentally and physically disabled residents and other special needs populations through engaging partners that offer programs for drug and alcohol dependency, persons with HIV/AIDS, and victims of domestic violence

Discussion:

The County and DCHA collaborate to ensure low-income households have decent affordable options for housing. With decreasing HOME and PHA funds the County has successfully partnered with local developers utilizing the LIHTC program to increase and improve the affordable housing inventory.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	167	17	202	153	0
Households with Only Adults	76	0	26	279	0
Chronically Homeless Households	0	0	0	78	0
Veterans	0	0	16	78	0
Unaccompanied Youth	2	0	0	5	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name: Data Source Comments

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The HMIS module utilized at CE is designed to identify the mainstream benefits that participants are or are not receiving. For all mainstream benefits, it is determined whether persons are currently receiving mainstream benefits, have applied, need to apply or are not eligible and/or applicable for them. After identifying what might be available and eligible to the participant, the CE Specialist & subsequent Case Managers (CM) include application to those benefits not currently being received as an immediate need in the stability plans created with participants. CMs also use the PA State COMPASS web-based program that helps determine eligibility for certain mainstream resources. The list of mainstream services utilized by the homeless is extensive. Some of those services & funding streams utilized are as follows: TANF, SSI, SSDI, SNAP (Food Stamps) Medicare/Medicaid, Head Start, Career Link and Workforce Investment Board employment and training programs, community health centers, mental health and substance abuse treatment, VA Medical Center, Legal Aid, FEMA State Children’s Health Insurance Program, Healthcare for the Homeless, PHA Section 8 and Public Housing, PATH, and FEMA’s Emergency Food and Shelter Program. Please see the attached chart entitled “Mainstream Resources” for a summary of the resources in the County that, while not specifically targeted to the homeless, are utilized by the homeless.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Delaware County's special needs residents are supported by an interconnected system of facilities and services to meet their housing needs. In addition to the County-operated skilled nursing facility, Fair Acres, the County Office of Services for the Aging (COSA) provides a continuum of services to seniors to enable them to remain in their homes. Persons with severe mental illness and intellectual disabilities are served by a network of private agencies that provide residential and support services via contract with the County.

The County Veterans Affairs Office works to identify and engage veterans and coordinate with the VA Medical Center's outreach program. Finally, unaccompanied youth are supported by the County's CYS agency to assist with the unique challenges of this population.

There is a strong intersystem collaboration process between County departments and other agencies regarding discharge planning. The County has protocols in place to ensure that persons discharged from publicly funded institutions or systems of care, are released to an appropriate setting and any necessary services are in place.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

OBH is legally mandated to coordinate mental health services under the PA Mental Health Procedures Act of 1966. OBH maintains contractual agreements with inpatient units for acute psychiatric hospitalization. OBH maintains a Letter of Agreement with Norristown State Hospital (NSH) that frames the relationship between the two entities regarding long term care of persons with serious mental illnesses. OBH and NSH protocols assure that persons in long-term care do not become homeless upon discharge. All persons discharged from NSH have an approved housing plan. To ensure no one is discharged into homelessness, priority access to a continuum of Community Residential Services is given along with placement supports such as case management, treatment and rehabilitative services to all NSH clients as well as those in community hospitals and residential facilities.

For persons discharged from hospitals, the County employs a Hospital Discharge Protocol geared at preventing homelessness and provides guidelines for coordinated planning between hospital social workers and community housing and human service personnel. The protocol outlines responsibilities for aftercare planning and includes housing referrals for persons without a home to return to. Children, transition age youth and existing agency families are referred to Children and Youth Services; persons over 60 years old are referred to County Services for the Aging; and persons with mental health or substance abuse disorders and other low-income households are referred to OBH. The protocol assures, to the extent practicable, that all individuals released from health care facilities receive priority access to services and housing. To prevent discharge to the street, the protocol dictates these persons receive priority access to situation appropriate emergency housing resources along with appropriate medical follow up.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Delaware County Department of Human Services (DHS) is responsible for the administration of coordinated human services for the behavioral health, drug and alcohol, intellectual disabilities and HIV/AIDS populations. The County is aware of a shortage of housing for individuals with disabilities. As a Department that is fully integrated, DHS has always approached the housing shortage non-categorically in that they share the existing housing resources, ensure the most appropriate resource is accessed, and combine funding to ensure cost is not a barrier. Their goal is and always has been to have a fluid system that promotes movement to the least restrictive level of care and independent living when appropriate. This is achieved through numerous collaborative efforts and coalitions established in the County that regularly meet to address housing needs for persons who are not homeless but have other special needs.

Along with a shortage of housing with persons for disabilities the County has identified a lack of service providers for this population. Taking that into consideration the County provided \$700,00 in American Rescue Plan Act funds to Liberty Resources Inc. for the purpose of providing people with disabilities access to affordable accessible housing as an alternative to institutional congregate living. Liberty will establish six permanent housing units to increase the affordable accessible housing stock in the community and allow nursing home residents a sustainable community-based solution. At least one of the units is intended to be reserved for temporary transitional housing.

OHCD and DHS continue to support DCHA applications for funding through HUD's Mainstream Voucher Program. The vouchers will be available to support and enable persons transitioning out of institutional or segregated settings, persons at risk of institutionalization, and other persons with special needs, such as mental illness and intellectual disabilities, live independently in the community.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Answered above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Land use planning laws in Pennsylvania leave Counties without regulatory authority over the development of municipal land use planning, subdivision and land development ordinances. Local governments enact and enforce zoning and land use regulations that control the development of private land through use, density and design regulations. These regulations have a tremendous effect on a community's housing supply and housing affordability.

The County is a built out urban area with little land available for development of affordable housing. The County leadership and residents have placed an emphasis on preserving open space with the little land that is undeveloped. The cost of land acquisition and rising construction material and labor costs contribute to a less than desirable market for developers of affordable housing. In addition, there is a public perception that affordable housing will reduce home values of surrounding neighbors. The County Housing working groups are strategizing to reduce this incorrect assumption.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The largest share of workers in Delaware County are employed by the Education and Health Care sector with over 46,000 workers. Delaware County has an educated citizenry. The County’s Workforce Investment Plan for 2017-2019 notes that a slightly higher percentage of the County’s workforce has an advanced degree (36%), than the region (33%). Additionally, there are fewer persons (8%) in the County who did not graduate high school than the region (12%). Although the County’s current unemployment rate of 3.3%, is only slightly lower than the Pennsylvania rate of 4.2%, the Plan points to a potential mismatch between available jobs and educational levels. That is, while County residents are highly educated, many available positions do not require a bachelor’s degree but only job training.

The County’s Workforce Development Board (WDB) collaborates with the Delaware County Community College to provide resources for job seekers and employers. They provide programs in conjunction with employers to ensure a sufficient supply of workers to support the business community. The WDB has partnered with OHCD to increase apprenticeship programs in the construction trades to support the 4.5 million investments from the State for the Whole Home Repair Program.

The County coordinates its economic development strategy with the region through participation in the development of the Comprehensive Economic Development Strategy (CEDS), Investing in People and Places which covers the nine county DVRPC Region. The strategy includes an overview of the greater Philadelphia regional economy, identifies strengths, weaknesses, and opportunities and institutes performance measures. The County Planning Department and Commerce Center in consultation with.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	309	198	0	0	0
Arts, Entertainment, Accommodations	17,946	16,670	11	11	0
Construction	8,740	9,412	5	6	1
Education and Health Care Services	46,247	43,018	28	27	-1
Finance, Insurance, and Real Estate	15,632	15,817	9	10	1
Information	3,738	3,219	2	2	0
Manufacturing	10,418	12,412	6	8	2
Other Services	7,678	7,746	5	5	0
Professional, Scientific, Management Services	21,711	17,859	13	11	-2
Public Administration	0	0	0	0	0
Retail Trade	18,447	19,651	11	12	1
Transportation and Warehousing	7,222	5,937	4	4	0
Wholesale Trade	6,975	6,597	4	4	0
Total	165,063	158,536	--	--	--

Table 40 - Business Activity

Data 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	208,741
Civilian Employed Population 16 years and over	195,925
Unemployment Rate	6.11
Unemployment Rate for Ages 16-24	14.49
Unemployment Rate for Ages 25-65	4.18

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	55,954
Farming, fisheries and forestry occupations	8,612
Service	19,561
Sales and office	46,859
Construction, extraction, maintenance and repair	12,959
Production, transportation and material moving	8,487

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 43 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,683	784	5,016
High school graduate (includes equivalency)	41,598	2,907	13,760
Some college or Associate's degree	40,775	2,776	8,563
Bachelor's degree or higher	73,290	2,206	10,008

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 45 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,060,005
High school graduate (includes equivalency)	1,760,400
Some college or Associate's degree	2,204,600
Bachelor's degree	2,934,630
Graduate or professional degree	3,722,720

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services account for the largest share of workers (26%) and jobs (24%). This is by far the most significant sector in the County as well as the greater Philadelphia region. The next three largest sectors include professional, scientific, management services; retail trade; and arts, entertainment, accommodations. The top sectors have not changed from the last CP for 2018 – 2022.

Describe the workforce and infrastructure needs of the business community:

While the high rate of bachelor's and postgraduate degrees in the County is often cited as a point of pride, it does create a wider gap between the education attainment of residents and the education levels needed for employment in County and the region. The overwhelming percentage of employment by training required in the county, Southeast Region, and statewide is for Short Term on the Job Training (OJT), with little to no experience and no degree required. The lowest percent of employment by training required is in the postgraduate degree category. While 47% of people in County labor force have postgraduate degrees many of the available jobs outside of medical and education do not require a postgraduate degree.

Although the County benefitted from the expansion of PA Shale processing the past 15 years many industries in the County outside of shale production have not been updated. With the cost of building rehabilitation and price of land in Delaware County attracting new factories and processing jobs to the County is problematic. The County Commerce Department actively pursues funding when available for economic development but due to the costs associated with attracting new businesses, they have shifted focus to fighting blight in the County. The expectation is that a community with less blight will be more attractive to securing business relocation.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2022 Crozer Health, a four-hospital system, publicly announced its reorganization plan- redefining its healthcare services to the Delaware County community. Since that announcement, they have closed critical and vital healthcare services including the emergency department at Springfield Hospital and services at Delaware County Memorial Hospital including the emergency department and birthing center, and other vital services. The restricting has led to the layoff of over 200 employees in the health care field with additional layoffs expected. The potential loss of Crozer Health would be devastating to the County's largest workforce segment. Education and health care services account for 26% of the jobs in the County.

Although it will not fill the void left by Crozer Health Nemour's Pediatrics, services will be relocated from Bryn Mawr and Newtown Square to Nemours Children's Health, Broomall at Broomall Commons. Nemours Children's will operate a more than 19,000-square-foot, state-of-the-art outpatient pediatric specialty care facility, offering diagnostic services and 14 medical and surgical specialties, as well as physical, occupational and speech therapies. Some of the jobs created with this new facility will be from current employees at existing facilities, however the expanded site with additional services, not currently offered by Nemour's in Delaware County will provide some opportunities for potential losses at Crozer.

Elected officials in Delaware County are closely watching the events surrounding the potential closure at Crozer. New operators are being sought to upgrade and maintain the facilities if they close. The County Workforce Development Board is planning to assist those that may be affected with job training and relocation services to ensure that one of the County's largest employment sectors has access to new employment opportunities if needed.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Over 17,000 people are employed in the County by health systems and hospitals and the WDB projects that over 400 job openings in the health care industry will be available annually. The open positions will all require some level of postsecondary training which aligns with the County's educated population.

While 47% of people in County labor force have postgraduate degrees many of the available jobs outside of medical and education do not require a postgraduate degree. The undersupplied workforces including manufacturing, transportation and warehouse workers should benefit from the County's On-the-job Training Program (OTJ). Residents that do not have secondary education or prior experience will be given opportunities to obtain and keep jobs they might not have qualified for without the OJT program.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The County was successful in receiving a grant from the Commonwealth for the newly enacted Whole Home Repair Program. The County received \$4,589,876 to support owner-occupied home rehabilitations for over 80 County residents. Of this allocation \$200,000 is allocated to the County's Workforce Development Board. The Workforce Development Board, through its two PA CareerLink® sites, currently provides funding to support pre-apprenticeship, apprenticeship, and on-the-job training programs with Workforce Innovation and Opportunity Act (WIOA) funding. The Workforce Development Board invests WIOA funds to train unemployed and underemployed residents in high-priority occupations, including the construction trades. The Workforce Development Board provides technical assistance and financial incentives for employers hosting on-the-job training or considering developing a Registered Apprenticeship. The Workforce Development Board recently received an Apprenticeships Building America grant from the PA Department of Labor and Industry to increase the number of Registered Apprenticeships and Registered Pre-Apprenticeships in Delaware County. Participants in apprenticeships, pre-apprenticeships, and on-the-job training may receive temporary transportation, tools, and uniforms however, cash stipends are not part of the program. The Workforce Development Board does not plan to offer cash stipends as an incentive. Additional funding in the amount of \$200,000 from the Whole Home Repair allocation will support pre-apprenticeship, apprenticeship, and on-the-job training programs. Specifically, the funding will be used to increase pre-apprenticeship programs in the construction trades. Programs currently exist for electrical and carpentry trades. Workforce Development plans to initiate pre-apprenticeship programs for the plumbing and HVAC trades.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In 2019 the Delaware Valley Regional Planning Commission (DVRPC) adopted Growing Greater Philadelphia, the Comprehensive Economic Development Strategy is the regions strategy driven framework to increase economic productivity, diversify local wealth, improve culture for underrepresented businesses and increase individual prosperity for the region's residents. The CEDS covers a nine-county region including Bucks, Chester, Delaware, Montgomery and Philadelphia in Pennsylvania and Burlington, Camden, Gloucester and Mercer in New Jersey. The CEDS was drafted with input of the DVRPC Economic Development Committee consisting of public and private representatives.

In March 2022, DVRPC secured Economic Development District (EDD) designation from the US Commerce Economic Development Administration (EDA). The designation established DVRPC as the designated liaison between EDA and the nine member Counties. The EDD is currently meeting with County Officials, County Planning Department and County Commerce Department to ensure that CEDS economic development initiatives are implemented in Delaware County. County representatives will ensure that proposed Delaware County initiatives will be done in coordination with the Consolidated Plan when appropriate.

Discussion

There are 17 public school districts and 73 private schools in the County providing convenient access for residents to achieve the education skills necessary for today's job market. The number of jobs located in the County has increased over the past five years. This increase in jobs creates more employment opportunities for residents of the County and region and is a contributing factor to lowering the unemployment rate. The increasing number of jobs located in the County is an indicator of a strengthening local economy with employers adding new positions due to business growth, the movement of new employers and jobs to the County, or both.

The unemployment rate in Delaware County has been steadily declining in recent years, dropping from 4.9% of the active labor force in 2015 to 3.3%. This drop in the rate reflects the continued economic recovery from the COVID Pandemic, with the unemployment rates for Delaware County lower than the corresponding rates for the Commonwealth of Pennsylvania and nationally.

The decreasing unemployment rate means that more residents actively looking for work are finding new employment. This indicates more job openings have become available to residents in the County and surrounding region, due to business expansions and relocations to the County and region.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Housing Working Groups have identified cost burden as a top problem facing the County's Low- and moderate-income population. The data provided for the CPD Maps tools shows that severe cost burden exceeding 75% is prevalent in five County census tracts. Four of the five census tracts identified with severe cost burden above 75% are in the growing suburbs. This is most likely due to young families buying or renting homes above their means in areas with high performing school districts.

Although a concentration of multiple housing problems does not seem to exist in the Urban County the Housing Working Groups will continue to explore this trend of severe cost burden in the growing suburbs.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Using the definition of Racial/Ethnic Concentration Areas of Poverty (RECAPs) from the previously completed AFH, the Urban County does not have any RECAPs. During that process the County reviewed local data trends and determined that the mature neighborhoods of Darby Borough, Colwyn Borough and Yeadon Borough consist of higher levels of minority populations and higher levels of poverty. Reviewing the change in minority populations from the 2010 to 2020 Census shows that the three identified Municipalities had a very small increase in Minority population compared to the rest of the County. The last update of low- and moderate-income population maps also did not illustrate a significant increase in Low- and moderate-income individuals for the three Municipalities.

The County has a small percentage of Hispanic population compared to our surrounding Counties. The largest areas of Hispanic population concentrations are located outside of the Urban County.

What are the characteristics of the market in these areas/neighborhoods?

The three neighborhoods with the greatest concentration of racial minorities and low-income families are located in the mature neighborhoods along the border with Philadelphia. They have a small business tax base with higher than average local and school taxes affecting the residents. The amount of taxes the Municipalities receive does not provide enough revenue to support the aging infrastructure located within. Residents within the area often have to travel farther from for employment or have moved to the area from Philadelphia and are still employed in Philadelphia and required to pay city wage tax. City non-resident wage tax rates are a flat 3.44% and 3.44% for earnings tax.

The area low wages and greater potential of being employed in Philadelphia do not provide the residents with income after paying for necessities to keep up with home improvements. The average age of homes in these areas was built in 1951 or 1952 and many contain at least one major system requiring rehabilitation.

Are there any community assets in these areas/neighborhoods?

The identified areas are established neighborhoods with owner's whose families have lived there for generations established a pride in ownership when financial means are available. Although working in Philadelphia is described above as a barrier due to lost wages through City wage taxes, it is also considered an asset to many residents. The proximity to Philadelphia provides a vast array of employment opportunities for the residents who do not want to live in Philadelphia. The area provides affordable owner housing for those looking to migrate from the city. This trend appears to be increasing as employers continue to allow hybrid/remote working conditions that were established during the COVID pandemic.

In 2016 the County acquired Little Flower Manor Park, 37.5 acres of lush greenspace with the intent to make it the largest County owned park on the Eastern Edge of the County. The park will provide much needed recreation and greenspace in the underserved area. The project is currently in the final stage of design, but when completed it will provide an internal loop pathway, walking trail into the woods with stream valley overlook, community garden and rain garden. The park is located in Darby Borough and in close proximity to the residents of Yeadon and Colwyn.

Are there other strategic opportunities in any of these areas?

These mature neighborhoods have a high level of walkability, core central places, excellent access to public transportation and jobs – amenities that will help to make these communities more attractive to potential renters and buyers in the future. As the County continues to invest in upgrading the infrastructure in these neighborhoods, they will be more attractive to those looking to be in close proximity to Philadelphia but not live in the urban environment of Philadelphia.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The FCC National Broadband Map shows Delaware County with 99 – 100 % broadband coverage. During the COVID-19 pandemic the County heard from families of school age children that did not have broadband access and subsequently kids were unable to keep up with school during remote learning. In addition, many small businesses without broadband access contacted the Commerce Department for assistance in competing pandemic relief grant applications. In response to this the County established a Broadband Advisory Team consisting of the Commerce Department, Elected Officials, Workforce Development, Planning Department, Executive Director and OHCD to pursue funding that may be available through existing programs and the Federal Infrastructure Bill.

In December 2021, the County announced a County wide public survey examining Broadband infrastructure. The main survey was on-line in order to streamline process and mapping. We realize this did not sound like a well thought out plan to have a survey online to find locations that do not have internet service, but ironically no response worked to identify potential gaps. Regardless, we did not want to unintentionally disenfranchise any member of our community by not providing ways to participate locally and will relied on our partners in our communities to get a robust response. Partners included service providers, County Libraries, Municipal and State Representatives. Our goal was to seek solutions to where broadband is not served, underserved, and work towards solutions for those where financial constraints may prohibit subscribing to internet or acquiring technology tools.

The Survey was completed 519 times and 92% of the responses were completed in residences. Surveys were completed from residents within 16 of the 17 Delaware County Public School Districts. The survey found that over 4% of respondents reported have no internet connection and over 12% reported terrible or poor broadband service. 63% of the respondents reported very good or outstanding service.

In order to encourage participation, the County survey did not request family income data from respondents, however the School District with the most responses (18.4% of all responses) was the Chester Upland School District. This boundary for this district includes many CDBG eligible low- and-moderate income eligible block groups. In addition, a service provider that offers a CDBG funded youth mentorship program in this district reported providing hot spots for internet access and laptops/tablets to many families to ensure that remote learning was possible during the pandemic.

The survey data and known assistance requested during the pandemic illustrates the need for additional broadband improvements. The County broadband team continues to research potential funding opportunities to increase wiring and connections for County households and businesses.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The broadband survey identified three providers of service. County efforts revolved around increasing current broadband infrastructure rather than recruit new providers that would not see the value in investing in infrastructure with three established competing providers. In addition, if we create too much competition and do not support existing providers, we could suffer from existing providers pulling out completely or not investing in the infrastructure in years to come if their revenue per address reduces and become unsustainable for them.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Delaware County created a Sustainability Commission in 2020, joined the Pennsylvania Department of Environmental Protection's Local Climate Action Planning Cohort in 2021 and is currently in the process of creating a Sustainability and Climate Action Plan. The plan will include important facts and data to better understand existing conditions and potential increased natural hazard risks associated with climate change.

A significant risk associated with climate change is rising sea levels due to global warming. Many of Delaware County's low- and moderate-income communities are located along the Delaware River and are at risk of increased climate-related flooding vulnerabilities.

Other risks associated with climate change include surges of stormwater runoff and pollutants from storm events. The Delaware County 2035 plan published by the Delaware County Planning Department characterizes much of the county's low- and moderate-income communities as Mature Neighborhoods which include infrastructure build-out. Due to the age of the housing stock and infrastructure, communities are realizing the need for infrastructure investment including the replacement of sanitary and stormwater systems. Mature Neighborhoods experience greater stormwater runoff, erosion, and flooding than areas more protected open space.

Air quality is also a concern for Delaware County communities. Poor air quality can lead to health concerns including asthma and other respiratory ailments. Delaware County's Mature Neighborhoods have limited mitigating resources to protect air quality.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Input regarding the impacts of climate-related natural hazard risks on the County's low- and moderate-income households was gathered from representatives of County departments and community partners to inform the Sustainability and Climate Action Plan. Based on the priorities, targets and implementable actions identified, the County is in the process of gathering input from members of the general public through a community engagement planning process.

In the 2019 Coastal Effects of Climate Change in Southeastern PA, the Delaware Valley Regional Planning Commission reported data on the Delaware Estuary Coastal Zone (DECZ) to help communities build capacity and plan for and respond to increased flooding in the future. Of the thirteen (13) Delaware County municipalities identified as DECZ communities, all have significant numbers of low- and moderate-income census tracts.

The 2022 Economic Impact of Protected Open Space in Delaware County study shows that there are fewer acres of protected open space in the county's low- and moderate-income communities, particularly in the Mature Neighborhoods located in the eastern part of the county. Natural landscapes serve as a buffer protecting people and properties from destructive natural events and can mitigate the risk of flooding during a storm event. Additionally, the tree canopy found in protected open space can mitigate the risks of air pollution. The density of development, aging housing stock and infrastructure

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The development of geographic priorities for investing housing and community development dollars was informed by the County's Comprehensive Plan *Delaware County 2035 (2013)*. *Delaware County 2035* notes that municipalities often contain multiple types of landscapes and development patterns within their borders and can include multiple types of characteristics along the urban to rural gradient. Therefore, creating sharp lines between types of communities along municipal boundaries is not practically useful. Instead, *Delaware County 2035* seeks to define places by development characteristics instead of defining entire municipalities into a single category.

The Plan looked at the general nature of land uses in terms of density and age of land use and developed a community framework map. The map creates a tool that will assist municipal leaders and the public in identifying and adopting objectives, policies, and actions specific to their unique communities. The four Character Areas defined were Mature Neighborhoods, Growing Suburbs, Open Space and Greenways.

Loosely defined, activities will be carried out primarily in the County's Mature Neighborhoods in accordance with the map depicted below.



Delaware County Mature Neighborhoods

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Mature Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Mature Neighborhoods generally correspond with the County’s low- and moderate-income population. The vast majority of the County’s housing and community development activities will benefit low- and moderate-income residents, in accordance with HUD regulations. Projects with an area-wide benefit will be concentrated in those Mature Neighborhoods. Projects with direct benefit or those that provide public services will be available to all low- and moderate-income residents and thus, scattered throughout the Urban County. The County strives to provide services and improvements to its struggling communities, while employing services and policies to enable access to high opportunity areas. Taking this into consideration, the County has chosen not to identify specific target areas and will allocate the majority of its investments to the identified low- and moderate-income concentration areas. A map of low- and moderate-income concentration areas is found in the appendix.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Public Facility & Infrastructure Improvements Blight Removal
	Description	Rehabilitate and replace storm water and sanitary sewer systems; create and upgrade parks, recreation spaces, neighborhood facilities; eliminate blight necessary to eliminate a specific condition detrimental to public health and safety.
	Basis for Relative Priority	Non-Housing community development was prioritized as a high priority through analysis of the following information: 1) Review of previous five-year funding requests from Municipalities greatly exceeding the County's annual entitlement funds 2) Review of Delaware County's Open Space, Recreation and Greenway Plan 3) Public comment received during the County's citizen participation process for the previous 5 years
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
Geographic Areas Affected		

	Associated Goals	Housing Rehabilitation Production of Affordable Housing Homeownership Fair Housing, Planning and Administration
	Description	Increase and modernize the County's affordable housing stock.
	Basis for Relative Priority	Affordable housing was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed HOME ARP Plan 2) DCHA waitlist 3) Delaware County Housing Rehabilitation Program waitlist 4) Assessment of the County's housing stock including condition, cost, size and location
3	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Public Services Rapid Rehousing of Homeless Households Homeless Prevention
	Description	Provide shelter, homeless prevention, rapid rehousing, supportive services and housing assistance to homeless persons and those at risk of homelessness through a comprehensive continuum of care system that fosters self-sufficiency.
	Basis for Relative Priority	Homelessness was prioritized as a high priority through analysis of the following information: 1) Citizen participation during the County's recently completed HOME ARP Plan 2) Analysis of previous 5-year PIT count and HIC 3) Utilization of HMIS data 4) Consultation with CoC Governing Board and Homeless Services Coalition

4	Priority Need Name	Affirmatively Furthering Fair Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Fair Housing, Planning and Administration
	Description	Delaware County will continue to promote fair housing education, training and testing.
	Basis for Relative Priority	The County is dedicated to promoting fair housing choice, eliminate disparities in housing, and foster inclusive communities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The County provides rapid rehousing assistance through the ESG program which limits rental assistance to 24 months.
TBRA for Non-Homeless Special Needs	The County does not utilize entitlement or local funds for non-homeless special needs assistance.
New Unit Production	Market conditions influence development costs of new housing units, particularly affordable housing units. Market conditions have been severely impacted by the COVID pandemic increasing the cost for labor and materials for development of new residential units. In addition, the recent increase in interest rates have impacted borrowing capacity increasing potential gaps in development that are typically supported by County HOME funds. HOME funds and local Affordable Housing Funds can be used to assist in the development of new affordable housing.
Rehabilitation	The high cost of housing and challenges of maintaining an older home confirms the need for programs that aid homeowners and landlords in the rehabilitation of their properties in order to preserve the affordable housing stock in the County. The County has established an owner-occupied housing rehabilitation program to assist in the rehabilitation of existing affordable units. The program is administered through a partnership with Habitat for Humanity of Montgomery and Delaware Counties. Habitat reports that they have an interested person list of over 100 households for the Urban County. Securing funding from the State for the new Whole Home Repair Program will allow the County to rehabilitate a minimum of 80 homes between 2024 and 2026. The County is considering adding additional local funds to double the number of households rehabilitated and provide some funding to support rental rehabilitation. The County also conducts regular inspections of Housing Development Fund units to ensure they are properly maintained and not in need of rehabilitation
Acquisition, including preservation	Market conditions influencing acquisition, including preservation, include age of structure, cost of land, cost of infrastructure improvements required for development of land, and positive rate of return.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The County anticipates federal resources will be consistent with the current year to implement the priority needs during the 2023 program year and subsequent four years of the Consolidated Plan. In addition, the County will continue to utilize state and local resources to implement the priority needs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,625,334	25,000	794,892	4,445,226	14,501,336	Funding will be leveraged through the investment of local Municipal match funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,218,468	400,000	182,734	1,801,202	5,673,872	Funding will be leveraged through local Affordable Housing funds and Low-Income Housing Tax Credit resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	317,418	0	0	317,418	1,269,672	Funding will be leveraged through local Affordable Housing funds and coordination with State and Federal Funding secured by the CoC.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging other local government and private entity funding is critical to carrying out the County's housing and community development initiatives. Public improvement projects undertaken by local municipal governments are further assisted through the contribution of professional engineering services by those communities. This can represent up to 10% of the project costs. Nonprofit organizations undertaking capital improvement projects often contribute cash and/or in-kind donated services, as available.

Pennsylvania Act 152 of 2016, allows counties to raise additional revenues to be used for demolition of blighted properties by increasing the fees charged for the recording of deeds and mortgages. The authorizing legislation requires that these funds be expended for the removal of property which meets at least three of the nine criteria listed under section 5(d)(5) of the act of November 26, 2008 (P.L.1672, No.135), known as the Abandoned and Blighted Property Conservatorship Act.

Delaware County's Demolition Fund was established in 2017. This funding source has become another important local resource to assist municipal governments ability to remove blighting influences in the community. The provision of public services through the federal entitlement programs is severely constrained by the CDBG public service cap. All of the social service provider sub-recipients to the County depend on other local, state and private funding to supplement any CDBG supported services.

Multifamily housing developments financed with HOME funding often have a complex investment strategy that includes Low Income Housing Tax Credit (LIHTC) equity, the Federal Home Loan Bank, Housing Authority Capital Funds and owner equity.

Finally, in 1993, Delaware County Council enacted the Affordable Housing Fund (AHF) through the enactment of the Affordable Housing Fees Ordinance authorized by PA Act 137. The ordinance enabled the County to increase fees charged for recording deeds and mortgages and specified that additional funds generated be used for affordable housing efforts in the County.

The 25% matching requirement mandated under the HOME program is met through the below market rate loans obtained by the first-time homebuyers who participate in the Homeownership First Program. The monthly yield that is forgone, due to a reduced interest rate, when compounded over the 30-year term of the mortgage, satisfies the match obligation.

ESG activities are matched through the investment of CDBG funding and State funds. On average the match is provided by approximately 50% CDBG funding and 50% State funding.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Delaware County operates over 800 acres of parklands available to County residents for recreational purposes. Many of the parks have programming for specific populations. For example, Clayton Park offers outdoor enthusiasts a nine-hole golf course, four ballfields, shaded picnic groves, nature trails, a playground, and ample parking. Recently the County provided CDBG along with County general funds towards the reconstruction of a playground at Upland Park. Upland Park is also the home of the Redwood Community Center, a county-operated facility which provides free activities each week for hundreds of local seniors. The Redwood offers a variety of entertaining programs, including senior social dances, country line dancing, Wii bowling, weekly exercise classes and more.

In June 2021, the County announced its intention to acquire the 213-acre Don Guanella parcel in Marple Township. The future park consists of 213 acres and is home to woodlands, wetlands, grassland, and many wildlife species. The creation of a park on the Don Guanella tract is a once in a lifetime opportunity to create an open and accessible public space that will provide immediate and ongoing economic, environmental, and quality of life benefits to the Delaware County community. The site is one of Delco's largest forests. This park is an important recreational opportunity for residents in eastern Delaware County, as parks help to improve the quality of life, increase property values, attract and retain businesses, connect people with nature, create a sense of community and help our residents to engage in active healthy living. The County is currently finalizing a master plan for this new park with input from the public, landscape architects, environmental scientists, parks, and recreation planners, transportation specialists, trail and active transportation specialists, engineers, and financial and economic development professionals.

The Delaware County Council approved the Delaware County Redevelopment Authority to be the Delaware County Land Bank in 2022. Land Banks are intended to reduce blight and spur economic development by transferring properties that are vacant, abandoned, and tax delinquent back to productive use in alignment with community goals. OHCD was involved in drafting the Land Bank Policies and Procedures and expects the Land Bank to be a valuable tool for creation of affordable housing.

Delaware County owns and operates the Fair Acres Geriatric Center in Media. The facility provides safe and decent housing and 24-hour individualized care to residents who range in age from young adult to seniors. The facility is approved for operation by the Pennsylvania Department of Health and is certified for participation in the Medicare and Medicaid programs by the United States Department of Health and Human Services and the Pennsylvania Department of Public Welfare.

Discussion

It is estimated that over \$2 million in state and local funds will be expended to leverage housing and community development activities undertaken during PY 23. The County anticipates collaborating with various public and private entities in carrying out the priority needs. Additional resources may include, but are not limited to: Housing Choice Vouchers, Mainstream Vouchers, Low Income Housing Tax Credits, Historic Housing Tax Credits, HUD Continuum of Care Program Community Services Block Grant, PA Human Services Block Grant, PA Healthy Homes Initiative, Lead Based Paint Hazard Reduction Grant, PA Whole Home Repair Funding, local Affordable Housing Funds, Local Recorder of Deeds Demolition Funds and CARES Act supplemental funding.

The County has prior year funding available to support the CDBG and HOME Programs.

Prior year CDBG funding is a result of awarded projects that had excess funding after construction was complete. The funding is held in an uncommitted contingency fund to awarded projects requiring additional funding to ensure the lowest responsible bidder can be awarded the job. The Contingency fund is then utilized to support the next program year projects during creation of the Annual Action Plan.

Prior year HOME funding is a result of loan paybacks received annually from HOME funded affordable rental housing developments. The funding is reserved to be utilized for new affordable housing development. The County anticipates issuing a Request For Proposals for affordable housing development in PY 23. The prior year resources and 2023 HOME allocation set aside for affordable housing development is expected to provide gap financing for two new developments.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Office of Housing and Community Development	Government	Economic Development Homelessness Non-homeless special needs Rental neighborhood improvements public facilities public services	Jurisdiction
DELAWARE COUNTY HOUSING AUTHORITY	PHA	Homelessness Public Housing Rental	Jurisdiction
Delaware County Human Services Administration	Government	Homelessness Non-homeless special needs public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Delaware County residents are fortunate that there are great number of public, quasi-public, non-profit and private entities that provide housing and community development services serving the county. It ensures that citizens, employers and local officials have access to resources when seeking assistance. Entitlement Municipalities such as Upper Darby, Haverford Township and Chester City are served by their own community development agencies enabling them to tailor programs to address their specific needs. Over the past five years the County has also seen an increase in non-entitlement Municipalities create community and economic task forces based on the guidance in Delco 2035 to help control development within each Municipality.

However, the delivery of services in the county is complex. Without an intensive effort by all, it is impossible to craft a truly comprehensive housing and community development strategy. The current high degree of cooperation among agencies is contingent upon the commitment of each organization to work with the existing delivery framework and provide service to residents above that of any individual organization.

During the County initiated Housing Working Groups it has been discussed that the County would benefit from additional service providers in the County. It is known that with few service providers when they experience loss of staff it is challenging to continue service delivery. Loss of staff due to a shift to remote work has hit the service providers hard the past three years. The working groups have made a lot of progress incorporating agencies and non-profits that previously did not engage with the County on this discussion. Additional providers with a potential central online “dashboard” of services are planned to ensure that institutional delivery of services is streamlined and effective. The goal is to not have an individual seeking services feel they are lost in the process of delivery.

During the next five years, OHCD will continue to work with other agencies to overcome the disadvantages of the complex institutional structure by consulting with related agencies to eliminate any duplicative or unnecessary service, coordinate complementary efforts and identify any future gaps. The County anticipates working with developers, nonprofit organizations, philanthropic organizations, community and faith-based organizations to carry out the priority needs identified in SP-25. As these agencies are identified they will be included in subsequent Action Plans and CAPERS.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While not all of the services identified in the above Table 57 are specifically targeted to the homeless, all of the services are available to the homeless and those at risk of homelessness. Coordinated Entry (CE) Specialists and Case Managers (CM) in the County's CoC system work with consumers to ensure that they are connected to all appropriate services and mainstream resources.

The HMIS module utilized at CE is designed to identify the benefits that participants are or are not receiving. For all benefits, it is determined whether persons are currently receiving them, have applied, need to apply or are not eligible and/or applicable for them. After identifying what might be available and eligible to the participant, the CE Specialist and subsequent CMs include application to those benefits in the stability plans with participants. CMs also use the PA State COMPASS web-based program that helps determine eligibility for certain resources.

The County has a comprehensive, coordinated approach to providing shelter, supportive services and housing assistance to those who are homeless, or at risk of homelessness, through an extensive, CoC system that fosters self-sufficiency. The CoC encompasses prevention services, outreach, CE, day centers, emergency shelters, transitional housing, rapid rehousing and permanent housing, as well as supportive services. The CE system provides clients with access to the CoC system, an assessment of needs, housing stability planning, prioritization and referrals to both homeless and mainstream resources.

The County Homeless Services Coalition (HSC) has been working since 1991 to address the issue of homelessness. The HSC includes over 90 members representing nonprofit organizations, local government, business community, funding entities, homeless/formerly homeless individuals, as well as providers of homeless services. The HSC is the center of the County's CoC structure and serves to coordinate service delivery, identify service needs and barriers, plan service expansion, evaluate outcomes, develop gap implementation plans and provide forums for communication among service providers. The HSC has established a governing structure consistent with the HEARTH Act. The CoC Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. The Governing Board is the primary decision-making entity and consists of County staff who bring expertise on funding and regulations as well providers and consumers who bring expertise on program operations and consumer needs. The COCAT has representation from two County offices, the Office of Behavioral Health (OBH), Division of Adult & Family Services (DAFS) and OHCD. DAFS is the CoC Lead Agency and HMIS Lead Agency. These County agencies are responsible for the majority of federal, state and local funding for homeless services and meet bi-weekly to plan and coordinate CoC and HSC activities.

OHCD is a member of the Governing Board, Governing Board committees, COCAT, HSC and HSC committees. The ConPlan's homeless strategies were developed by OHCD in conjunction with these entities and are aligned with the CoC Collaborative Plan to End Homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The County's Department of Human Services (DHS) oversees the provision of services to the majority of the special need's populations identified in this document. It is an umbrella department responsible for the administration and delivery of coordinated human services through its departments and divisions that include the Office of Behavioral Health, Divisions of Mental Health, Drug and Alcohol, and Adult and Family Services, Office of Intellectual Disabilities and Children and Youth Services. DHS also coordinates with County's Office of Services for the Aging (COSA) regarding the needs of the elderly. DHS has created a continuum of care that is flexible, based on a local assessment of needs, includes multiple stakeholders input and addresses the needs of the total and unique individual. The high level of coordination and collaboration with service providers and other County departments is a definite strength.

For over 25 years, Delaware County has built a comprehensive CoC system based on locally identified needs and gaps and has a strong community dedicated to countywide collaboration for the purpose of providing the most relevant services and housing possible. We have utilized the expertise of local government offices, providers, gap analyses, PIT counts, Housing Inventory Charts, HMIS, consumer input and feedback as well as program monitoring to help build our CoC.

The CoC system for the provision of supportive services and housing assistance to the homeless and those at risk of homelessness is continually changing to better address needs and improve service delivery.

The COCAT has been meeting with HUD TA personnel to address barriers/gaps in the CE process. After recommendations are discussed with the COCAT HUD TA presents to CE stakeholders Group that meets regularly to ensure that the CE process works in the most efficient and effective way possible. The current CE document is 17 pages long and can be exhausting to persons going through housing instability. HUD TA is working with the teams to shorten the CE intake but assure all appropriate regulations are followed and all required data is captured. The stakeholders group is also investigating ways the document can be completed on a mobile device by outreach teams that encounter homeless persons.

One area of strength for our CoC has been our collaboration and commitment to the Veterans Housing Initiative. The County recently met all the federal benchmarks and was recognized by HUD, VA and USICH for effectively ending veteran homelessness in Delaware County.

While the County has been successful in creating Rapid Rehousing (RRH) programs and a significant number of RRH beds, the CoC needs to focus on decreasing the length of time in RRH programs and decreasing recidivism for RRH clients.

Another area where improvement is needed is related to data quality and the use of data to better analyze the CoC system as well as program level performance. While discharge planning policies are in place, the CoC believes that the protocols in place should be re-evaluated.

The CoC would also like to improve coordination with the entities responsible for employment and training programs in the County. Better linkages between the Delaware County Office of Workforce Development, the Delaware County Workforce Investment Board and the two Career Link service centers would improve the CoC system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome gaps in the institutional structure, OHCD will continue to coordinate and collaborate with other government, nonprofit and private sector entities to develop strategies to address the gaps.

Regarding coordination with the disability community, one of the goals of the AFH is to establish a stakeholders group which would meet at least twice per year. OHCD will work with the DHS and the DCHA to identify interested parties and then work with the stakeholders group to consider the mission/role of the group.

Regarding the CoC system, as a member of the HSC as well as the CoC Governing Board and COCAT, OHCD will continue to work collaboratively with the OBH, Division of Adult and Family Services who is the CoC and HMIS Lead Agency.

As mentioned above, the CoC is finalizing a PHC which is a web-based program that manages a “by name” prioritized list for those who need permanent housing. During the CE process, the HMIS, with the VI SPDAT incorporated, produces a score that indicates the likely housing path for those who are literally homeless. The HMIS will send an automatic referral to the PHC. The PHC and HMIS are interconnected and therefore assessment information is carried forward with the referral. The PHC will prioritize households and determine eligibility for housing programs. This will streamline the process for accessing permanent housing by creating a completely integrated system.

To improve outcomes in the CoC’s RRH programs, the CoC intends to provide training and support to RRH CM’s so that the provision of CM services is focused more on accessing housing and maintaining that housing. Some of the training anticipated to be provided is in the area of progressive engagement, strength-based case management and motivational interviewing. The CoC also intends to fund “housing navigators” that can support clients in identifying appropriate housing units and reduce the time it takes from acceptance into a RRH program to the date of move-in to a housing unit. The “housing navigators” will be responsible for landlord outreach and the development of a network of landlords willing to collaborate with the CoC funded housing programs.

To improve the effectiveness of programs and allocate our CoC resources most effectively, the CoC will be updating our Data Quality Plan and focusing on ways to better address system and program evaluation and performance outcomes. This will be key to assessing the effectiveness of the CoC system as well as individual CoC programs as we continue to modify the CoC system to serve more effectively the homeless and those at risk of homelessness.

Regarding discharge planning, it is the CoC’s intent to re-evaluate the current policies and procedures and to work collaboratively with the systems of care to update protocols if necessary and focus on creating the best possible housing solutions for persons exiting those systems of care. Better coordination between the CoC and the other systems of care is critical to ensure positive discharge outcomes.

Order	Goal Name	Start	End	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility & Infrastructure Improvements	2023	2027	Non-Housing Community Development	Mature Neighborhoods	Non-Housing Community Development	CDBG: \$11,836,562	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150000 Persons Assisted
2	Public Services	2023	2027	Homeless Non-Housing Community Development		Homelessness	CDBG: \$2,635,000 ESG: \$891,025	Homeless Person Overnight Shelter: 3000 Persons Assisted
3	Rapid Rehousing of Homeless Households	2023	2027			Homelessness	ESG: \$357,900	Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted
4	Homeless Prevention	2023	2027	Affordable Housing Homeless		Homelessness	ESG: \$219,165	Homelessness Prevention: 300 Persons Assisted
5	Housing Rehabilitation	2023	2027	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: \$400,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
6	Production of Affordable Housing	2023	2027	Affordable Housing		Affordable Housing	HOME: \$5,225,074	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit
7	Homeownership	2023	2027	Affordable Housing		Affordable Housing	HOME: \$1,650,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
8	Blight Removal	2023	2027	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$450,000	Other: 3 Other
9	Fair Housing, Planning and Administration	2023	2027	Planning, administration, and fair housing		Affordable Housing Affirmatively Furthering Fair Housing	CDBG: \$3,625,000 HOME: \$600,000 ESG: \$119,000	Other: 15 Other

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facility & Infrastructure Improvements
	Goal Description	Improve existing and support new infrastructure; Support improvements to or construction of new public facilities.
2	Goal Name	Public Services
	Goal Description	Shelter and services to homeless persons, services for low- and moderate-income youth and families, affordable housing and non-housing community development services.
3	Goal Name	Rapid Rehousing of Homeless Households
	Goal Description	The provision of rent assistance and stabilization services to quickly re-house persons meeting HUD's definition of homelessness.
4	Goal Name	Homeless Prevention
	Goal Description	Provide housing assistance and stabilization services for households at risk of homelessness and in need of temporary assistance to obtain and/or retain housing.
5	Goal Name	Housing Rehabilitation
	Goal Description	Improve the existing housing stock for low- and moderate-income households including remediation of lead paint hazards.
6	Goal Name	Production of Affordable Housing
	Goal Description	Expand the supply of affordable, decent rental and owner housing stock.
7	Goal Name	Homeownership
	Goal Description	Expand homeownership among low/moderate income households.
8	Goal Name	Blight Removal
	Goal Description	Community revitalization through removal of blight and historic preservation.
9	Goal Name	Fair Housing, Planning and Administration
	Goal Description	Support planning and administration of housing and community development goals. Provide fair housing education, support and testing.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is anticipated that the following families will be assisted with affordable renter housing as defined in 24 CFR 92.252 and affordable homeownership housing as defined in 24 CFR 92.254 from 2023 - 2027:

RENTERS:

Income (% MFI) Number Assisted

- 0-30% 0
- 31-50% 25
- 51-80% 0

OWNERS:

Income (% MFI) Number Assisted

- 0-30% 0
- 31-50% 25
- 51-80% 53
- The County does not anticipate utilizing Housing Trust Funds for rental housing as defined in 24 CFR 93.302 or homeownership as defined in 24 CFR 93.304.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

DCHA is not required to increase the number of accessible units in its portfolio by a Section 504 voluntary compliance agreement.

Activities to Increase Resident Involvements

DCHA encourages residents to participate in self-sufficiency programs including, but not limited to, job readiness or job training while not employed; training programs through local One-Stop Career Centers, Workforce Investment Boards (local entities administered through the U.S. Department of Labor), or other training providers; higher education; apprenticeships; reading, financial and/or computer literacy classes; English as a second language and/or English proficiency classes; budgeting and credit counseling.

DCHA encourages residents to participate in the homeownership program. During the COVID-19 pandemic the homeownership program was paused. Recent discussions during the County facilitated Housing Working Groups that include DCHA indicate DCHA is expected to restart the program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

DCHA is not designated as “troubled” therefore a plan is not required.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Land use planning laws in Pennsylvania leave Counties without regulatory authority over the development of municipal land use planning, subdivision and land development ordinances. Local governments enact and enforce zoning and land use regulations that control the development of private land through use, density and design regulations. These regulations have a tremendous effect on a community's housing supply and housing affordability.

The County is a built out urban area with little land available for development of affordable housing. The County leadership and residents have placed an emphasis on preserving open space with the little land that is undeveloped. The cost of land acquisition and rising construction material and labor costs contribute to a less than desirable market for developers of affordable housing. In addition, there is a public perception that affordable housing will reduce home values of surrounding neighbors. The County Housing working groups are strategizing to reduce this incorrect assumption.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The County is using feedback and recommendations from the Housing Working Groups for Homeless, Renter, and Homeowner populations to guide strategies to reduce barriers to affordable housing. In response to rising house prices and inflation and to expand access to homeowner housing, the County recently increased the available assistance to first-time homebuyers to up to \$10,000 for down-payment and closing costs. Additionally, in conjunction with the Commerce Department, OHCD initiated an Act 135 Land Trust to rehabilitate blighting vacant residential properties and increase affordable homeownership opportunities.

OHCD has also consulted with the Delaware County Redevelopment Authority, County Treasurer and Solicitors on the creation of a Land Bank for Delaware County intended to reduce blight and spur economic development by transferring properties that are vacant, abandoned, and tax delinquent back to productive use in alignment with community goals. OHCD consultation included recommendations of how the land bank could be used to assist non-profit and for-profit developers' construction affordable housing. OHCD will be consulted when properties are available to the land bank to determine if they have potential as affordable housing.

Although the County is relegated to an advisory role in the land development process, the Delaware County Planning Department (DCPD) promotes policy change at the local level to create a regulatory environment more conducive to the development of affordable housing. The DCPD conducts subdivision and land development plan review and advises municipalities against using language and term definitions that may prove to be unduly restrictive. DCPD evaluates all ordinances reviewed are evaluated for compliance with the Fair Housing Act of 1988. The DCPD is an active participant on the County's Working Housing Taskforces for Homeless, Renter and Homeowner populations.

The County requires all CDBG applicants to identify any fair housing complaint allegations in the previous 12 months. Allegations and municipal responses are considered when applications are reviewed for funding. Delaware County partners with the Housing Equality Center of Pennsylvania (HECP) to provide fair housing compliance training for local officials, municipal staff and public service employees. OHCD and HECP host a mandatory Fair Housing Municipal Compliance Training for all CDBG subrecipients each year.

OHCD and HECP distributes fair housing materials to Housing Development Fund multi-family rental properties including the Fair Housing Guide for Consumers, Fair Housing Guide for Landlords and Property Managers, Know Your Rights as a Renter, and Fair Housing Guide to Reasonable Accommodations and Modifications. Additionally, OHCD and HECP host a Fair Housing for Landlords and Property Managers virtual training each year.

Tenant selection procedures are reviewed for all HOME-funded multi-family rental developments to ensure that affordable housing units are being advertised to those least likely to apply.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CoC system has a proven history of outreach services to the homeless. There are 2 providers of outreach, in addition to the outreach worker from the Veterans Administration and the Mobile Crisis Team that are on the streets trying to engage the unsheltered homeless. The CoC manages an outreach protocol that includes an “access” phone line and a process for dispatching outreach teams to locations when the public calls to seek assistance with observed persons on the street. The providers also respond to requests from the County, social service organizations, hospitals and law enforcement that have identified a homeless person. Also, the HSC has an Outreach and Crisis Response Committee that includes formerly homeless persons and regularly coordinates joint outreach. To help track outreach the HMIS system records street outreach and tracks homeless persons who refuse to provide identifying information.

SAMHSA Projects for Assistance in Transition from Homelessness (PATH) funds are utilized by 2 CoC providers to deliver outreach and supportive services for homeless people with serious mental illness (SMI).

As part of the CoC priority to serve veterans and with assistance from the COCAT, 2 nonprofit homeless service providers have received funds through the Supportive Services for Veteran Families (SSVF) Program. One component of the program is extensive outreach to veterans.

The CoC is addressing a high concentration of unsheltered homeless at a large transportation center by joining forces with bordering city departments, transit police and outreach. Outreach challenges will be conducted to identify and engage the unsheltered homeless. This activity will be deployed in the future to prepare for seasonal fluctuations. The goal is to engage the homeless to obtain CE assessments, enter shelter or day programs and begin the process of a Housing Stability Plan.

The CoC uses several tools to assist with outreach efforts. A Survival Guide to Homeless Services is published annually by the HSC, which was designed as a foldable card for homeless, lists places that they can go to receive shelter, prepared meals, clothing, behavioral health care, medical care, housing, government and legal services etc. Multiple copies of this guide are distributed during outreach and to all public libraries, school districts, municipalities, hospitals, law enforcement agencies, elected officials and social service agencies. A shortened laminated version of the Guide is also distributed during street outreach encounters.

Also, of importance to note is the involvement of law enforcement. Twice a year, the Delaware County Office of Behavioral Health (OBH) conducts a Crisis Intervention Training (CIT) for police and first-responders. One of the training modules addresses homeless services and outreach to the unsheltered homeless. The goal of this training is to improve coordination with local police and first-responders, to provide them with the resources and tools needed to respond effectively to the homeless they encounter on the street and connect them to the appropriate resources. To date, over 500 police and first-responders have been trained.

During the past ConPlan period the HSC established the Delcohomelesservices.org providing resources for County residents experiencing a housing crisis. It includes resources found in the guide and information on how to obtain valuable identification resources. The website is updated often to ensure that information is current.

To ensure persons with lived experience are accurately represented in the CoC the County is advertising for additional members with lived experience to join. A living wage is offered to ensure they have the technological capability and resources for transportation and childcare if needed. Increasing representation of those with lived experience will assure the needs of those experiencing homeless are met.

Addressing the emergency and transitional housing needs of homeless persons

The County's CoC has implemented a CE system that is a decentralized coordinated system with four entry/access points located in areas of high need. The CoC operates under a "No Wrong Door" model with access locations and methods available to assure coverage is countywide. In addition, CE can be completed via telephone and on a mobile basis. There are 6 CE Specialists funded under three organizations that represent a team of specialists providing assessment services. The goals of CE are to:

- 1) Respond to housing crises by providing a low barrier, person centered, county-wide entry process that is fair and allows equal access to housing assistance and homeless prevention resources
- 2) Utilize the same assessment approach and decision-making processes to help people resolve their housing crises and become stably housed as quickly as possible
- 3) Ensure that people with the most severe service needs and levels of vulnerability are prioritized for housing and homeless assistance
- 4) Develop a Housing Stability Plan that identifies housing barriers, is inclusive of individual needs and includes client chosen referrals, linkages to services, housing assistance and financial stability resources
- 5) Divert persons from shelter whenever possible

The CE system has 4 components: *Access, Assessment, Prioritization and Referral*. Phased assessments are used to determine vulnerability and service level needs. Initial assessments, using triage questions and the Service Prioritization Decision Assistance Tool (VI SPDAT), help determine the housing status of the households and the housing path needed to become stable. For those households who are homeless, timely assessment of needs, housing barriers, income potential, vulnerability, housing assistance program eligibility, mainstream resource needs, and other service needs result in the development of a housing stability plan that outlines the best possible path and programming for that household to be permanently and stably housed as quickly as possible. After prioritizing the neediest households, referrals to services and housing are completed.

For those who are referred to emergency shelter (ES) or transitional housing (TH), intensive case management services that are housing-focused and person-centered are provided. The clients and case managers at ES and TH programs build upon the Housing Stability Plan developed at CE. The more comprehensive SPDAT is completed after ES or TH placement. Critical support services such as life skills, money management, parenting, mental health services, D&A services, and employment and training are provided, utilizing a myriad of Federal, State and local funding, to improve participant's ability to achieve self-sufficiency.

Both CDBG and ESG funds are allocated to the operation and provision of services at four ES programs in the County. Annually, Delaware County intends to provide approximately \$178,000 in ESG and \$452,000 in CDBG funds for operation and provision of services at four ES in the County.

Activities include the following:

- 1) Provision of shelter and support services for homeless individuals through Cobbs Creek Housing Services, Inc. at its Life Center of Eastern Delaware County shelter in Upper Darby Township
- 2) Provision of shelter and support services for homeless individuals and families through the Wesley House Community Corp. at its Wesley House Shelter in Chester City
- 3) Provision of shelter and support services for domestic violence victims through the Domestic Abuse Project, Inc
- 4) Provision of shelter and support services for homeless individuals with mental illness through the Mental Health Partnership

Additionally, local AHF resources in the amount of approximately \$430,000 will be provided annually to OBH and their nonprofit sub-recipients to support an array of McKinney CoC funded programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County has placed a priority on assisting homeless households in making the transition to permanent housing (PH) and self-sufficiency and has shown continued progress in this priority. The CE system is helping to reduce the length of time persons experience homelessness through the timely assessment and development of housing stability plans, identifying the most appropriate housing placement and moving homeless persons into an array of Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) programs. Many critical support services such as housing-focused and person-centered case management, life skills, money management, parenting, and employment training are provided to improve participant's ability to achieve self-sufficiency. HMIS data is used to evaluate the average length of stay (LOS) at each shelter and the COCAT is working closely with shelter providers to plan and implement additional specific protocols to focus on housing first principles and reduce LOS. The CoC has been reallocating funds to support new RRH and PSH Initiatives as well as applying for new RRH and PSH projects whenever possible to increase affordable housing for homeless households. The majority of new PSH projects have been dedicated and/or targeted to the chronically homeless. In addition to CoC funded RRH and PSH programs, County ESG funds are also targeted to RRH and are used to assist homeless persons in becoming stably housed as quickly as possible.

The CoC has adopted the order of prioritization outlined in HUD's Notice CPD-16-11. The CoC has finalized a Permanent Housing Clearinghouse (PHC) which is a web-based program that manages the "by name" prioritized list for those who need PSH and RRH placement. During the CE process, the HMIS, with the VI SPDAT incorporated, produces a score that indicates the likely housing path for those who are literally homeless. The HMIS will send an automatic referral to the PHC. The PHC and HMIS are interconnected and therefore assessment information is carried forward with the referral. This will streamline the process for accessing PH.

The County has been very involved with the Veterans Housing Initiative which includes maintaining and managing a master list of homeless veterans. The County continues to meet all the federal benchmarks and was recognized by HUD and the USICH for ending veteran homelessness in the County. The CoC will continue to operate the SSVF Program and provide both RRH and Homeless Prevention services to vets. VASH Vouchers through the DCHA will also be used whenever available.

A Transition Age Youth (TAY) Collaborative that includes representatives from the mental health, foster care and juvenile justice systems as well as youth providers including those who serve LGBT youth has been created. The Collaborative Leadership Team and the TAY Homeless Task Force has developed a strategy to end youth homelessness. As part of that strategy, a new TAY Bridge to PH Program was developed and is currently operational. The Collaborative will continue to implement the strategy developed to end youth homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Delaware County has policies and protocols in place to ensure that persons being discharged from publicly funded institutions or systems of care are released to an appropriate setting and any necessary services are in place. The County's CoC discharge policies for the following systems: Foster Care, Health Care, Mental Health Care and Corrections are included in the Appendix.

Reducing the number of persons becoming homeless is a priority for our CoC. The CoC CE system helps to reduce the number of homeless persons entering the homeless system by preventing homelessness via intake, assessment, diversion, housing counseling and emergency financial assistance. Homeless providers will continue to offer diversion strategies, increase landlord mediation efforts, adhere to the Emergency Shelter service priority guidelines, ensure that all possible housing resources are utilized before households are placed in shelter and will offer short-term interventions with family and friends.

County ESG funds are allocated to homeless prevention activities and will be utilized to provide rental assistance for rental arrears, financial assistance for move-in costs, case management and connections to appropriate resources. The State funded Human Services Block Grant (HSBG) Program, SSVF and Federal Emergency Management Agency (FEMA) also provide funding for homeless prevention activities. These programs will help very low-income households avoid becoming homeless.

The County has commenced coordination with the Public Defender's office to meet monthly and discuss potential clients being dismissed from correctional facilities. These meetings are vital to ensure that upcoming releases are provided proper services to ensure that they are stably housed.

OHCD will continue to coordinate with other government, nonprofit and private sector entities to develop and implement services to meet the needs of homeless persons and persons at risk of homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead based paint screening is completed in all County HUD funded housing activities including the Homeownership First program, Owner Occupied Housing Rehabilitation Deferred Loan Program and assistance provided for homeless prevention and rapid rehousing clients.

Participants in the Homeownership First program are provided the EPA pamphlet Protect Your Family from Lead in Your Home and are required to acknowledge receipt of the pamphlet. Prior to the purchase of a home, residences are inspected by a certified independent inspector using HUD's Housing Quality Standards inspection form. For all properties built prior to 1978, the inspector verifies all painted surfaces are free of deteriorated paint. If defective paint surfaces are identified, the property is no longer considered eligible for purchase via the Homeownership First Program. The only exception is when the defective paint surfaces are localized in one small area (less than 2 square feet within the unit and less than 20 square feet on exterior surfaces) and the seller agrees, at their expense, to have that area tested for lead-based paint by a certified lead-based paint inspector or risk assessor. If the paint is determined to contain no lead or an amount of lead below the HUD prescribed levels, then the seller may, at their expense, repair the defective paint surfaces prior to settlement. A re-inspection of the property shall be conducted prior to settlement to ensure that any and all HQS failing items, including defective paint surfaces, are properly corrected.

The Housing Rehabilitation Program provides up to \$25,000 for major systems repairs. For repairs of \$5,000 or less, all painted surfaces disturbed are tested for lead-based paint. Repairs between \$5,000 and \$25,000 require a state certified professional complete a Lead Inspection/Lead Risk assessment for the entire property. In either case, a qualified lead hazard control contractor performs the abatement. At the conclusion of all rehabilitation activities, a clearance test is performed by a state certified professional to ensure acceptable dust clearance levels in each room where work was performed. All participants in the rehabilitation program are provided the EPA pamphlet The Lead-Safe Guide to Renovate Right and required to acknowledge receipt at time of application.

Homeless prevention and rapid rehousing clients are provided the EPA pamphlet Protect Your Family from Lead in Your Home and are required to acknowledge receipt of the pamphlet. Prior to assistance being provided for housing, a HUD certified visual assessor is required to perform a lead-based paint visual inspection for units constructed before 1978 when a child under the age of 6 will be living in the unit. The only exception is if the unit is a zero-bedroom or SRO sized unit. The lead-based paint visual inspection is conducted using the HUD ESG Lead Screening Worksheet which dictates that all deteriorated paint identified during the visual assessment must be repaired prior to clearing the unit for assistance. If the area of deteriorated paint exceeds the de minimum levels outlined in the worksheet, the area must be stabilized utilizing safe work practices and pass a clearance inspection by a state certified lead professional prior to the provision of housing assistance.

In 2020 the County was successful in receiving a \$1,000,000 Lead Hazard Control Grant to remediate lead paint hazards in 35 residences. To date the County has made 31 homes lead free and is in the process of providing services for an additional 5 residences. The County recently secured a \$150,000 grant from the Pennsylvania Department of Health to provide lead abatement for a minimum of 6 additional homes. The County plans to apply for another Lead Hazard Control Grant when available in 2024 to ensure lead abatement activities will continue through the period of this ConPlan.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the ACS, 82% of Delaware County homes were built in 1979 or earlier. Since lead hazards are more prominent in older housing, the County does not target resources to a particular neighborhood when over 80% of the housing stock has the potential of containing lead paint.

The recent creation of the Delaware County Health Department has given the County additional access to the extent of lead hazards in the County. In 2021, a total of 294 children had an Elevated Blood Lead Level (EBLL) in Delaware County. An elevated blood lead level is defined at this time as one venous test $\geq 3.5 \mu\text{g}/\text{dL}$, or two capillary tests $\geq 3.5 \mu\text{g}/\text{dL}$, within 12 weeks of each other.

Similar to other areas of Pennsylvania, this is based on limited numbers of children being tested. Less than 20% of children in Delaware County have had their blood lead tested in the past. Black and Hispanic children are disproportionately poisoned because they are more likely to live in older properties with deteriorated lead-based paint. Black or Hispanic children are found to have lead poisoning six times more than Caucasian children.

How are the actions listed above integrated into housing policies and procedures?

The Homeownership First, Owner Occupied Housing Rehabilitation Program and homeless prevention and rapid rehousing programs are all governed by written operating procedures, detailed above. Actions to address Lead Based Paint Hazards are included in the written procedures.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty is a function of income, which is related to education, job training and employment. Delaware County is committed to addressing the needs of its citizens who live at or below the poverty level and has designated the Community Action Agency of Delaware County, Inc. (CAADC) as its official anti-poverty agency. CAADC provides a range of programs designed to keep persons out of poverty and assist them should they fall into poverty.

CAADC assists economically disadvantaged individuals in their efforts to establish economic self-sufficiency. The agency has been providing employment opportunities and related supportive services to eligible residents of Delaware County since 1980. The primary goal of these programs is to ensure the successful transition of participants into the workforce and to establish a successful career path. The Agency contracts with the PA Department of Human Services to operate the Work Ready Program for TANF recipients in Delaware County. The program's goal is to remediate participants' barriers to employment and prepare them for job search, placement, and retention through work experience and job readiness training. Through case management services and daily job readiness instruction, participants can alleviate employment barriers and improve their ability to obtain and maintain employment.

In partnership with Boeing, CAADC also operates the Veteran Employment Program for unemployed or underemployed Delaware County Veterans. Through local business collaborations and using a career pathways approach, Veterans are linked to a Paid Work Experience with the end goal of full-time employment. Participating Veterans receive job readiness and financial literacy counseling, the opportunity to gain knowledge and develop new skills, work experience and employment with a living wage.

CAADC offers two programs that operate under the Workforce Innovation and Opportunity Act through the Delaware County Office of Workforce Development. The Pharmacy Technician Training Program offers case management, barrier remediation, mentorship, job readiness and life skills training, financial literacy, leadership development opportunities, supportive services, and comprehensive guidance. Program participants take the preparation course at Delaware County Community College for the Pharmacy Technician Certification Board (PTCB) exam, complete an externship at an approved pharmacy, and receive job placement and retention services. The second program, the Building Trades Training Program, offers case management, barrier remediation, mentorship, job readiness training, financial literacy, leadership development opportunities, supportive services, and comprehensive guidance to all participants. Program participants take certificate classes at Delaware Technical Community College. Participants have a paid work experience with building trades contractors and receive job placement and retention services.

In 2016 the Foundation for Delaware County was established. In seven short years the Foundation has awarded more than \$9 million in grants, scholarships, and charitable support. Additionally, they have established community health programs have provided direct supportive services for more than 10,000 clients each year. Recently the Foundation established the Housing Opportunities Program for Equity (HOPE) providing housing policy advocacy, case management, placement, tenant rights education, financial literacy, referral services, and direct financial relief. The HOPE Program is the lead agency directing the County Rental Housing Working Group.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Annually, approximately 15% of Community Development Block Grant funds are allocated for public service activities, benefiting low- and moderate-income people, many of which are living below poverty level. These activities include emergency shelter, youth education and training, case management services, and other human services.

The County also commits local Affordable Housing funds to many programs reducing poverty. Up to 15 programs in the CoC are funded with AHF and provide the County with a match for most of the CoC allocation. The County also provides an AHF grant to Legal Aid of Southeastern PA to provide legal services for families below 80% AMI. Currently Legal Aid has been focusing on landlord tenant eviction cases as the Emergency Rental Assistance Program has concluded.

The County is also investigating a program to tackle the issue of homeownership tangled titles. The County expects with the commencement of the Whole Home Repair Program many residents may be unaware of title issues. If a program can be established to provide clear title for low- and moderate-income homeowners, we can begin to establish generational wealth and lift families out of poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

OHCD is responsible for ensuring all activities are carried out in compliance with federal and local regulations and in accordance with regulations 24 CFR 570.501(b); 24 CFR 578.81 and 24 CFR 92.504. To accomplish this, OHCD follows procedures outlined in the established CDBG Subrecipient Monitoring Plan and Housing Development Fund Compliance Manual.

For HOME funded rental projects, staff annually collects property records and conducts tenant file reviews to ensure compliance. Inspections are based on a sufficient sample of units, using the higher number of either: 10% of all rental units in a project or 20% of the HOME units in a project. For projects with 1 to 4 units, all HOME units are inspected. OHCD reserves the right to perform additional inspections if a property shows indications that units are not maintained in compliance with UPCS, UCC and local building codes. Properties that have documented levels of outstanding maintenance in previous years may be exempt from inspection.

The non-profit agencies administering the HOME and locally funded Homeownership First Program are monitored for compliance with HOME program regulations and the County's Program requirements. Monitoring includes review/approval of invoices, client affordability analysis, Settlement Statements, and quarterly and annual reports. Administrative, financial and client files are examined at on-site monitoring visits.

To ensure that all CDBG funded activities are implemented in accordance with Federal regulations, staff conducts on-site and in-house desk monitoring. Each grant recipient is required to adhere to standard operational steps and establish and maintain administrative, financial and individual case/project files. ESG and CDBG funded public service activity progress is monitored by review of Direct Services Clientele Reports. Sub-recipients (SR) complete and submit reports on a quarterly and annual basis using data collected in HMIS when appropriate. Staff conducts biennial monitoring visits for each sub-grantee. The objectives of an on-site monitoring visit are to ensure SR has carried out the program as described in the SR Agreement; SR is in compliance with applicable CDBG, ESG and County requirements; SR has a continuing capacity to carry out the approved projects in a timely manner; and allow OHCD to provide technical assistance in specific program areas.

OHCD performs routine reviews of public facility and improvement projects by requiring SR to seek approval at varying stages of implementation, including, but not limited to project set up, bid advertisement, contract award, construction, project close-out and reporting of accomplishments. The bid package includes an MBE/WBE/Section 3 directory. This directory is a required part of each public facility and improvement bid package and contractors are requested to use it when subcontractors are needed. The County has contracted with a firm to complete a disparity study examining MBE, WBE, disadvantaged and Section 3 contractors' participation in County funded projects. Information from this analysis will provide an update to the existing directory to ensure compliance with the Section 3 Rule. In addition, staff monitors individual projects and overall program performance through maintenance of project files, IDIS, HMIS and the OHCD Management Information System, review of IPA Audits and administration of a project close-out survey to CDBG sub-recipients.

OHCD partners with a fair housing agency to monitor the progress of metrics and milestones the County established to ensure compliance with the directive to Affirmatively Further Fair Housing. The agency provides educational materials and technical assistance to County and local government officials, housing professionals, homebuyers and renters.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The County anticipates federal resources will be consistent with the current year to implement the priority needs during the 2023 program year and subsequent four years of the Consolidated Plan. In addition, the County will continue to utilize state and local resources to implement the priority needs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,625,334	25,000	794,892	4,445,226	Funding will be leveraged through the investment of local Municipal match funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,218,468	400,000	182,734	1,801,202	Funding will be leveraged through local Affordable Housing funds and Low-Income Housing Tax Credit resources.
						5,673,872	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	317,418	0	0	317,418	1,269,672	Funding will be leveraged through local Affordable Housing funds and coordination with State and Federal Funding secured by the CoC.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging other local government and private entity funding is critical to carrying out the County's housing and community development initiatives. Public improvement projects undertaken by local municipal governments are further assisted through the contribution of professional engineering services by those communities. This can represent up to 10% of the project costs. Nonprofit organizations undertaking capital improvement projects often contribute cash and/or in-kind donated services, as available.

Pennsylvania Act 152 of 2016, allows counties to raise additional revenues to be used for demolition of blighted properties by increasing the fees charged for the recording of deeds and mortgages. The authorizing legislation requires that these funds be expended for the removal of property which meets at least three of the nine criteria listed under section 5(d)(5) of the act of November 26, 2008 (P.L.1672, No.135), known as the Abandoned and Blighted Property Conservatorship Act.

Delaware County's Demolition Fund was established in 2017. This funding source has become another important local resource to assist municipal governments ability to remove blighting influences in the community. The provision of public services through the federal entitlement programs is severely constrained by the CDBG public service cap. All of the social service provider sub-recipients to the County depend on other local, state and private funding to supplement any CDBG supported services.

Multifamily housing developments financed with HOME funding often have a complex investment strategy that includes Low Income Housing Tax Credit (LIHTC) equity, the Federal Home Loan Bank, Housing Authority Capital Funds and owner equity.

Finally, in 1993, Delaware County Council enacted the Affordable Housing Fund (AHF) through the enactment of the Affordable Housing Fees Ordinance authorized by PA Act 137. The ordinance enabled the County to increase fees charged for recording deeds and mortgages and specified that additional funds generated be used for affordable housing efforts in the County.

The 25% matching requirement mandated under the HOME program is met through the below market rate loans obtained by the first-time homebuyers who participate in the Homeownership First Program. The monthly yield that is forgone, due to a reduced interest rate, when compounded over the 30-year term of the mortgage, satisfies the match obligation.

ESG activities are matched through the investment of CDBG funding and State funds. On average the match is provided by approximately 50% CDBG funding and 50% State funding.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Delaware County operates over 800 acres of parklands available to County residents for recreational purposes. Many of the parks have programming for specific populations. For example, Clayton Park offers outdoor enthusiasts a nine-hole golf course, four ballfields, shaded picnic groves, nature trails, a playground, and ample parking. Recently the County provided CDBG along with County general funds towards the reconstruction of a playground at Upland Park. Upland Park is also the home of the Redwood Community Center, a county-operated facility which provides free activities each week for hundreds of local seniors. The Redwood offers a variety of entertaining programs, including senior social dances, country line dancing, Wii bowling, weekly exercise classes and more.

In June 2021, the County announced its intention to acquire the 213-acre Don Guanella parcel in Marple Township. The future park consists of 213 acres and is home to woodlands, wetlands, grassland, and many wildlife species. The creation of a park on the Don Guanella tract is a once in a lifetime opportunity to create an open and accessible public space that will provide immediate and ongoing economic, environmental, and quality of life benefits to the Delaware County community. The site is one of Delco's largest forests. This park is an important recreational opportunity for residents in eastern Delaware County, as parks help to improve the quality of life, increase property values, attract and retain businesses, connect people with nature, create a sense of community and help our residents to engage in active healthy living. The County is currently finalizing a master plan for this new park with input from the public, landscape architects, environmental scientists, parks, and recreation planners, transportation specialists, trail and active transportation specialists, engineers, and financial and economic development professionals.

The Delaware County Council approved the Delaware County Redevelopment Authority to be the Delaware County Land Bank in 2022. Land Banks are intended to reduce blight and spur economic development by transferring properties that are vacant, abandoned, and tax delinquent back to productive use in alignment with community goals. OHCD was involved in drafting the Land Bank Policies and Procedures and expects the Land Bank to be a valuable tool for creation of affordable housing.

Delaware County owns and operates the Fair Acres Geriatric Center in Media. The facility provides safe and decent housing and 24-hour individualized care to residents who range in age from young adult to seniors. The facility is approved for operation by the Pennsylvania Department of Health and is certified for participation in the Medicare and Medicaid programs by the United States Department of Health and Human Services and the Pennsylvania Department of Public Welfare.

Discussion

It is estimated that over \$2 million in state and local funds will be expended to leverage housing and community development activities undertaken during PY 23. The County anticipates collaborating with various public and private entities in carrying out the priority needs. Additional resources may include, but are not limited to: Housing Choice Vouchers, Mainstream Vouchers, Low Income Housing Tax Credits, Historic Housing Tax Credits, HUD Continuum of Care Program Community Services Block Grant, PA Human Services Block Grant, PA Healthy Homes Initiative, Lead Based Paint Hazard Reduction Grant, PA Whole Home Repair Funding, local Affordable Housing Funds, Local Recorder of Deeds Demolition Funds and CARES Act supplemental funding.

The County has prior year funding available to support the CDBG and HOME Programs.

Prior year CDBG funding is a result of awarded projects that had excess funding after construction was complete. The funding is held in an uncommitted contingency fund to awarded projects requiring additional funding to ensure the lowest responsible bidder can be awarded the job. The Contingency fund is then utilized to support the next program year projects during creation of the Annual Action Plan.

Prior year HOME funding is a result of loan paybacks received annually from HOME funded affordable rental housing developments. The funding is reserved to be utilized for new affordable housing development. The County anticipates issuing a Request For Proposals for affordable housing development in PY 23. The prior year resources and 2023 HOME allocation set aside for affordable housing development is expected to provide gap financing for two new developments.

Order	Goal Name	Start	End	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility & Infrastructure Improvements	2023	2027	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$2,674,623	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 38,000 Persons Assisted
2	Public Services	2023	2027	Homeless Non-Housing Community Development		Non-Housing Community Development Homelessness	CDBG: \$527,000 ESG: \$178,205	Public service activities other than Low/Moderate Income Benefit: 75 Persons Assisted Homeless Person Overnight Shelter: 400 Persons Assisted
3	Rapid Rehousing of Homeless Households	2023	2027			Affordable Housing Homelessness	ESG: \$46,165	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
4	Homeless Prevention	2023	2027	Affordable Housing Homeless		Affordable Housing Homelessness	ESG: \$69,248	Homelessness Prevention: 80 Persons Assisted
6	Production of Affordable Housing	2023	2027	Affordable Housing		Affordable Housing	HOME: \$1,351,202	Rental units constructed: 10 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit
7	Homeownership	2023	2027	Affordable Housing		Affordable Housing Homelessness	HOME: \$330,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
8	Blight Removal	2023	2027	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$232,000	Other: 2 Other
9	Fair Housing, Planning and Administration	2023	2027	Planning, administration and fair housing		Non-Housing Community Development Affordable Housing Homelessness Affirmatively Furthering Fair Housing	CDBG: \$722,000 HOME: \$120,000 ESG: \$23,800	Other: 3 Other

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information, Goal Descriptions

Table 55 – Goals Summary

1	Goal Name	Public Facility & Infrastructure Improvements
	Description	Improvements are intended to improve the quality of life for residents of low- and moderate-income neighborhoods through public infrastructure and facilities improvements.
2	Goal Name	Public Services
	Description	Shelter and services for the homeless, those faced with homelessness and abused spouses and their children. Services for empowering youth, strengthening families and building healthier communities.
3	Goal Name	Rapid Rehousing of Homeless Households
	Description	Assistance to help those who are experiencing homelessness be quickly re-housed and stabilized into permanent housing.
4	Goal Name	Homeless Prevention
	Description	Homeless prevention will provide financial assistance and services to prevent individuals and families from becoming homeless.
6	Goal Name	Production of Affordable Housing
	Description	Production of affordable housing units includes increasing the supply of affordable rental units and the availability of affordable owner-occupied housing. Goal may be achieved through rehabilitation or new construction.
7	Goal Name	Homeownership
	Description	The Homeownership First program provides counseling, down payment and closing cost assistance to qualifying first-time homebuyers to improve access to affordable owner-occupied housing.
8	Goal Name	Blight Removal
	Description	Improvements to two (2) structures eligible for the National Register of Historic Places to arrest a blighting influence and ensure the structures are safe for the general public.
9	Goal Name	Fair Housing, Planning and Administration
	Description	Planning activities include comprehensive plans, historic preservation planning, community development plans, functional plans and other professional studies. Fair housing efforts include education, testing and sharing information to ensure protected classes have access to fair housing choice. Administration cost associated with undertaking the CDBG, HOME and ESG Programs

Projects

AP-35 Projects – 91.220(d)

Introduction

The County has planned the following activities for PY 23 Federal Funds:

CDBG

Public Facilities and Infrastructure - \$2,961,226 (includes \$286,603 in contingency for project cost overruns)

Anti-Blight - \$232,000

Public Services \$527,000

Planning/Fair Housing \$213,000

Administration \$512,000

HOME

Affordable Housing Development \$1,351,202

Homeownership \$330,000

Administration \$120,000

ESG

Emergency Shelter \$178,205

Homeless Prevention and Rapid Rehousing \$115,413

Administration \$23,800

No ESG funds are budgeted for street outreach.

See AP-38 for detail on projects the County plans to undertake during PY 23 to address priority needs identified in the 2023-2027 ConPlan.

Individual project locations and funding amounts are identified in the "Final Activity List" in the Appendix.

Projects

#	Project Name	#	Project Name
1	Public Facilities and Infrastructure	5	Public Services
2	Anti-Blight Activities	6	Affordable Housing Development
3	Planning/Fair Housing	7	Homeownership
4	Administration	8	ESG23 Delaware County

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The PY 23 Action Plan is the first year of the Strategic Plan outlined in the 2023-2027 ConPlan. The projects identified in this Action Plan work towards addressing the goals established in the 2023 - 2027 ConPlan.

Public facility and infrastructure projects will provide much needed improvements to the low- and moderate-income neighborhoods that align with the identified mature suburbs. This will allow local funding to be used for County wide initiatives. Requests for public facility and improvement projects exceeded the available funding by 300%. All requests for public services were awarded within the service cap. The County will continue to explore alternate funding sources to address underserved needs not met by this plan.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Facilities and Infrastructure
	Target Area	Mature Neighborhoods
	Goals Supported	Public Facility & Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$2,961,226
	Description	Improvements and development of public infrastructure and facilities benefiting Low- and moderate-income neighborhoods.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	38,505 Low- and moderate-income persons
	Location Description	Activities will benefit low- and moderate-income persons in Chester Township, Colwyn Borough, Darby Borough, Darby Township, Eddystone Borough, Lansdowne Borough, Lower Chichester Township, Marcus Hook Borough, Millbourne Borough, Nether Providence Township, Ridley park Borough, Ridley Township, Sharon Hill Borough, Trainer Borough, Upland Borough and Upper Chichester Township.
	Planned Activities	Park Improvements, Sanitary Sewer Rehabilitation, Storm Sewer Rehabilitation, Streetscape Improvements, Street Resurfacing and Pedestrian Improvements. In addition, funding will support improvements to a local library and Community Center.
2	Project Name	Anti-Blight Activities
	Target Area	Mature Neighborhoods
	Goals Supported	Blight Removal
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$232,000
	Description	Arrest or elimination of blighting influences detrimental to health and public safety of local residents through historic preservation.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Two Buildings open to the public will be made safe for visitors.
	Location Description	East Winona Avenue, Norwood 100 Lincoln Avenue, Prospect Park
	Planned Activities	Historic Preservation of one National Register listed and National Register eligible structures.
3	Project Name	Planning/Fair Housing
	Target Area	
	Goals Supported	Fair Housing, Planning and Administration
	Needs Addressed	Non-Housing Community Development Affordable Housing Homelessness Affirmatively Furthering Fair Housing
	Funding	CDBG: \$213,000
	Description	Planning Activities and fair housing education services.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Two (2) agencies
	Location Description	Countywide
	Planned Activities	Planning Activities include comprehensive, community development, functional, zoning and historic preservation. Fair housing activities include training, education and testing.
4	Project Name	Administration
	Target Area	

	<p>Public Facility & Infrastructure Improvements Public Services Rapid Rehousing of Homeless Households Homeless Prevention Production of Affordable Housing Homeownership Blight Removal Fair Housing, Planning and Administration</p>	
Needs Addressed	<p>Non-Housing Community Development Affordable Housing Homelessness Affirmatively Furthering Fair Housing</p>	
Funding	<p>CDBG: \$512,000 HOME: \$120,000</p>	
Description	Administration of federal entitlement programs.	
Target Date	6/30/2024	
Estimate the number and type of families that will benefit from the proposed activities	One (1) Agency	
Location Description	2 West Baltimore Avenue, Suite 202, Media, PA 19063	
Planned Activities	Program(s) Administration	
Project Name	Public Services	
Target Area		
Goals Supported	<p>Public Services Rapid Rehousing of Homeless Households Homeless Prevention</p>	
Needs Addressed	<p>Non-Housing Community Development Homelessness</p>	
Funding	CDBG: \$527,000	

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Description	Shelter and services to support homeless persons, affordable housing and non-housing community development.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	Estimate the number and type of families that will benefit from the proposed activities 400 homeless persons will be provided overnight shelter. 75 low- and-moderate income persons will be provided non-housing services.
Location Description	Countywide
Planned Activities	<ul style="list-style-type: none"> • Emergency shelter operations for single adults and families - \$384,000 • Emergency shelter operations for survivors of domestic violence and their children - \$68,000 • Academic improvement, socio-emotional well-being, increased financial literacy and workforce readiness training for youth and families - \$75,000
6 Project Name	Affordable Housing Development
Target Area	
Goals Supported	Production of Affordable Housing Homeownership
Needs Addressed	Affordable Housing Affirmatively Furthering Fair Housing
Funding	HOME: \$1,351,202
Description	Production of affordable rental and/or homeowner housing through new construction or rehabilitation activities.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	CHDO funding will provide affordable housing for one household at or below 80% MFI. Additional HOME funding will be provided to a yet to be determined developer through and RFP process for development of 5 affordable rental housing units.
Location Description	Location Description Locations are to be determined.
Planned Activities	CHDO creation of affordable housing - \$183,000 Creation of affordable rental housing - \$1,168,202

7	Project Name	Homeownership
	Target Area	
	Goals Supported	Homeownership Fair Housing, Planning and Administration
	Needs Addressed	Affordable Housing Affirmatively Furthering Fair Housing
	Funding	HOME: \$330,000
	Description	The Homeownership First Program provides counseling, down payment and closing cost assistance to qualified first-time homebuyers through HUD certified Housing Counseling Agencies.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities Fifteen (15) low- and-moderate income that will benefit from the proposed activities	Estimate the number and type of families that will benefit from the proposed activities Fifteen (15) low- and-moderate income households.
	Location Description	Location Description Urban County
	Planned Activities	Counseling, down-payment and closing cost assistance to qualified first-time homebuyers.

8	Project Name	ESG23 Delaware County
	Target Area	
	Goals Supported	Public Services Rapid Rehousing of Homeless Households Homeless Prevention Fair Housing, Planning and Administration
	Needs Addressed	Homelessness Affirmatively Furthering Fair Housing
	Funding	ESG: \$317,418
	Description	Assisting people to quickly regain stability in permanent housing after experiencing a financial crisis and/or homelessness. A percentage of Delaware County's grant may be used for traditional homeless activities such as essential services and shelter operations.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	15 homeless persons through rapid-rehousing 100 homeless persons through prevention services
	Location Description	6310 Market Street, Upper Darby 1414 Meetinghouse Road, Upper Chichester
	Planned Activities	Emergency Shelter Operations - \$178,205 Homeless Prevention and Rapid Rehousing - \$115,413 Program Administration - \$23,800

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The development of geographic priorities for investing housing and community development dollars was informed by the County's Comprehensive Plan Delaware County 2035. Delaware County 2035 notes that municipalities often contain multiple types of landscapes and development patterns within their borders and can include multiple types of characteristics along the urban to rural gradient. Therefore, creating sharp lines between types of communities along municipal boundaries is not practically useful. Instead, Delaware County 2035 seeks to define places by four development characteristics instead of defining entire municipalities into a single category:

1. Mature Neighborhoods
2. Growing Suburbs
3. Open Space
4. Greenways.

The HUD identified low- and moderate-income areas, areas of low income and minority concentration generally overlay with the identified Mature Neighborhoods.

Considering that the mature neighborhoods include all low- and moderate-income service area's all funding that meets the National Objective of benefiting a Low- and moderate-income service area will benefit a mature neighborhood. The two additional Slum/Blight projects proposed this year also will benefit the mature neighborhoods.

Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County continues to remain committed to improving low- and-moderate income residential neighborhoods which are generally found in the built-out mature neighborhoods identified in Delco 2035. These neighborhoods have older infrastructure which is prone to fail or be in need of repair. Mature neighborhoods have also experienced population and business loss as the Western areas of the County become more developed. These losses have reduced tax base in the mature neighborhood municipalities providing less local funding for replacement of aging infrastructure. As a result, CDBG funding requests for infrastructure improvements greatly exceed available funding. In PY 23, over 100% of the CDBG funds directed towards public facility and infrastructure improvements are located within the mature neighborhoods.

Discussion

The need for improvements in the Mature Neighborhoods was established in Delaware County 2035. Completion of and public participation during the 2023-2027 ConPlan confirmed the need for investments in these areas to stabilize and spur economic development in these predominately low- and moderate-income neighborhoods. Although public service activities are available to all residents of the County, the offices are primarily located in the Mature Neighborhoods to provide access to the most vulnerable population.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will continue to use local and federal funding to expand and improve affordable housing options for low- and moderate-income households and to preserve and increase the number of affordable owner and renter housing units. Affordable housing goals include:

- Expand homeownership through first-time homebuyer counseling and financial assistance.
- Preserve existing housing by providing assistance to low- and moderate-income homeowners through the State funded Whole Home Repair Program.
- Create healthy homes by identifying and remediating harmful lead-based paint in the County’s older housing stock.
- Expand affordable rental housing by providing assistance to non-profit and for-profit developers to construct new multi-family rental housing, particularly to address the needs of seniors and persons with disabilities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	16
Special-Needs	0
Total	16

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	1
Acquisition of Existing Units	15
Total	26

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The Homeownership First Program will provide counseling and financial assistance for fifteen (15) first-time low- and-moderate income homebuyers in PY 23. The County experienced reduced participation in the Homeownership First program during the COVID pandemic due to the competitive housing market.

Due to limited supply and an increase in mortgage interest rates, the sale price of existing homes was more than the average first time buyer could afford. In response, during PY 22, to the current competitive housing market and rising home prices, the maximum assistance available through the Homeownership First Program increased from \$5,000 to \$10,000. The County has seen an increase in participation during the first half of 2022 and recently held a Homeownership Fair to increase awareness of the Program.

One (1) homeowner unit will be rehabilitated and sold to an eligible household at or below 80% MFI.

The County is preparing to issue an RFP for construction of affordable rental units. Although it is unlikely the units will be complete by the end of the Program year the County is estimating production 10 units with PY 23 HOME funds for affordable housing development.

Five (5) owner-occupied and/or rental units will receive lead remediation through the Lead Hazard Reduction Program in PY 23. These clients are not reflected in the Table 9 or Table 10 above.

AP-60 Public Housing – 91.220(h)

Introduction

OHCD and DCHA have a long history of collaboration providing affordable housing for the County's low-income residents. The County often provides HOME funding for public private partnerships to create or modernize affordable housing. The County also provides assistance, when requested, towards supportive housing programs offered by DCHA.

OHCD has also collaborated with the Chester Housing Authority (CHA) to provide affordable housing options for the County's low-income residents. During PY 22 we completed a project in the Borough of Yeadon providing 44 rental units for residents 60% or below MFI. The project includes seven HOME Assisted units and twelve units will be assisted with CHA project-based vouchers.

Actions planned during the next year to address the needs to public housing

In PY 23 DCHA continues to plan for the demolition and reconstruction of the 46-unit Greenhill Apartments complex in Sharon Hill Borough. DCHA is reviewing developer RFP's received in PY 22. DCHA has also planned to replace windows and doors in the remaining original senior apartment buildings at the recently developed Kinder Park Community. These improvements will provide existing residents the energy efficiency standards consistent with the newly constructed 96-unit senior building.

DCHA and CHA are reviewing options to apply for additional funding through HUD's Mainstream Voucher Program, if available. The vouchers will be available to support and enable persons transitioning out of institutional or segregated settings, person at risk of institutionalization and other persons with special needs living independently in the community. Any applications will be supported by OHCD and Human Services.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

DCHA property managers encourage resident organizations to take a proactive role in their respective communities. Programs are offered in gardening, nutrition, exercise, budgeting and credit; trips and educational seminars are also offered. DCHA holds meetings for all Resident Organization Officers to discuss various topics concerning DCHA and the development and implementation of comprehensive plans. DCHA offers a Family Self-Sufficiency (FSS) Program to current participants of the Housing Choice Voucher Program and Public Housing programs. Any adult member of the household may sign up and participants receive assistance from the FSS Coordinator who helps identify goals, needs and any problems. Upon employment or an increase in earnings, participants are provided a free savings account which becomes available upon successful completion of the participant's goals. It can be used towards a down payment to purchase a home, education or any worthwhile investment in the participants future.

The CHA encourages residents of its public housing communities to organize community groups to become more involved in housing management. Neighborhood crime watch groups are encouraged and assistance is needed to ensure the safety of residents. Additionally, the PHA schedules regular meetings at public housing sites to discuss needs and concerns. The CHA also offers numerous community programs focusing on improving resident's health, nutrition, family support, education and vocational skills.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Neither DCHA nor CHA is designated as troubled.

Discussion

DCHA and CHA are both participants in the County Rental Housing Working Groups. OHCD will continue to explore collaboration efforts with DCHA and CHA. During PY 22 OHCD and DCHA completed the redevelopment of the Kinder Park Community resulting in the demolition of 156 existing substandard units to make way 154 new units, a modern community center and the development of the new senior facility. DCHA is shifting focus to rehabilitate existing smaller communities to ensure that all residents of public housing reside in modern energy efficient units.

OHCD has had discussions with CHA on partnering on a new development providing approximately 15 affordable rental family units. CHA is reviewing potential plans with an architect and is planning to have a proposal when the County issues an RFP for development of affordable rental properties detailed in the County's HOME-ARP Plan.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Delaware County has a comprehensive, coordinated approach to providing shelter, supportive services and housing assistance to those who are homeless, or threatened with homelessness, through an extensive, countywide Continuum of Care (CoC) system that fosters self-sufficiency. The continuum encompasses prevention services, outreach, coordinated entry, 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 addiction, physical and mental disabilities, as well as victims of domestic violence and veterans.

The Delaware County Homeless Services Coalition (HSC) has been working since 1991 to address the problem of homelessness in the County. The Coalition has grown to include 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. As part of the HSC's efforts to develop a coordinated CoC for homeless families and individuals, the HSC established a governing structure consistent with the requirements of the HEARTH Act. The CoC Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. The COCAT has representation from two County offices, the Office of Behavioral Health (OBH) and OHCD. The Division of Adult and Family Services (DAFS), Division of Mental Health and Division of Drug and Alcohol fall under the OBH umbrella. DAFS is the CoC Lead Agency and HMIS Lead Agency.

OHCD has an integral role in the CoC as a member of the CoC Governing Board, Governing Board committees, COCAT, HSC and HSC committees. The Consolidated Plan (CP) homeless strategies were developed by OHCD in conjunction w/ these entities and thus are aligned w/ the CoC Collaborative Plan to End Homelessness. The CP goals addressing homelessness are:

- 1) Affordable Housing
- 2) Rapid Rehousing
- 3) Homeless Prevention
- 4) Public Services.

In PY 23, Delaware County will continue to provide support of its established CoC system to address the needs of homeless persons. This year, the County, through OHCD, will provide \$431,000 in local County Affordable Housing Funds (AHF) to operate McKinney COC programs critical to the delivery of housing and services to the County's most vulnerable residents. In addition, \$452,000 in CDBG and \$178,205 in ESG funds are allocated to operation and essential services at four emergency shelters. ESG funds in the amount of \$115,413 are allocated to HP and RRH activities.

The County, through OBH DAFS, provides rental assistance to approximately 60 households with HIV/AIDS. OBH also allocates approximately \$50,000 annually to support HP activities for households at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's CoC system has a strong & long history of providing outreach services to the County's homeless population. Two years ago, the County added to our outreach efforts by funding a new seven-member multi-disciplinary Outreach and Engagement Team. The Team includes a team leader, four outreach specialists and two peer certified specialists. Two-member field teams are deployed on a daily and nightly basis to assigned geographic locations and/or specific unsheltered individuals. The County will be issuing an RFP for this service during PY 23 to be in compliance with our administrative code.

The CoC manages an outreach protocol that includes an "access" phone line & a process for dispatching outreach teams to locations when the public calls to seek assistance with observed persons on the street. The providers also respond to requests from the County, social service organizations, hospitals & law enforcement that have identified a homeless person who is without shelter & resources. Also, the Homeless Services Coalition (HSC) has an Outreach Committee that includes formerly homeless persons & regularly coordinates joint outreach, including the January PIT Count. To help track outreach encounters, the County's HMIS system is capable of recording street outreach encounters & tracking homeless persons who refuse to provide identifying information.

SAMHSA Projects for Assistance in Transition from Homelessness (PATH) funds are utilized by one CoC provider to deliver outreach & supportive services for people with serious mental illness (SMI) experiencing homelessness on the streets & in shelters.

As part of the County's CoC priority to serve veterans, one nonprofit homeless service provider receives funds through the Supportive Services for Veteran Families (SSVF) Program. One component of the program is outreach & engagement to veterans. This is in addition to the outreach worker from the Veterans Administration.

The CoC uses several tools to assist with outreach efforts. One tool the outreach workers utilize is the County's Survival Guide to Homeless Services that is published annually by the HSC. The Guide, which was designed as a foldable card for homeless consumers, lists places that people can go to receive CE assessments, shelter, prepared meals, clothing, behavioral health care, medical care, housing, government & legal services etc. Multiple copies of this guide are distributed during outreach & to all public libraries, school districts, municipalities, hospitals, law enforcement agencies, elected officials & social service agencies in the County.

Also of importance to note is the involvement of the law enforcement community. Twice a year, OBH conducts a Crisis Intervention Training (CIT) for police & 1st responders. One of the training modules addresses homeless services & outreach to the unsheltered homeless. The goal of this training is to improve coordination with local police & 1st responders, to provide them with the resources & tools needed to respond effectively to the homeless they encounter on the street & connect them to the appropriate resources. Needs of those persons engaged through outreach are identified via assessments that occur through the Coordinated Entry (CE) system which is described below.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County's CoC has implemented a CE system that is a decentralized coordinated system with four entry/access points located in areas of high need. The CoC operates under a "No Wrong Door" model with access locations & methods available to assure coverage is countywide. In addition, CE can be completed via telephone & on a mobile basis. There are 6 CE Specialists funded under three organizations that represent a team of specialists who provide assessment services. The goals of CE are to:

- 1) respond to housing crises by providing a low barrier, person centered, county-wide entry process that is fair & allows equal access to housing assistance & homeless prevention resources
- 2) utilize the same assessment approach & decision-making processes to help people resolve their housing crises & become stably housed as quickly as possible
- 3) ensure that people with the most severe service needs & levels of vulnerability are prioritized for housing & homeless assistance
- 4) develop a Housing Stability Plan that identifies housing barriers, is inclusive of individual needs & includes client chosen referrals, linkages to services, housing assistance & financial stability resources
- 5) divert persons from shelter whenever possible.

The CE system has 4 components:

- 1) Access
- 2) Assessment
- 3) Prioritization
- 4) Referral

Phased assessments are used to determine vulnerability & service level needs. Initial assessments, using triage questions & the Service Prioritization Decision Assistance Tool (VI SPDAT), help determine the housing status of the households & the housing path needed to become stable. For those households who are homeless, timely assessment of needs, housing barriers, income potential, vulnerability, housing assistance program eligibility, mainstream resource needs, & other service needs result in the development of a housing stability plan that outlines the best possible path & programming for that household to be permanently & stably housed as quickly as possible. After prioritizing the neediest households, referrals to services & housing are completed.

For those who are referred to emergency shelter (ES) or transitional housing (TH), intensive case management services that are housing focused & person centered are provided. The clients & case managers at ES & TH programs continue to build upon the Housing Stability Plan developed at CE. The more comprehensive SPDAT is completed after ES or TH placement. Critical support services such as life skills, money management, parenting, mental health services, D&A services, employment & training, etc. are provided, utilizing a myriad of Federal, State & local funding, to improve participants ability to achieve self-sufficiency.

Both CDBG & ESG funds are allocated to the operation & provision of services at four ES programs in the County. In PY 23, Delaware County intends to provide approximately \$178,205 in ESG & \$452,000 in CDBG funds to the provision of shelter & support services for the homeless at the Life Center of Eastern Delaware County shelter, the Wesley House Shelter, and Breaking Bread Shelter the Domestic Abuse Project of Delaware County's shelter. CDBG-CV funding was allocated towards the establishment of Breaking Bread Center in PY 21, and the shelter is currently operating as a temporary emergency shelter.

Additionally, in PY 23, local AHF resources in the amount of \$431,000 will be provided to OBH & their nonprofit subrecipients to support an array of McKinney CoC funded programs

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Delaware County has placed a priority on assisting the homeless in making the transition to permanent housing (PH) & self-sufficiency & has shown continued progress in advancing this priority. The CE system helps to reduce the length of time persons' experience homelessness through the timely assessment & development of housing stability plans, identifying the most appropriate housing placement & moving homeless persons into an array of Rapid Rehousing (RRH) & Permanent Supportive Housing (PSH) programs. Many critical support services such as housing focused & person-centered case management, life skills, money management, parenting, employment/training etc. are provided to improve participants ability to achieve self-sufficiency. HMIS data is used to evaluate the average length of stay (LOS) at each shelter.

The CoC has been proactive in reallocating funds for new RRH & PSH Initiatives & in applying for new RRH & PSH projects to increase the availability of & access to affordable housing for homeless households. The majority of new PSH projects have been dedicated &/or targeted to the chronically homeless. County ESG funds are also targeted to RRH & are used to assist homeless persons in becoming stably housed as quickly as possible. Approximately \$45,000 in PY 23 ESG funds will be used for point in time RRH.

The CoC has adopted the order of prioritization guidance on prioritizing PSH beds based on length of time homeless & the severity of service needs/levels of vulnerability. The CoC has implemented a Permanent Housing Clearinghouse (PHC) that manages the "by name" prioritized list for those who need PSH & RRH placement. During the CE process, the HMIS, with the VI SPDAT incorporated, produces a score that indicates the likely housing path for those who are literally homeless. The HMIS sends an automatic referral to the PHC. The PHC & HMIS are interconnected & therefore assessment information is carried forward with the referral. This streamlines the process for accessing PH.

The County has been very involved with the Veterans Housing Initiative which includes maintaining & managing a master list of homeless veterans. Delaware County recently met all the federal benchmarks & was recognized by HUD & the USICH for ending veteran homelessness in the County. The CoC will continue to operate the SSVF Program & provide both RRH & Homeless Prevention services to vets. VASH Vouchers through the DCHA will also be used whenever available.

As part of the strategy to end youth homelessness, a Transition Age Youth Bridge to PH Program was developed & is currently operational. Also, DCHA and the Chester Housing Authority along with the County's Office of Children & Youth Services will continue to apply for vouchers through the Foster Youth Initiative. During PY 22 CHA was awarded and placed 15 vouchers for youth ages 18-24 years old who have exited the foster care system.

Another priority area for the CoC is to reduce homeless recidivism by providing ample PH solutions to at risk populations & to provide tracking & follow up services to those who become stably housed. Case managers (CM) utilize the Prepared Renters Education Program (PREP) to provide clients with a thorough understanding of the fundamentals of renting & maintaining housing. CMs counsel their clients on what to do should they become unstable & provide households that are discharged to PH with a "Don't Wait Until It's Too Late" brochure outlining where to turn in case their housing became unstable. Last year, 95% of persons entering PSH programs stayed for at least 6 months.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Delaware County has policies & protocols in place to ensure that persons being discharged from publicly funded institutions or systems of care are released to an appropriate setting & any necessary services are in place. Attached are the County's CoC discharge policies for the following systems: Foster Care, Health Care, Mental Health Care & Corrections.

Reducing the number of persons becoming homeless is a priority for our CoC. The CoC CE system helps to reduce the number of homeless persons entering the homeless system by preventing homelessness via intake, assessment, diversion, housing counseling & emergency financial assistance. Homeless providers will continue to offer diversion strategies, increase landlord mediation efforts, adhere to the Emergency Shelter service priority guidelines, ensure that all possible housing resources are utilized before households are placed in shelter & will offer short-term interventions with family & friends.

Over \$69,000 in PY 23 County ESG funds are allocated to homeless prevention activities & will be utilized to provide rental assistance for rental arrears, financial assistance for move-in costs, case management & connections to appropriate resources. The State funded Human Services Block Grant (HSBG) Program; SSVF & Federal Emergency Management Agency (FEMA) also provide funding for homeless prevention activities. These programs will help very low-income households avoid becoming homeless.

Discussion

OHCD will continue to coordinate with other government, nonprofit & private sector entities to develop & implement services to meet the needs of persons at risk of homelessness, homeless persons & special needs populations.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In 2023, Delaware County convened Housing Working Groups to assess issues related to housing for Homeless, Renter, and Homeowner populations. Participants from housing-related County departments, non-profit partners, municipalities, major employers, elected officials and interested persons and organizations meet monthly to participate in a planning process to identify housing barriers, needs and goals. It is anticipated that by the end of the year, actionable goals will be identified to guide affordable housing development and access to housing resources.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

OHCD has consulted with the Delaware County Redevelopment Authority, County Treasurer and various Solicitors on the creation of a Land Bank for Delaware County intended to reduce blight and spur economic development by transferring properties that are vacant, abandoned, and tax delinquent back to productive use in alignment with community goals. The Land Bank will acquire properties in municipalities where the municipality and the school district(s) have entered into an Intergovernmental Cooperation Agreement (“ICA”) with the Land Bank. Under the terms of the ICA, the municipality and the applicable school district(s) shall: (1) agree to forgive, exonerate, and release all real estate tax liens and any other liens, claims, or charges arising in favor of the municipality and school district(s) on any property acquired by the Land Bank at all times while such property remains in the possession of the Land Bank; and (2) agree that, for a period of five years after a property is conveyed by the Land Bank to a taxpaying owner, one half (1/2) of any real estate taxes collected on the property shall accrue to the benefit of the Land Bank. The Land Bank reserves the right to acquire property in the absence of an ICA with the municipality and/or school district where the property is located. Establishment of a land bank will reduce the tax burden affecting vacant properties and could provide more affordable acquisition costs to developers of affordable housing.

OHCD consultation included recommendations of how the land bank could be used to assist non-profit and for-profit developers’ construction affordable housing. OHCD will be consulted when properties are available to the land bank to determine if they have potential as affordable housing.

Although the County is relegated to an advisory role in the land development process, the Delaware County Planning Department (DCPD) promotes policy change at the local level to create a regulatory environment more conducive to the development of affordable housing. The DCPD conducts subdivision and land development plan review and advises municipalities against using language and term definitions that may prove to be unduly restrictive. DCPD evaluates all ordinances reviewed are evaluated for compliance with the Fair Housing Act of 1988. The DCPD is an active participant on the County’s Working Housing Taskforces for Homeless, Renter and Homeowner populations.

Some municipalities in Delaware County are more amenable to working with the County to support the development of affordable housing units, resulting in a concentration of County-funded affordable housing in certain communities. In addition, there is a public perception that affordable housing will reduce home values of surrounding neighbors. The County Housing working groups are strategizing to reduce this incorrect assumption.

Delaware County contracts with the Housing Equality Center of Pennsylvania (HECP) to provide technical assistance and education to staff members and partners regarding fair housing compliance, convene quarterly meetings of the Delaware County Fair Housing Task Force, prepare and distribute fair housing materials and facilitate testing to document illegal housing discrimination.

Discussion:

Delaware County addresses barriers to affordable housing by increasing the amount and quality of affordable rental and homeowner housing options, providing homeowner assistance programs, making physical condition and infrastructure improvements, conducting municipal guidance and development reviews, and furthering fair housing education and support.

To improve fair housing knowledge and awareness, OHCD asks CDBG applicants to report any fair housing complaints in the previous 12 months. Applicants for PY 23 noted zero (0) complaints from County constituents. Furthering the County's commitment to fair housing, applicants awarded PY 23 CDBG funds will be required to attend an OHCD-approved fair housing training during the Program Year. Failure to comply will be noted during future application reviews for CDBG funds.

OHCD in collaboration with DCPD continue to proactively educate and work to minimize the chance that municipalities are enacting code and zoning regulations and practices that limit resident access to affordable housing.

Although the County's approved Assessment of Fair Housing 2018 -2022 is now expired the County is prepared to provide an updated document when HUD releases guidance on the preparation of such document.

AP-85 Other Actions – 91.220(k)

Introduction:

The County will continue to collaborate with multiple local organizations and applicable County offices to provide healthy affordable housing and services for residents of Delaware County. The County has designated CAADC as the official anti-poverty agency. Most recently the County has entered into partnerships with Children First (formerly, Public Citizens for Children and Youth) and Habitat for Humanity of Delaware and Montgomery County to continue its efforts in protecting safe and affordable housing. In addition, OHCD has commenced a collaborative effort with the newly established Delaware County Health Department to ensure that children with elevated lead blood levels are referred to our Lead Hazard Reduction Program. Together with these partners the County will work to eliminate lead paint hazards in the County and reduce the number of poverty-level families through the multiple programs outlined below

Actions planned to address obstacles to meeting underserved needs

In February of 2023, the County in partnership with over 50 community stakeholders established the Hosing Working Group to address the critical issue of safe and affordable housing for all Delaware County residents. The group was divided into three categories:

- 1) The unhoused population in Delaware County
- 2) Rapid Rehousing (Rental Housing)
- 3) Affordable Housing (Homeownership)

Since February, the subcommittees have met monthly to discuss the top 3 barriers/gaps in the associated system and propose 3 measurable directives the County could initiate to overcome those barriers over the next 5 years. OHCD staff participate in all 3 subcommittees and discussion from the forums informed the analysis in the ConPlan and this Annual Action Plans.

Although Delaware County foreclosure rates are down from the prior year according to RealtyTrac data, Delaware County foreclosures still exceed Pennsylvania and the National percentage of units by area. The County will continue to support Legal Aid of Southeastern PA (LASP) with local funds to help address this issue. LASP provides legal advice, negotiation and brief services to low- and moderate-income residents through a toll-free hotline. This hotline will continue to provide residents with free legal advice to avoid foreclosure, homeless prevention and other legal issues affecting homeownership.

With the reduction of foreclosures and end of the County's Emergency Rental Assistance Program (ERAP) LASP has seen an increase in calls relating to eviction prevention. Knowing that the ERAP was coming to an end the County provided CDBG-CV funds to the Affordable Housing Centers of PA, a certified HUD Housing Counseling Agency, to provide eviction diversion assistance.

OHCD in coordination with the newly established Diversity Equity and Inclusion Officer, Purchasing Department, Public Works Department, Commerce Center and County Executive Director have created a task force to increase participation of minority, women-owned, veteran-owned and Section 3 contractors and vendors in County funded projects. The task force proposed the County hire a consultant to review procurement over the past 5 years and propose solutions to increase participation and target outreach to historically disenfranchised contractors and vendors.

Actions planned to foster and maintain affordable housing

The HOME affordability period will expire for three developments during the next three years. The expiration will affect a total of 188 total units including 40 HOME assisted units. The units expiring include 148 senior units and 40 units available with no age restrictions. The 40 unrestricted units are managed by the County's anti-poverty agency and expected to remain affordable. The County will encourage the management of the other 148 senior units to keep them at an affordable rent. The County does not expect the units will be lost from the affordable housing portfolio.

The County currently has a surplus of unused HOME funds from prior years as well as local AHF funding that can be directed towards development of affordable housing. In 2022 the County also dedicated \$750,000 in HOME-ARP towards construction of affordable housing that serves the qualifying populations. The County is planning to issue an RFP for proposals to develop affordable housing. The previous five years the County provided funding for 231 senior affordable rental apartments. During the recent Housing Working groups and planning for the HOME-ARP and ConPlan the County was informed of a need for additional affordable rental housing. Prioritization for family housing is expected as part of the RFP.

The County Office of Human Services has created a housing locator position they are actively recruiting. The position will work with local landlords to increase participation in DCHA voucher programs as well as ESG funded homeless prevention and rapid rehousing. Increasing landlord participation, especially in high opportunity areas, in the programs will ensure that affordable rental housing can be found in a timely fashion. Increased landlord participation will also decrease time spent by case managers on each client allowing new clients to move into the programs faster.

Actions planned to reduce lead-based paint hazards

Lead-based paint education, screening and remediation is provided in all County HUD funded housing activities including the Homeownership First Program, Housing Rehabilitation Program (HRP), CHDO activities and assistance provided for homeless prevention and rapid-rehousing clients. Participants in all programs are provided with the EPA pamphlet Protect Your Family from Lead and each participating property built prior to 1978 undergoes a Lead Inspection/Risk Assessment by a certified professional to determine the presence of lead-based paint hazards. Lead remediation is completed by certified professionals and a lead paint clearance is obtained at HRP and CHDO properties. Properties purchased using Homeownership First assistance or where assistance is being provided for homeless prevention/rapid re-housing, have inspections completed by a certified independent inspector to verify all painted surfaces are free of deteriorated paint. If defective paint surfaces are identified, the property is no longer considered eligible for purchase. In the case of homeless prevention/rapid-rehousing, the lead-based paint visual inspection is conducted using the HUD ESG Lead Screening Worksheet which dictates that all deteriorated paint identified during the visual assessment must be repaired prior to clearing the unit for assistance. If the area of deteriorated paint exceeds the de minimum levels outlined in the worksheet, the area must be stabilized utilizing safe work practices and pass a clearance inspection by a State-certified lead professional prior to the provision of housing assistance.

In 2020 Delaware County significantly increased its efforts to reduce lead-based paint hazards through a Lead Hazard Reduction Grant from the OLHCHH in the amount of \$1,000,000. The program launched with a goal of remediating lead hazards in at least 35 homes over a 42-month period. OHCD has made 25 units lead free with the goal of remediating another 5-10 units in PY 23 prior to the expiration of the grant. The grant program is open to any homeowner, landlord or renter in the County with children under 6 and meeting the eligibility criteria. The County is also an active participant in the Delaware County Lead Coalition for the last four years, a congregate task force of public service offices, agencies and advocated dedicated to educating families on the dangers of lead paint and advocating for change in lead paint laws. The Coalition is hosted by Children First, a partner of the County assisting with outreach for the lead remediation program. OHCD with the support of the Lead Coalition has been awarded an additional \$150,000 to ensure that the Lead Hazard Reduction Program can continue until the County a new OLHCHH Notice of Funding Availability is announced.

Finally, the County provides local AHF and technical support to CAADC to support the Healthy Homes Initiative. Under this initiative, the program provides lead paint remediation for the homes of low- and moderate-income households with children under the age of six.

Actions planned to reduce the number of poverty-level families

Efforts to reduce the number of poverty-level families requires investment in quality affordable housing, transportation and social services. CAADC provides workforce development through multiple programs. The Work Ready Program helps participants to remediate barriers to employment and prepare them for job search, placement, and retention through work experience and job readiness training. Case management services and job readiness instruction helps participants alleviate employment barriers and improves their ability to obtain and maintain employment. The Veteran Employment Program provides job readiness training and financial literacy training towards the goal of full-time employment with participating businesses. The Pharmacy Technician Training Program offers case management, barrier remediation, mentorship, job readiness and life skills training, financial literacy, leadership development opportunities, supportive services, and comprehensive guidance. Program participants take a preparation course at Delaware County Community College for the Pharmacy Technician Certification Board exam, complete an externship at an approved pharmacy, and receive job placement and retention service.

In PY 23, the County will again award CDBG funding to the Making a Change Group. The funding will provide operations support for the Connected Visions Programs. Connected Visions is a youth development and mentoring program that strives to break the cycle of poverty for low- and-moderate income families. During PY 21 the County awarded CDBG-CV funds to multiple non-profits agencies to reduce poverty level families. The following projects are ongoing and will work towards reducing poverty-level families in PY 23.

SHARE Food Program: CDBG-CV funding provided for the acquisition of a newly formed Delaware County central food bank distribution center. Rehabilitation was delayed due to contractor and supply issues associated with the COVID pandemic. SHARE has awarded a contractor for rehabilitation and the food bank is expected to be fully rehabilitated during PY 23.

Chester Community Improvement Project: CDBG-CV funding will continue to support credit and budget counseling to low- and-moderate income households by a HUD certified housing counseling agency. Additional efforts to sustain affordable housing and social services for poverty-level families are thoroughly detailed throughout this Plan

Actions planned to develop institutional structure

OHCD will continue to promote consistency with the ConPlan through collaboration with several agencies. Delaware County Planning Department (DCPD), responsible for the DelCo 2035 County Comprehensive Plan, reviews local zoning, subdivision and land development plans and ordinances to ensure they are consistent with planning objectives identified in Delco 2035 and are compliant with fair housing laws. Department of Human Services (DHS) is responsible for the behavioral health, drug and alcohol services, and assistance to individuals with intellectual disabilities and HIV/AIDS populations. OHCD will continue to collaborate with DHS to ensure that the ConPlan and Human Services Plans are consistent. OHCD will work collaboratively with related agencies to ensure housing and community development goals are met. They include, but are not limited to, the County Office of Services for the Aging (COSA), the County Office of Workforce Development, Delaware County Commerce Center, Delaware County Redevelopment Authority, Delaware County Public Defender's Office, Delaware County Public Works, Delaware County Veteran's Affairs and The Delaware County Diversity Equity and Inclusion Officer.

Actions planned to enhance coordination between public and private housing and social service agencies

OHCD will continue participation with the Countywide Continuum of Care (CoC) for homeless individuals and families. As a member of the CoC Governing Board and the CoC Advisory Team (CoCAT), OHCD staff ensures that grants pursued by the CoC are for projects consistent with the goals established in the County's ConPlan. Additionally, OHCD is an active participant in the Homeless Services Coalition (HSC) which provides the opportunity to collaborate with over 90 representatives of nonprofit organizations, local government officials, business leaders, funding entities and homeless or formerly homeless individuals. The HSC meets quarterly and uses a system of working committees to coordinate service delivery, identify needs and barriers, plan service expansion and provide forums for communication among service providers.

OHCD also actively participates in Delaware County Lead Poisoning Prevention Coalition which is made up of representatives from various private and public health, social service, housing and municipal institutions to promote the prevention of lead poisoning in young children and the elimination of lead paint in the homes of Delaware County families. OHCD will continue to work collaboratively with these organizations to continue efforts to promote safe and healthy housing.

The County maintains a working partnership with the metropolitan cities status communities of Upper Darby Township, Haverford Township and Chester City. This critical partnership allows the County to collaborate with the neighboring entitlement areas in planning and executing affordable housing and public improvement initiatives.

Discussion:

The actions detailed here will help Delaware County further the goal of enhancing resident's access to quality, affordable, safe, and stable housing and promote an understanding of diverse populations and classes through working relationships among many partners.

During PY 22 the County established Housing Working Groups to identify barriers/gaps in the unhoused system, those that rent housing and those that own homes. The working group subcommittees are expected to deliver short Action Plans during PY 23 with guidance on how the County can recommend change to overcome the top three barriers. Recommendations from these Action Plans will be utilized to inform subsequent HUD Action Plans.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The Final List of Activities included in the appendices details the CDBG, HOME and ESG funded activities that the County will undertake in PY 23 to address the priority needs of the 2023 - 2027 ConPlan. In allocating funding each activity has been verified for eligibility and program national objective compliance. The County will utilize a period of one (1) year to expend over 70% of CDBG funds to benefit persons of low- and moderate-income.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1) The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	25,000
2) The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3) The amount of surplus funds from urban renewal settlements	0
4) The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	594,892
5) The amount of income from float-funded activities	0
Total Program Income:	619,892

Other CDBG Requirements

1) The amount of urgent need activities	0
2) The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan.	82.53%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County anticipates using proceeds from the Affordable Housing Fund (Act 137) to supplement HOME-funded activities. These proceeds are maintained and distributed from the County's Housing Development Fund (HDF). All applicants for HDF and/or HOME funded affordable housing development projects are expected to leverage supplemental financing through applications for funding to the Pennsylvania Housing Finance Agency (PHFA) including the Low-Income Housing Tax Credit Program (LIHTC), PennHOMES and any other private financial or local funding available.

The County will set aside PY 23 CHDO funds for a project yet to be determined.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County uses HOME funds for the Homeownership First Program which is a homebuyer activity that provides down payment and/or closing cost loans to qualified first-time homebuyers. IN PY 22, the maximum available through this program increased from \$5,000 to \$10,000 in response to Delaware County's increasingly competitive home buyer market. Homebuyer assistance is provided by three agencies, Media Fellowship House (MFH), the Chester Community Improvement Project (CCIP) and Affordable Housing Center of Pennsylvania, to low- and moderate-income residents looking to purchase a home within the Urban County. The program is advertised through the distribution of flyers, posted on the County website and the website of three provider agencies. The program is available to all eligible applicants who are served on a first-come first-serve basis. Eligible applicants must adhere to the HOME affordable homeownership limits established by HUD for Delaware County. No preference for beneficiaries is established and the program is restricted to funding allocated in AP-20.

Delaware County uses the Recapture option for this program. The following provisions for the recapture of HOME funds are used for homebuyer activities:

Recapture provisions are imposed for the duration of the Affordability Period on all HOME-assisted homebuyer projects through a written agreement with the homebuyer.

Recapture terms are detailed in a written agreement between the County and Homebuyer. The Homeownership First program agreement includes a Disclosure Statement indicating if the property is located in a Revitalization Program community. CHDO related agreements may include an Affordability Restrictions Agreement.

The County requires that a mortgage lien be placed on the property in its favor for the amount of the HOME investment.

- a. Recapture provisions are triggered by a transfer of title, either voluntary or involuntary during the Affordability Period.
- b. Refinancing for a lower interest rate must be approved by the County and will not trigger Recapture. If the homeowner receives cash-back the loan must be recaptured.
- c. Upon sale of the home by the HOME-assisted buyer, the County will recapture the full HOME direct subsidy received by the homeowner from available net proceeds of the sale. If the net proceeds are insufficient, the County will recapture what is available from the net proceeds. Net proceeds are defined as the sales price minus the first mortgage repayment minus closing costs.
- d. For properties located in the former Revitalization Program communities, the loan will be forgiven on a pro-rata basis over five years from the date of settlement. The pro-rata amount recaptured cannot exceed available net proceeds from the sale. The following formula will be used to determine the recapture amount: $(\# \text{ Years Homebuyer Occupied} / \text{Period of Affordability}) \times \text{Total } \$ \text{ HOME direct subsidy} = \text{Recapture Amount}$
- e. If the proceeds from the sale of the property are insufficient to repay the principal balance due, then the County will recapture the loan from the net proceeds, subject to availability.
- f. Recaptured funds will be used to support eligible HOME Program activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

- a. Affordability requirements will be for not less than the applicable period for the investment as per 24 CFR 92.254(a)(4).
- b. A deed restriction will ensure affordability throughout the duration of the Affordability Period.
- c. An Affordable Housing Restriction Agreement may be used to further define the guidelines for ensuring the affordability of units acquired with HOME funds.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County has no plans to use HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. **Include written standards for providing ESG assistance (may include as attachment)**
 - a. Through a collaborative process with the CoC, Delaware County established Program Operating Guidelines for the operation of the ESG Program. The guidelines establish the following standards:
 - b. Evaluating a household's eligibility for ESG assistance
 - c. Determining and prioritizing what type of households should receive assistance
 - d. Determining participant/program financial contributions, maximum amount of assistance, and the number of months of assistance
 - e. Type and duration of stabilization services a household may receive

See attached ESG Homeless Prevention and Rapid Rehousing Operating Guidelines.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The County's CoC has implemented a Coordinated Entry (CE) system that is a decentralized coordinated system with four entry/access points located in areas of high need. The CoC operates under a "No Wrong Door" model with access locations and methods available to assure coverage is countywide. In addition, CE can be completed via telephone and on a mobile basis.

There are 6 CE Specialists funded under three organizations that represent a team of specialists who provide assessment services. The goals of CE are to:

- a. respond to housing crises by providing a low barrier, person centered, county-wide entry process that is fair and allows equal access to housing assistance and homeless prevention resources
- b. utilize the same assessment approach and decision-making processes to help people resolve their housing crises and become stably housed as quickly as possible
- c. ensure that people with the most severe service needs and levels of vulnerability are prioritized for housing and homeless assistance
- d. develop a Housing Stability Plan that identifies housing barriers, is inclusive of individual needs and includes client chosen referrals, linkages to services, housing assistance and financial stability resources
- e. divert persons from shelter whenever possible.

The CE system has 4 components: Access, Assessment, Prioritization and Referral. Phased assessments are used to determine vulnerability and service level needs. Initial assessments, using triage questions and the Service Prioritization Decision Assistance Tool (VI SPDAT), help determine the housing status of the households and the housing path needed to become stable.

The goal of the CoC CE system is to ensure that everyone who has a housing crisis is comprehensively assessed to determine their housing status and intervention needs. Diversion and homeless prevention strategies are used for those households who are at risk of homelessness. For those households who are homeless, timely assessment of needs, housing barriers, income potential, vulnerability, housing assistance program eligibility, mainstream resource needs, and other service needs result in the development of a housing stability plan that outlines the best possible path and programming for that household to be permanently and stably housed as quickly as possible. After prioritizing the neediest households, referrals to services and housing are completed.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The CoC provides input into all of the PJs funding for homeless programs. The CoC Governing Board, the CoC Advisory Team (COCAT) and the Governing Board committees oversee the planning and coordination of homeless services in the County. OHCD is an active member of the CoC Governing Board, multiple CoC Governing Board committees and the COCAT. The COCAT is comprised of representatives from the Office of Behavioral Health (OBH) and OHCD. The Division of Adult and Family Services (DAFS), Division of Mental Health and Division of Drug and Alcohol fall under the OBH umbrella. DAFS is the CoC Lead Agency and the HMIS Lead Agency. The COCAT brings a breadth of knowledge about homelessness, special populations, housing and service resources. For over 20 years, the team has worked together to identify financial and programmatic gaps, review and evaluate funding priorities, allocate funds, and ensure the needs of the populations are met.

The Homeless Services Coalition (HSC), which is comprised of over 90 members representing nonprofit organizations, local government, the business community, funding entities, homeless or formerly homeless individuals, and homeless service providers, also plays an integral role. The HSC meets quarterly and has multiple committees that work to implement the County's Collaborative Plan to End Homelessness. The HSC provides invaluable input regarding the targeting of resources as well as insight and recommendations regarding the CoC system and programmatic improvements.

OHCD, DAFS and HSC homeless service providers collaborated to develop a plan for implementation of the ESG Homeless Prevention (HP) & Rapid Rehousing (RRH) activities. The group discussed, developed and approved allocations, budgets, provider roles/responsibilities, reporting and program operating guidelines. The collaboration resulted in the leveraging of other funds to support intake, assessment, housing search and case management. The COCAT continues to meet to ensure seamless implementation of the ESG program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Delaware County has implemented and will continue its plan to meet the requirement of 576.405 a) through consultation with the CoC Governing Board as well as its committees and the HSC as outlined above. There are homeless and/or formerly homeless persons who are active members of the Board, its committees and the HSC.

In order to increase participation of homeless and formerly homeless the COCAT has pledged to advertise for additional members to serve. The COCAT is reviewing the process with HUD Technical Assistance providers to ensure we get quality applicants and provide an appropriate living wage for their time.

5. Describe performance standards for evaluating ESG.

The County's Homeless Management Information System (HMIS) includes all ESG requirements and provides outcome data used to evaluate performance. Delaware County requires all agencies that provide services to homeless individuals/households to actively participate in the HMIS.

COC Performance measures include:

- a. Decreasing the length of time persons remain homeless
- b. Decreasing homeless recidivism
- c. Decreasing the overall number of homeless persons as well as the number of persons who become homeless for the first time
- d. Increasing income
- e. Increasing the use of mainstream benefits
- f. Increasing successful housing placements and housing stability.

ESG funding has been designed to complement and coordinate with CoC performance measures. The County's Collaborative Plan to End Homelessness goals and strategies promote shelter diversion as well as moving homeless households as quickly as possible into stable housing. Homeless Prevention and Rapid Rehousing activities funded with County ESG resources is one of the strategies employed by the CoC. ESG funds are also utilized to support operations of an emergency shelter which is an important component of the CoC community wide coordinated approach to address housing crises as outlined in the CoC Collaborative Plan.

OHCD is responsible for ensuring all Federal Program activities are carried out in compliance with federal and local regulations and in accordance with regulations 24 CFR 570.501(b); 24 CFR 578.81 and 24 CFR 92.504.

To accomplish this, OHCD follows an established CDBG Subrecipient Monitoring Plan and Housing Development Fund Compliance Manual. The central theme of these plans is that effective programs depend upon a cooperative, problem-solving relationship with Subrecipients. To advance this partnership approach, OHCD staff focus on providing service and management support through open and consistent communication.

To ensure that all funded activities are implemented in accordance with federal regulations, OHCD staff use a combination of on-site and in-house desk monitoring throughout the program year. Each grant recipient is required to adhere to standard operational steps instituted by OHCD and to establish and maintain administrative, financial, and individual case/project files.

For HOME funded rental developments projects, OHCD staff monitor client files annually. A certified inspector or engineer will inspect units within 12 months of project completion and thereafter during the period of affordability in accordance with regulations 24 CFR 92.251.

Counseling agencies that administer the County's HOME and locally funded Homeownership First Program will be monitored on-site every two years.

CDBG and ESG funded public service activity progress is monitored in-house by review of Direct Services Clientele Reports. Subrecipients complete and submit reports on a quarterly and annual basis. OHCD staff will conduct desk and/or on-site monitoring for each grant recipient following the close of each program year. High-risk Subrecipients will be monitored more frequently as determined by prior monitoring results.

During the course of the program year, OHCD staff performs routine review of CDBG public facility and improvement projects by requiring Subrecipients to seek approval at varying stages of implementation, including, but not limited to project set-up, bid advertisement and contract award, construction, project close-out and reporting of accomplishments. This monitoring plan serves to identify any problem areas and unnecessary project delays, and provide an overview of Subrecipient, as well as overall program, performance. At a minimum, the following steps will be conducted for each of the public facility and improvement projects in PY 2023:

- Project initiation meeting with Subrecipient to review Agreement, OHCD procedures and CDBG regulations
- Review of bid package before advertisement for adherence to predetermined scope of work and federal provisions
- Review of bid tabulations and proof of publication before granting approval to award
- Review of executed contract for accuracy and completeness
- Pre-construction conference to review labor classification, wage rates, and reporting procedures
- Review of certified payrolls and request for payments before release of funds to contractor
- In addition, OHCD staff monitors individual projects and overall program performance through maintenance of project files, IDIS, and the OHCD Access Management Information System, as well as IPA Audits

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name 2005-2009 ACS Data</p> <p>List the name of the organization or individual who originated the data set. U.S. Census Bureau</p> <p>Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year.</p> <p>What was the purpose for developing this data set? The data is more recent than the provided data.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is specific to Delaware County.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2005-2009</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
2	<p>Data Source Name 2018 HUD Home Program Gross Rent Limits</p> <p>List the name of the organization or individual who originated the data set. HUD</p> <p>Provide a brief summary of the data set. HOME Program Gross rent Limits</p> <p>What was the purpose for developing this data set? HOME Program limits</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected. effective 6/1/18</p>

<p>Briefly describe the methodology for the data collection.</p> <p>Data collection established by HUD under 24 CFR 888.111</p> <p>Describe the total population from which the sample was taken.</p> <p>Philadelphia-Camden-Wilmington, PA-NJ-DE-MD (including Delaware County)</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed established by HUD under 24 CFR 888.111</p>
<p>3</p> <p>Data Source Name</p> <p>Population & Income</p> <p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p> <p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year.</p> <p>What was the purpose for developing this data set?</p> <p>The data is more recent than the provided data.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Concentrated for Delaware County</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2006 - 2016</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
<p>4</p> <p>Data Source Name</p> <p>2021 HIC</p> <p>List the name of the organization or individual who originated the data set.</p> <p>PA-502 Continuum of Care</p> <p>Provide a brief summary of the data set.</p> <p>Data collected from the corresponding Point in Time Count.</p>

<p>What was the purpose for developing this data set?</p> <p>The data is required to be submitted annually by the CoC to HUD.</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 2021 /February 2022</p> <p>Briefly describe the methodology for the data collection.</p> <p>The CoC collects data from local homeless shelters.</p> <p>Describe the total population from which the sample was taken.</p> <p>Homeless providers</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All homeless shelters provided data.</p>	
<p>5</p> <p>Data Source Name</p> <p>2021 PIT Count</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Pa-502 Continuum of Care</p> <p>Provide a brief summary of the data set.</p> <p>Data collected from the Point in Time Count</p> <p>What was the purpose for developing this data set?</p> <p>Data is required to be submitted annually by the CoC to HUD</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January/February 2021</p> <p>Briefly describe the methodology for the data collection.</p> <p>The CoC collects data from local homeless shelters and visit known locations of unsheltered homeless persons</p> <p>Describe the total population from which the sample was taken.</p> <p>County wide</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All homeless shelter providing data along with unsheltered homeless persons encountered</p>	

The Philadelphia Inquirer

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Affidavit of Publication

On Behalf of:
DELAWARE CO OFFICE OF HOUSING and COMMUNITY DEVELOPMENT
ATTN: MAUREEN DELONG
600 N JACKSON ST, STE101
MEDIA, PA 19063

STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA:

Before the undersigned authority personally appeared the undersigned who, on oath represented a and say: that I am an employee of The Philadelphia Inquirer, LLC, and am authorized to make this affidavit of publication, and being duly sworn, I depose and say:

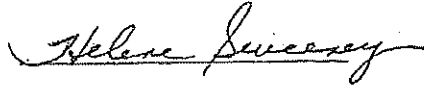
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COMBINED NOTICE NOTICE OF APPLICATION AVAILABILITY and PUBLIC HEARING DELAWARE COUNTY HOUSING AND COMMUNITY DEVELOPMENT PLAN

Delaware County announces the availability of Community Development Block Grant (CDBG) applications for the 2023 program year. Applications were forwarded to current grantees by mail and may be obtained at <https://delcops.gov/hcd/cdbgapplcation.html>. Applications must be submitted in full no later than Friday, January 6, 2023, 4:30 PM, to be considered for funding.

The Office of Housing and Community Development (OHCD) will hold a public hearing on housing and community development needs as the first step in preparing the FY 2023 Housing and Community Development Plan (HCD Plan). The HCD Plan is a submission of the planning and application aspects of the County CDBG, HOME Investment Partnerships, and Emergency Solutions Grant Programs.

OHCD has scheduled a Public Hearing to assess the County's housing and community development needs on Tuesday, December 6, 2022, at 6:00 p.m. via Microsoft TEAMS. Please contact OHCD by email at OHCD@co.delaware.pa.us to obtain a link to this virtual meeting. Anyone wishing to provide comment on housing and community development needs, request information on the development of the proposed program, and/or review program performance, is encouraged to attend. Staff will discuss project development, address general application questions and review prior year accomplishments. Written comments will also be accepted via mail at the address below or at ohcd@co.delaware.pa.us.

NOTICE OF FAIR HOUSING OFFICER and COMPLAINT PROCESS for Delaware County

This notice will serve to advise all residents of Delaware County that the following actions, if based on race, color, sex, national origin, religion, familial status (families with children), or handicap (disability) are prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law). The Pennsylvania Human Relations Act adds the protected classes of age and ancestry.

- Refusing to sell or rent to, deal or negotiate with any person.
- Discriminating on terms or conditions for buying or renting housing.
- Discriminating by advertising that housing is available only to persons of a certain race, color, religion, sex, national origin, familial status, handicap (disability), age or ancestry.
- Denying that housing is available for inspection, sale or rent when it really is available.
- Blockbusting-for profit, persuading owners to sell or rent housing by telling them that protected groups are moving into the neighborhood.
- Denying or making different terms or conditions for home loans by financial institutions.
- Denying to anyone the use or participation in any real estate services, multiple listing services or other facilities related to the selling and renting of housing.

Residents are hereby notified that Sarah Carley is the designated Fair Housing Officer for Delaware County. Any resident who believes they have been discriminated against under any of the above conditions may file a complaint at OHCD.

Delaware County OHCD
600 N. Jackson Street, Suite 101
Media, PA 19063
610-891-5425 / TDD 1-800-654-5984
Email: OHCD@co.delaware.pa.us

Philip Welsh, Director
Delaware County Office of Housing and Community Development

The Philadelphia Inquirer

100 S. INDEPENDENCE MALL W, STE 600, PHILADELPHIA, PA 19106

Affidavit of Publication

On Behalf of:
DELAWARE CO OFFICE OF HOUSING and COMMUNITY DEVELOPMENT
ATTN: MAUREEN DELONG
2 W BALTIMORE AVE, STE 202
MEDIA, PA 19063

STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA:

Before the undersigned authority personally appeared the undersigned who, on oath represented a and say: that I am an employee of The Philadelphia Inquirer, LLC, and am authorized to make this affidavit of publication, and being duly sworn, I depose and say:

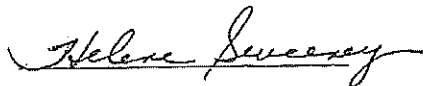
1. The Philadelphia Inquirer, LLC is the publisher of the Philadelphia Inquirer, with its headquarters at 100 S. Independence Mall West, Suite 600, Philadelphia, PA 19106.
2. The Philadelphia Inquirer is a newspaper that which was established in in the year 1829, since which date said daily newspaper has been continuously published and distributed daily in the City of Philadelphia, count and state aforesaid.
3. The printed notice or publication attached hereto set forth on attached hereto was published in all regular print editions of The Philadelphia Inquirer on

Legal Notices

as published in Inquirer Legals in the issue(s) of:

4/6/2023

4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any interest in the subject matter of the aforesaid notice or advertisement.



Katharine V. Harley
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
KATHERINE V. HARLEY, Notary Public
Philadelphia County
My Commission Expires May 25, 2025
Commission Number 1312829

Ad No: 132869
Customer No: 103968

COPY OF ADVERTISEMENT

COUNTY OF DELAWARE 5-YEAR CONSOLIDATED PLAN

PUBLIC COMMENT PERIOD AND HEARINGS

In accordance with the Federal regulations at 24 CFR, Part 91, the County of Delaware has prepared a Proposed 5-Year Consolidated Plan (CP) and 1-Year Action Plan (Annual Plan) for Community Planning and Development Programs. These documents are required for direct assistance under certain HUD funding programs including the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the HOME Investment Partnerships (HOME) Programs.

The County of Delaware will hold a public hearing on Wednesday, April 19, 2023, as part of the regularly scheduled County Council agenda meeting, beginning at 6:00 p.m. in the County Council Meeting Room of the Government Center Building, 201 W. Front Street, Media, PA 19063. The County will hold an additional hearing Tuesday, April 25, 2023 at 2:00 p.m. at 2 W. Baltimore Avenue, Suite 202, Media, PA 19063. Persons with Limited English Proficiency, a disability, or that require other accommodations to participate are asked to contact the OHCD (610-891-5425) at least 48 hours prior to the meeting to discuss those needs.

The proposed Action Plan list of awards was previously advertised and copies of the Proposed CP and Annual Plan are available for public inspection and review at the Delaware County Office of Housing and Community Development (OHCD), 2 W. Baltimore Avenue, Suite 202, Media PA, 19063 until May 8, 2023.

In addition, an Executive Summary of the CP and Proposed List of Annual Plan Activities is available for review on the OHCD website, <http://www.co.delaware.pa.us/hcd>.

The CP contains (1) Housing and Homeless Needs Assessment, (2) Housing Market Analysis, and (3) Strategic Plan for carrying out activities from July 1, 2023 through June 30, 2028. The CP establishes the following goals:

Non Housing Community Development

Improve public facilities and infrastructure in mature neighborhoods to 100,000 low and moderate income persons through the investment of \$12,453,315.00

Remove slum or blighting influence through the preservation of historic structures through 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 \$4,103,090.00

Homelessness

Provide rapid rehousing services to 80 households through the investment of \$588,055.00

Provide homeless prevention services to 300 households through the investment of \$219,165.00

Affordable Housing

Provide an investment of \$5,550,570.00 to construct affordable rental units for low and moderate income households throughout the Urban County.

Rehabilitate 3 vacant, substandard housing units for resale to low and moderate income first time homebuyers through an investment of \$549,000.00

Provide direct financial assistance to 75 low and moderate income first time homebuyers through the investment of \$1,650,000.00

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

PUBLIC COMMENT

Delaware County is publishing this notice in order to afford interested citizens and organizations the opportunity to comment upon the above. Funding amounts are based upon expected allocations from HUD. Citizens may submit their comments through the mail, telephone or in person, Monday through Friday, 8:30am to 4:30pm. Comments will be accepted through May 8, 2023. All comments should be directed to:

Delaware County Council

RESOLUTION
of
DELAWARE COUNTY COUNCIL
with respect to the
FY 2023 ACTION PLAN AND 5-YEAR CONSOLIDATED PLAN
FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

WHEREAS, on March 23, 2023, the County initiated solicitation of public comment on the proposed Housing and Community Development Fiscal Year 2023 Action Plan and on April 6, 2023 the County initiated public comment on the 5-Year Consolidated Plan; and

WHEREAS, the proposed plans were the subject of public discussion on April 19, 2023 and April 25, 2023; and

WHEREAS, citizen comment on the proposed plan and amendment has been reviewed and evaluated; and

WHEREAS, the proposed new activities have been reviewed and determined to be eligible for funding; and

WHEREAS, County Council desires to finalize the Fiscal Year 2023 Action Plan for submission to the U.S. Department of Housing and Urban Development,

NOW, THEREFORE, BE IT RESOLVED by Delaware County Council:

1. That the attached Exhibit (2023 Final List of Awards) outlining the County's final housing and community development allocations for Fiscal Year 2023 is hereby approved.
2. That the Director of the Office of Housing and Community Development is authorized to act as the Certifying Officer to implement the intent of this resolution.
3. That the proper officers and staff are hereby authorized to take such steps as may be necessary to implement the intent of this resolution.

Approved by Delaware County Council on May 17, 2023.



County Clerk

Resolution: CP 2023-01

2023 HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN

FINAL LIST OF AWARDS

SUBRECIPIENT	ACTIVITY/DESCRIPTION	LOCATION	FUNDING
<u>CDBG Funds</u>			
Public Facilities and Improvements			
Chester Township	Park Improvements	Jack's Park, Elbright Avenue	\$125,000
Colwyn Borough	Sanitary Sewer Rehabilitation	Walnut Street, from 3 rd Street to Peach Street	\$75,000
Colwyn Borough	Park Improvements	Water Street Park, Water Street and Chestnut Street	\$120,000
Darby Brough	Sanitary Sewer Rehabilitation	12 th Street, Main Street to Darby Creek	\$128,355
Darby Borough	Storm Sewer Rehabilitation	Intersection of New Walnut Street and Mill Street	\$143,150
Darby Free Library	Restoration of Library	1001 Main Street, Darby	\$74,000
Darby Township	Park Improvements	Lincoln Park, Orange Avenue and Laurel Avenue	\$185,000
Eddystone Borough	Community Center Improvements	1401 E. 9 th Street	\$129,060
Lansdowne Borough	Sanitary Sewer Rehabilitation	East Essex Avenue, from Wabash Avenue to North Maple Avenue and North Maple Avenue from East Essex Avenue to Midway Avenue	\$200,000
Lower Chichester Township	Pump Station Upgrades	Yates Avenue and Fronefield Avenue	\$195,500
Marcus Hook Borough	Streetscape Improvements	Cedar Street, from Pine Street to Chestnut Street	\$200,000
Millbourne Borough	Park Improvements	Wister Drive	\$67,100

Nether Providence Township	Street Resurfacing	New Jersey and Pennsylvania Avenues; Trenton, Lansing, Hartford, Dover, Columbus and Concord Courts	\$150,000
Norwood Borough	Historic Preservation	Morton Morton House, East Winona Avenue	\$124,000
Prospect Park Borough	Historic Preservation	Morton Homestead, 100 Lincoln Avenue	\$108,000
Ridley Park Borough	Sanitary Sewer Rehabilitation	Rosemont Avenue, from Chester Pike to Hinkley Avenue	\$200,000
Ridley Township	Park Creation	1201 Haverford Road	\$81,000
Sharon Hill Borough	Sanitary Sewer Rehabilitation	Chester Pike, from Ridley Avenue to Barry Avenue	\$200,000
Trainer Borough	Streetscape Improvements	Anderson Street, from 10 th Street to 12 th Street	\$59,609
Trainer Borough	Storm Sewer Rehabilitation	2 nd Street, Wilcox Street, 13 th Street, Forrest Street and Ridge Road	\$58,599
Upland Borough	Pedestrian Improvements	Main Street, 4 th Street to 6 th Street	\$162,000
Upper Chichester Township	Street Improvements	McCay Avenue, from 5 th Avenue to Chichester Avenue	\$121,250
Homeless and Public Services			
Cobbs Creek Housing Services, Inc.	Emergency shelter operations at the Life Center of Eastern Delaware County	6310 Market Street, Upper Darby	\$291,000
Domestic Abuse Project of Delaware County	Shelter operations for battered spouses and their children	Confidential	\$68,000

Making a Change Group	Connected Visions Program	Countywide	\$75,000
Student Run Emergency Housing Unit Program	Emergency shelter operations at Breaking Bread	107 Long Lane, Upper Darby	\$54,000
Wesley House Community Corp.	Emergency shelter operations at the Wesley House Homeless Shelter	701 Madison Street, Chester	\$39,000

Planning/Fair Housing/Program Administration

Delaware County Planning Department	Planning activities; including comprehensive, community development, functional and historic preservation planning	1055 E. Baltimore Pike, Media	\$173,000
Housing Equality Center of Pennsylvania	Fair housing education services	455 Maryland Drive, Fort Washington	\$40,000
Office of Housing and Community Development	Program administration	600 N. Jackson Street, Media	\$512,000

Contingencies

To Be Determined	Contingency funding for project cost overruns	To Be Determined	\$286,603
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Total CDBG \$4,445,226

HOME Funds

Housing Development

To Be Determined	Development of affordable housing	To Be Determined	\$1,168,202
To Be Determined	CHDO Reserve. Production of affordable rental and/or owner housing	To Be Determined	\$183,000

Homeownership

Media Fellowship House, Chester Community Improvement Project, and Affordable Housing Centers of Pennsylvania	Down payment, closing cost and counseling assistance to qualifying first time homebuyers	Countywide	\$330,000
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Administration

Office of Housing and Community Development	Program administration	600 N. Jackson Street, Media	\$120,000
		Total HOME	\$1,801,202


ESG Funds

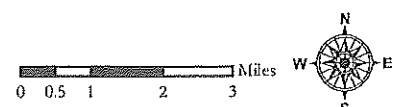
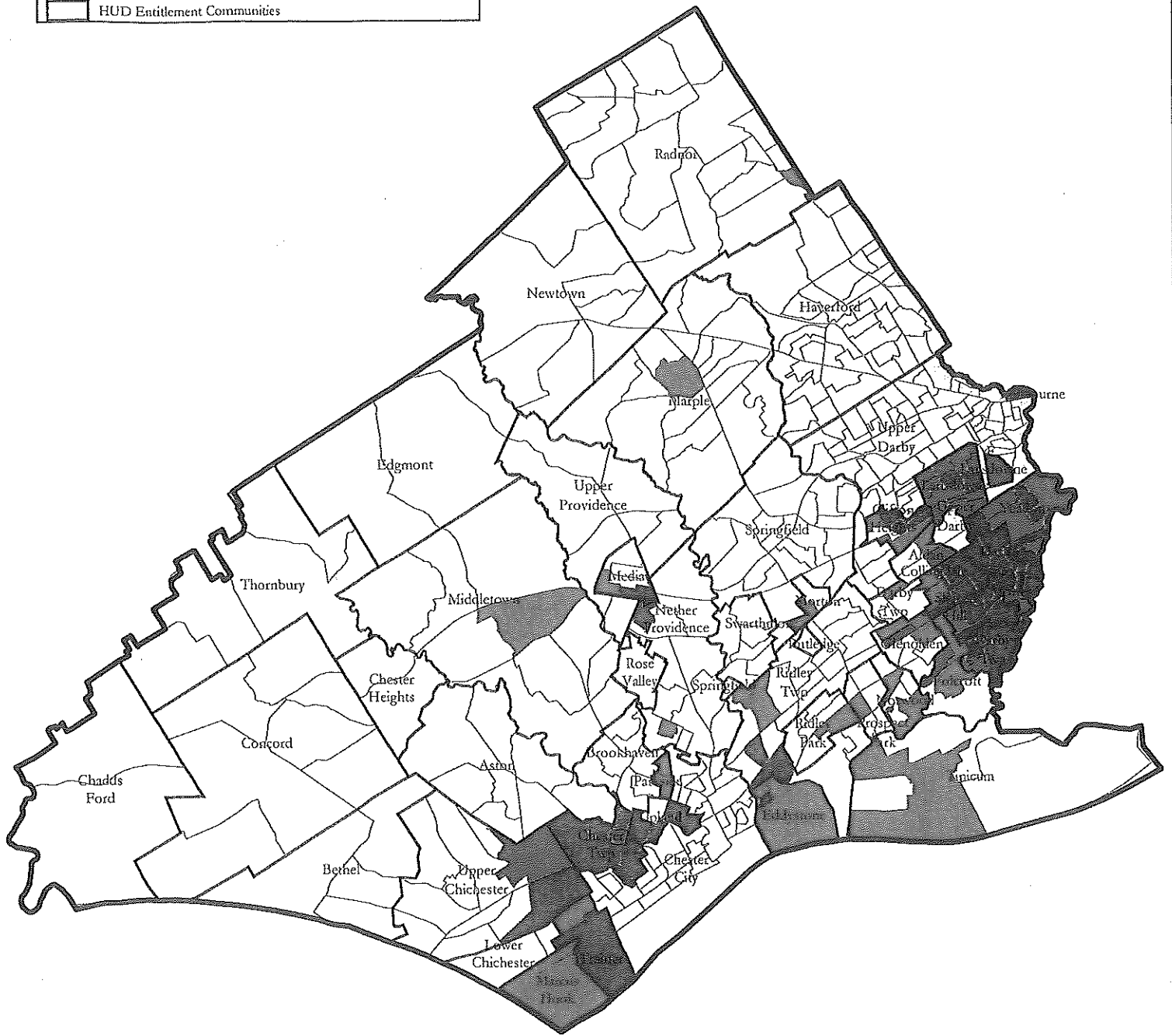
Cobbs Creek Housing Services, Inc.	Emergency Shelter Operations at the Life Center of Eastern Delaware County	6310 Market Street, Upper Darby	\$178,205
To be Determined	Homeless Prevention and Rapid Re-Housing	Countywide	\$115,413
Office of Housing and Community Development	Program administration	600 N. Jackson Street, Media	\$23,800
		Total ESG	\$317,418
		Total Federal Funds	\$6,563,846

Concentration Areas by Block Group

-  Low/Mod Income Concentration Area
-  Minority Concentration Area
-  Low/Mod Income AND Minority Concentration Area

Name

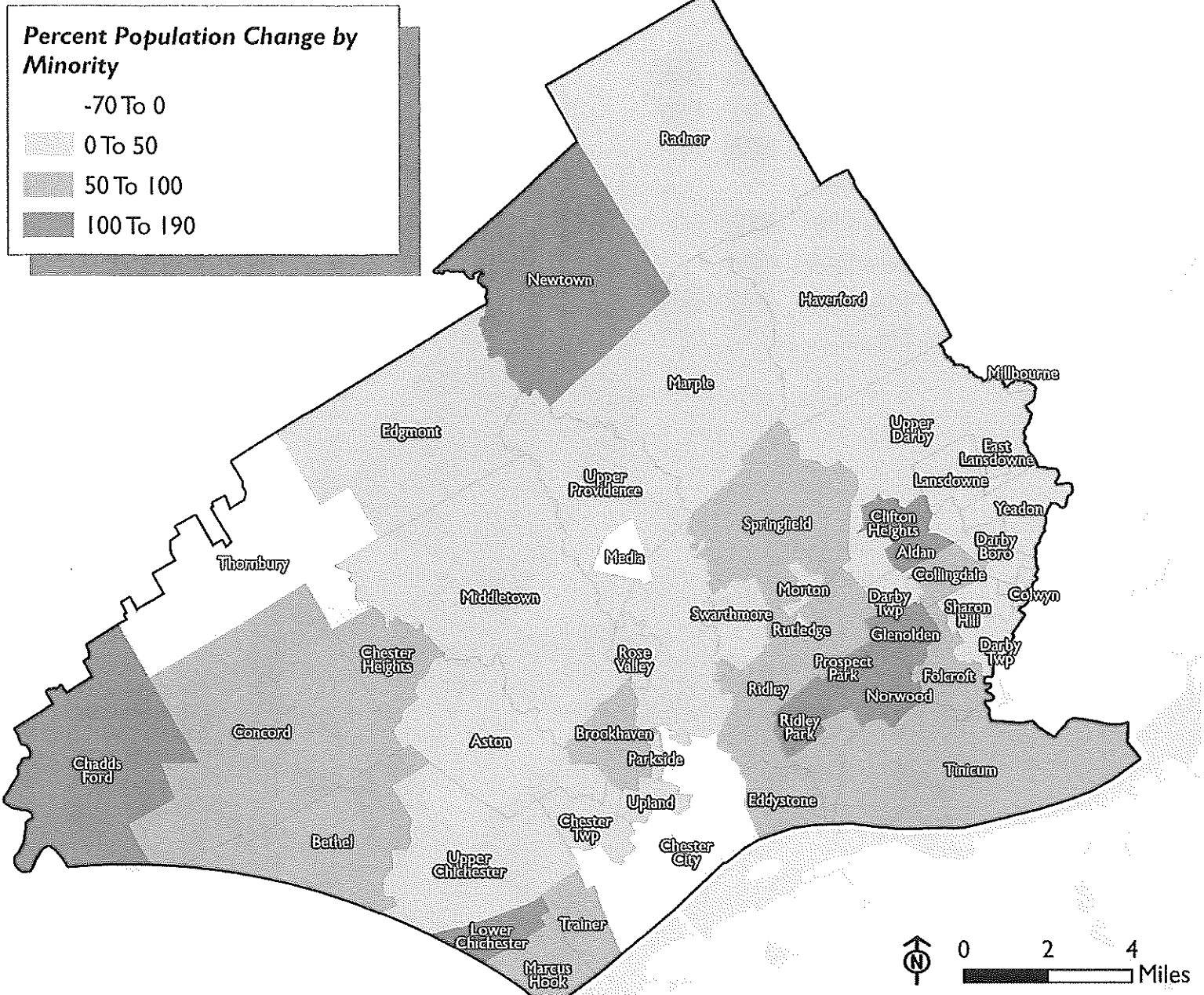
-  HUD Entitlement Communities



NOTES:
 U.S. Department of Commerce, Bureau of the Census, Tigerline Files, 2010 - Municipal Block Group Boundaries
 U.S. Department of Commerce, Bureau of the Census, 2010 ACS - Low/Mod Income and Minority Concentration Areas

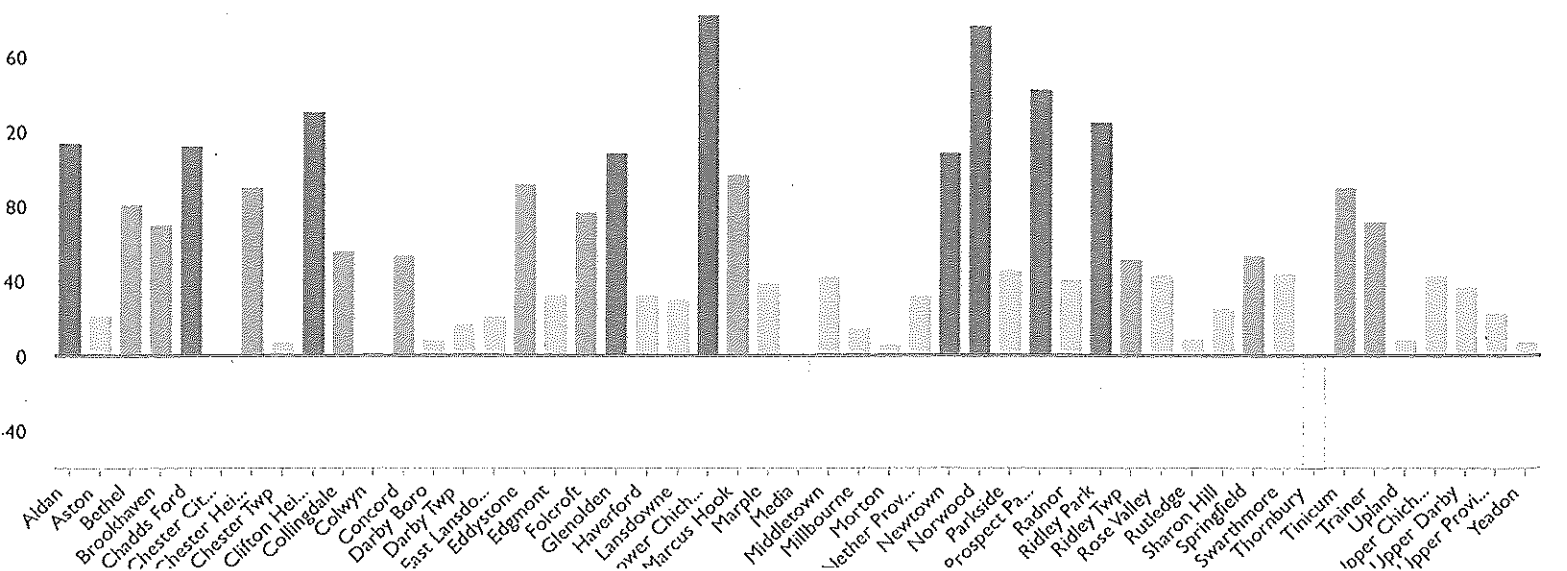
Delaware County

Total Minority Population Change by Municipality, 2010-2020



Data Source: U.S. Census Bureau, Census 2010 & 2020

Total Minority Population Change Per Municipality



Delaware County Continuum of Care Discharge Planning Policy

Foster Care – COC Mandated Policy

The county has a strong Intersystem Collaboration Process between OBH, Magellan Behavioral Health (MBH), CYS and the Juvenile Probation Office (JPO), and established a planning process called High Fidelity Wraparound. This team-based process implements individualized plans for children with mental health challenges and their families. The goals are to meet the needs prioritized by the family, improve their ability to manage their own services and supports, and to develop or strengthen their own natural support system. CYS has also established a planning process for families in crisis called Family Group Decision Making. This process assists families to develop a plan to address needs such as out of home placement or impending homelessness. For those children open in Family Based Mental Health Services, the use of Family Support dollars has been used to avoid potential homelessness. OBH gives priority housing access to Transition-Age Youth (TAY) and maintains two TAY residences.

Gaps in having a comprehensive plan - The Delaware County Behavioral Health Case Review Team, which consists of OBH, MBH, CYS and JPO, meets monthly to review and discuss community-based options for youth open in Behavioral Health and CYS and/or JPO who are preparing to discharge from foster care, group home, Juvenile Court placement or Mental Health Residential Treatment Facilities. The goal of this workgroup is to develop options for a plan that will successfully support the youth's permanent residency and behavioral health treatment in the least restrictive setting. These options are then discussed with the youth and his/her interagency team who develop the formal discharge plan. Homelessness is never a considered option. However, avoiding homelessness is a significant challenge for these systems as they attempt to identify the fiscal and programmatic resources necessary to support the housing and treatment needs of an increasingly disabled public system clientele.

Stakeholders - The Office of Behavioral Health provides oversight to the County's Interagency Collaboration Process. The Children's Cabinet and Coalition are examples of stakeholder workgroups whose members include administrators and mid-level supervisors from: all child serving systems (CYS and JPO), School Districts and Intermediate Unit, and other county offices like OBH (Mental Health, Drug and Alcohol, and Adult Services), and, Office of Intellectual Disabilities (OID). These entities work collaboratively to develop processes to increase the resources available in the children's continuum of care. Through these workgroups, many initiatives have evolved that support families and children staying together and avoiding unnecessary out-of-home placements and homelessness. Examples of these initiatives include: Behavioral Health Case Review, Family Engagement Workgroup, Early Child Mental Health Advisory Board, High Fidelity Wraparound, Family Group Decision Making and Mental Health Respite Services.

Discharge locations other than HUD McKinney-Vento funded programs - In line with the youth's permanency plan, youth can be reunited with their biological parents or placed into Kinship Care. Group Homes or Independent Living Programs can be options for the County's Transition-Age Youth (TAY). However, TAY in need of additional behavioral health support may be discharged or diverted from foster care into the county's collaborative program called Multidimensional Treatment Foster Care. This program works with the youth's discharge resource during the eight-month treatment program. OBH also funds a six-bed TAY residence and provides tenant-based subsidies for another six individuals. OBH also maintains priority access to adult community housing and treatment for individuals aging out of the various child-serving systems. OID applies for Medicaid waivers for its "graduates" and links community-based treatment and supports to whatever housing is chosen. TAY also access mainstream housing resources available to all adults in Delaware County

Health Care – COC Mandated Policy

A CoC Hospital Discharge Protocol, geared at preventing homelessness, provides guidelines for coordinated planning between hospital social workers and community housing and human service personnel. The protocol outlines responsibilities for aftercare planning and housing referral for persons without a home: Children and Youth Services (CYS) for children, Transition Age Youth, and existing agency families; County Office of Services for the Aging (COSA) for persons over 60 years of age; and OBH for persons with mental health or substance abuse disorders, and other low income adults and families. The protocol assures, to the extent practicable, that all individuals released from health care facilities receive priority access to services and housing. To prevent discharge to the street, the protocol assures that these persons receive priority access to emergency shelters, with appropriate medical follow-up, in order to prevent relapse and avoid repeated and unnecessary ER treatment.

Gaps in having a comprehensive plan - Because ER treatment and hospitalization is based on medical necessity, it is recognized that due to a high volume of patients seeking treatment, and a corresponding lack of emergency housing resources, that some discharge to homelessness may be unavoidable. Health care facilities make every effort to coordinate aftercare plans for each patient. However, due to short-term average length of stay, planning is challenging for those patients who: enter treatment from homelessness; lose their housing while hospitalized; or decline to accept available alternative housing. Health care facilities face enormous cost containment pressures from insurers and cannot hold individuals for extended periods of time while alternative housing resources are explored. Often housing referrals are initiated at these health care facilities prior to discharge. Shelter staff follow-up on housing referrals which can result in waiting lists due to continuing cuts in federal and state funding streams.

Stakeholders - Primary stakeholders are the hospital social work and ER nursing staff. In the majority of cases, these individuals coordinate aftercare planning directly with the patient and the patient's primary family members, as most individuals are discharged home. For those who reside in some type of mainstream or human service contracted housing, the housing case management staff and human service workers (CYS, COSA, OBH) are involved in aftercare planning and service coordination. OBH has a federal Learning Community project to improve health and wellness outcomes for persons with mental illness. In this model of integrated physical and behavioral health care, case managers and other service providers also assist in health care coordination with PCPs and clinic to assure better medical outcomes. For those individuals discharged to shelters, every effort is made to address medical follow-up and those who have mobility issues are targeted to barrier-free beds within the shelter system.

Discharge locations other than HUD McKinney-Vento funded programs - In the majority of discharges from hospital medical surgical units and ERs, people return to the homes they occupied prior to admission. Generally, this is either a private apartment or house occupied by the individual and sometimes the individual's family. In some cases, individuals discharged return to housing placements supported by human service agencies like CYS, COSA or OBH. Examples of human service housing arrangements include: foster families, Therapeutic Foster Care homes, Residential Treatment Facilities, group homes, Domiciliary Care facilities, Community Residential Services facilities, transitional housing, Halfway Houses, Recovery Houses, or Supported Living Service apartments subsidized with rental assistance payments. Individuals also return to other supportive community placements including Personal Care Homes, Assisted Living facilities and nursing homes. Some require more medical stabilization and are placed in rehabilitation facilities until they can return home.

Mental Health Care – State Mandated Policy

The Office of Behavioral Health (OBH) is legally mandated to coordinate mental health services under the PA Mental Health Procedures Act of 1966. OBH maintains contractual agreements with inpatient units for acute psychiatric hospitalization. OBH maintains a Letter of Agreement with Norristown State Hospital (NSH) that frames the relationship between the two entities in regarding long-term care of persons with Serious Mental Illness. OBH and NSH hold meetings to assure that persons in long-term care do not become homeless at discharge, including: quarterly Continuity of Care meetings; monthly clinical treatment team meetings; and, periodic Community Support Plan meetings. All persons discharged from NSH have an approved housing plan that is by both OBH and NSH. To ensure that no one is discharged into homelessness, priority access to a continuum of Community Residential Services is given along with placement supports such as case management, treatment and rehabilitative services.

Gaps in having a comprehensive plan - Despite having contracts for community mental health services that require continuity of care planning; it is not always possible to assure that persons discharged from 24-hour levels of care avoid homelessness. Those people receiving acute, voluntary inpatient hospitalization are treated for a maximum of 10 days. If there are housing issues at discharge, there are times when individuals may be discharged to a homeless shelter. This can be due to a resource not being available the day needed, and sometimes it's due to the discharging individual refusing to accept an available resource. When a discharge to homelessness is unavoidable, efforts are made to engage the person in case management, treatment and rehabilitative services, and to link them to housing as soon as possible. In any case, once a person enters one of these community residences, they are prohibited from being discharged without prior OBH approval.

Stakeholders - OBH staffs are charged with assuring continuity of care and work directly with the NSH, community hospitals, and residential facilities to assure that individuals receive quality care and are not discharged to homelessness. There is also staff at each type of 24 hour facility similarly charged with the same objectives. The state and community hospitals have treatment teams

comprised of psychiatrists, nurses, and social workers who oversee this function, in the community residential facilities. OBH also contracts with community agencies to provide Intensive Case Management (ICM), Assertive Community Treatment (ACT), and Supported Living Services (SLS) designed to help individuals attain and maintain community housing. All staff participates in discharge planning meetings and regularly scheduled Consumer-Oriented, Multi-Assessment Planning (COMAP) meetings to assess needs and to assure availability of appropriate services and housing.

Discharge locations other than HUD McKinney-Vento funded programs - Persons discharged from state and community hospitals have priority access to a continuum of OBH funded Community Residential Services (CRS). OBH maintains contracts for over 45 residential facilities that provide housing for about 330 individuals. Examples of OBH housing for persons with mental illness include: Community Residential Rehabilitation (CRR), Long-Term Structured Residence (LTSR), Three Person Residence (TPR), and Personal Care Home (PCH). In addition to the facility-based resources, OBH also maintains an inventory of shallow rent Bridge and Master Lease subsidies for persons able to live in their own apartments with staff supports. Some individuals live with family members or return to their own residences at discharge, while others access public or private mainstream housing resources. Some individuals housing vouchers or federally assisted housing subsidies, some utilize their Social Security and/or earned income to cover monthly housing and community living expenses.

Corrections – State Mandated Policy

PA ensures individuals released from State Correctional Institutions (SCIs) do not become homeless. The Dept. of Corrections (DOC) policy statement on Inmate Reentry requires access to a viable Home Plan and follow-up services for all "max-outs". PA Board of Probation and Parole policy states that no individual may be released on parole without an approved Home Plan. In Delaware County, release of SCI inmates with mental illness is coordinated jointly between the DOC and OBH. The DOC provides OBH with a MH Roster of mentally ill inmates approaching maximum sentence dates, including those identified as vulnerable to homelessness upon discharge. OBH funds four Behavioral Health Liaisons at the county prison. These individuals help to coordinate release planning & to assess service needs, develop Home Plans and complete treatment and housing referrals. No DOC inmate who agrees to a Home Plan and services will be released to the street, emergency shelters, or McKinney funded program.

Gaps in having a comprehensive plan - Unlike the DOC/SCI process, inmate release planning from the county prison is not as prescribed. Although re-entry planning is done for each county prison release, there are significantly larger numbers of county inmate releases; hence there are not always adequate subsidized or mainstream housing resources available to meet demand. Some inmates are released to homeless shelters when they max-out and no alternative housing resource is available. Sometimes inmates themselves do not accept housing, but more often, there are systemic barriers that prevent housing access. Inmates typically have difficulty obtaining Section 8 Vouchers or other types of federal housing subsidies. Ineligibility for subsidized resources means that inmates must compete for a limited amount of other housing resources with low income populations. Also, community resistance evidenced by criminal background checks employed by landlords and property owner's limits inmate access to mainstream housing resources.

Stakeholders - The DOC has personnel who track inmate release and coordinate with counties to assure inmates released from SCIs avoid homelessness. OBH staff works with a Regional Forensic Coordinator and psychology and social work personnel at both. OBH staff also works with county prison staff, the four Behavioral Health Liaisons at the prison and specialized county Probation/Parole Officers to plan inmate re-entry. There are several behavioral health service providers who specialize in forensic services who meet regularly to plan and coordinate care with housing and probation/parole staff. The county also has jail diversion programs: Prison Alternative Drug and Alcohol Program and Treatment Courts for women with Co-Occurring Disorders and Veterans. The courts oversee inmates diverted to these programs in lieu of incarceration, and when mandated treatment is successfully completed, they also satisfy their criminal commitments. These diversion programs reducing incarceration and jail recidivism

Discharge locations other than HUD McKinney-Vento funded programs - Persons discharged from state and county correctional facilities have priority access to a full continuum of OBH funded Community Residential Services (CRS). OBH contracts for over 45 residential facilities that provide housing for about 330 individuals with mental illness (See Mental Health examples). OBH provides shallow rent Bridge and Master Lease subsidies, for persons with drug and alcohol diagnoses, OBH offers inmate access to Halfway Houses and Recovery Houses. OBH is also in the process of developing a contract for a new forensic Transitional Housing Program to be operated by a Community Correction Center (CCC) provider. Released inmates also may opt to live with family members or return

to their own residences, while others access public or private mainstream housing resources dependent upon availability, choice and ability to pay. Some inmates utilize Social Security benefits and/or employment to cover living expenses. Many inmates enter county or regional CCC facilities.

Homeless Prevention & Rapid Re-housing Program

Operating Guidelines

The following guidelines are subject to change at any time. Guidelines will only be changed or edited by the Office of Housing and Community Development and the Office of Adult Services.

I. PROGRAM OVERVIEW

A. Goal of HPRP

Prevent homelessness and quickly re-house and stabilize those who are homeless for persons most likely to achieve stable housing after HPRP concludes. HPRP focuses on housing for the homeless and at-risk households by providing financial assistance and housing relocation and stabilization services to those who are homeless or would be homeless BUT FOR THIS ASSISTANCE. Assistance is focused on housing stabilization; linking people to community resources and mainstream benefits, and helping them develop a plan for preventing housing instability.

B. Populations To Be Served

1. Households who are currently in housing but are at risk of homelessness and need temporary assistance to prevent them from becoming homeless OR to move to another unit
2. Households who are experiencing homelessness and need assistance to obtain and retain housing.

C. Eligible Activities – Activities to be Provided

1. Financial Assistance – to help pay for housing costs
 - Short-term rent assistance (STRA) 0 – 3 months
 - Security & Utility Deposits
 - Utility Payments
2. Housing Relocation & Stabilization – services to keep people in housing or find new housing
 - Case Management
 - Outreach And Engagement
 - Housing Search and Placement
3. Data Collection & Evaluation – Assist in the preparation of all required HPRP reporting needs.
4. Administrative Costs - Administrative costs may be used for accounting for the use of grant funds; preparing reports for submission to OHCD; and staff salaries associated with these administrative costs. Administrative costs also include training for staff who will administer HPRP program activities or case managers who will serve program participants, as long as this training is directly related to learning about HPRP.
Administrative Costs *do not* include the costs of issuing financial assistance, providing housing relocation and stabilization services, or carrying out eligible data collection and evaluation activities such as staff salaries, costs of

conducting housing inspections, and other operating costs. These costs will be included under another eligible activity category.

D. Other Requirements

1. Coordination with local CoC, FEMA Board and TANF agency (DPW/CAO) to ensure that HPRP activities are aligned with prevention and ending homelessness strategies.
2. Ensure that all participants are enrolled in applicable mainstream resources.
3. Must coordinate with other entities receiving Recovery Act funds and plan a coordinated approach to link participants to these resources.
4. Must report data in HMIS (except for DV programs and legal services).
5. Reporting
 - Initial Performance Report
 - Quarterly Performance Report
 - Annual Report
6. Conduct Habitability Standards for those relocating into "new" units
7. Perform Lead-based Paint visual inspections for all units
8. Determine Rent Reasonableness for all units
9. Carefully assess the need and appropriateness of at risk or homeless households for HPRP assistance to determine their level of need and assistance needed. If a household is not at risk for homelessness or needs very intensive services or long-term assistance, they are probably not HPRP eligible and should be linked to appropriate resources
10. Verify and document the "risk" of homelessness, of which, qualifies them for financial assistance.
11. Verify and document homelessness, of which, qualifies them for financial assistance

F. Ineligible and Prohibited Activities

The following activities are explicitly prohibited under the HPRP Program:

1. Mortgage costs
2. Construction and rehabilitation
3. Credit card or any consumer debt
4. Car repair or other transportation costs
5. Food
6. Medical/dental care or medicines
7. Childcare
8. Employment training
9. Clothing and grooming
10. Pet care
11. Entertainment
12. Work or education related materials
13. Cash assistance to program participants
14. Staff certification
15. Licenses and general training
16. Participation fees.

II. PARTICIPANT ELIGIBILITY

A. Minimum Requirements for all participants

1. Must have a consultation with a case manager to determine type of assistance and needs
2. At or below 50% of AMI (should use S8 income eligibility standards for HPRP)
3. Must meet both of the following:
 - No other appropriate housing options have been identified
 - The HH lacks the financial resources and supports needed to obtain immediate housing or remain in existing housing
4. Must be a County resident – If client is moving out of the county, only security deposit assistance will be provided.

B. Prevention - Risk factors in determining high-risk households – HPRP

Prevention funds must be targeted to those at greatest risk of becoming homeless and determine “Would this family be homeless but for this assistance?”. All participants must meet one of the following risk factors and meet the minimum requirements stated above.

HIGH PRIORITIES

1. Homelessness within 2 weeks from a private dwelling
2. Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (prisons, hospitals, mental health institutions)
3. Condemned housing
4. Sudden and significant loss of income
5. Pending foreclosure of rental housing
6. Recent traumatic life event that may have prevented the HH from meeting its financial responsibilities

The following medium risk factors/priorities will also be considered, but must be in combination with one of the above High Risk Factors:

MEDIUM PRIORITIES

1. Homeless in last 12 months
2. Young HOH (under 25 with children or pregnant)
3. Current or past involvement with child welfare, including foster care
4. Extremely low income (under 30% of AMI)
5. High overcrowding
6. Significant medical debts

C. Re-Housing the Homeless - All participants must be homeless according to HUD’s HPRP definition & meet the minimum requirements stated above.

1. Sleeping in an emergency shelter
2. Sleeping in a place not meant for human habitation (cars, parks, abandoned buildings, streets/sidewalks)
3. Staying in a hospital or other institution for up to 180 days but was sleeping in an emergency shelter or place not meant for human habitation immediately prior to entry to hospital or institution.
4. Graduating from, or timing out of a transitional housing program
5. Victims of Domestic Violence

D. Determining Housing Stability – The following factors will be used to determine the ability for housing stability (subsidized or unsubsidized).

1. Adequate Income
2. Documented ability to increase income
3. Ability to pay forward
4. School/Vocational participation and completion
5. The situation is resolvable within 3 months

E. Documenting Eligibility

1. Minimum Requirements for all participants

- Income Documentation – Pay stubs, SSA letters, DPW letters, bank statement showing direct deposit, etc.
- No other appropriate housing options have been identified – Documentation from other sources that housing is not an option, not eligible for other housing programs, letters from family members, phone call documentation by intake worker confirming conversations with family and friends.
- The HH lacks the financial resources and supports needed to obtain immediate housing or remain in existing housing – financial analysis showing expenses vs. income.
- Must be a County resident – current lease, utility bill, DPW statement, current PA-ID with county address.
- Copy of all utility bills

2. Homeless Prevention - Proof of need based on presenting situation

- Homelessness within 2 weeks from a private dwelling– court eviction, landlord letter of intent to evict
- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (prisons, hospitals, mental health institutions) – documentation from the institute
- Condemned housing – notice from the municipality
- Sudden and significant loss of income – tax forms, pay-stubs, unemployment compensation notice of award
- Pending foreclosure of rental housing – foreclosure notice
- Recent traumatic life event that may have prevented the HH from meeting its financial responsibilities – proof of life event

Rental ledger and copy of lease from current landlord are required for all situations.

3. Homelessness

- Sleeping in an emergency shelter* – The grantee or project sponsor must have written verification from the emergency shelter staff that the participant has been residing at an emergency shelter for homeless persons. The verification must be on agency letterhead, signed and dated.
- Sleeping in a place not meant for human habitation (cars, parks, abandoned buildings, streets/sidewalks)* – the grantee or project sponsor should obtain information to verify that a participant is coming from the street. This may include names of other organizations or outreach workers who have assisted them in the recent past who might provide documentation. If you are unable to verify that the person is coming from the street, have the participant prepare or you prepare a written statement about the participant's previous living

place and have the participant sign the statement and date it. If an outreach worker or social service agency referred the participant to your agency, you must obtain written verification from the referring organization regarding where the person has been residing. This verification should be on agency letterhead, signed and dated.

- *Staying in a hospital or other institution for up to 180 days but was sleeping in an emergency shelter or place not meant for human habitation immediately prior to entry to hospital or institution.* - The grantee or project sponsor must have evidence on agency letterhead from the institution's staff that the participant was in the facility more than 180 days and is being discharged within the week before receiving HPRP assistance. The grantee and project sponsor must also have information on the income of the participant and what efforts were made to obtain housing, and why, without the SHP assistance, the participant would be living on the street or in an emergency shelter. If the person is being discharged from a prison and the prison is required to provide or arrange housing upon release, the person is not homeless.
- *Graduating from, or timing out of a transitional housing program* - Written verification from the transitional housing program that the participant is timing out of the program and a housing stability plan is within reach, within 3 months. The housing stability plan must be confirmed.
- *Victims of Domestic Violence* - The grantee or project sponsor must have written verification *from the participant* that he/she is fleeing a domestic violence situation. If the participant is unable to prepare the verification, the grantee/project sponsor can prepare a written statement about the participant's previous living situation and have the participant sign the statement and date it.

III. PROGRAM GUIDELINES FOR FINANCIAL ASSISTANCE – Intake, Referral & Selection Process

CAADC, is the central point of intake for financial assistance. All county residents who need assistance will be referred to CAADC. CAADC will assess each household for program eligibility, type(s) of assistance needed, the level of need, other resources available and the household's ability to maintain housing once the assistance has ended. The HMIS will provide tools, such as the Results Oriented Management Accountability (ROMA) assessment, to assist in determining those households that are most likely to remain stable. The ROMA assessment is a self-sufficiency scale that scores persons within 10 categories and indicates whether they are thriving, safe, stable, at-risk or in-crisis.

The intake worker will complete an application packet for each household that will include, but not be limited to, the following:

- Assistance Questionnaire
- Intake Financial Summary Form – printed from the HMIS
- ROMA Assessment results
- Participant Eligibility Worksheet

The HPRP Case Manager/Supervisor shall meet with the client to determine the appropriate assistance program and action plan for the household. Households not eligible for HPRP will be referred to other financial assistance programs such as HAP,

FEMA or other utility assistance resources. If eligible, the case manager shall develop a Housing Stability Goal Plan, review the monthly financial budget/analysis with client, schedule financial literacy counseling, make referrals to services, and prepare all documentation and recommendation for assistance for presentation to Disposition Committee (DC).

The DC will meet weekly to review eligible applications and recommendations for assistance, problem solve complex cases, and grant final approval of household assistance. The DC will consist of representatives from CAADC, the Office of Housing & Community Development and the Office of Adult Services.

Financial Assistance - The amount of Financial Assistance per household will not exceed \$5,000 for families with children and \$3,000 for single adults. Waivers can be requested from the grantee for exceptions to this amount. Each household is limited to one application for HPRP assistance within the 24-month period.

- ❑ Assistance provided needs to be the minimum amount needed to resolve the situation.
- ❑ HPRP Rent Assistance cannot be combined with assistance from another federal, state or local source for the same period of time.
- ❑ All payments must be made to third parties and never directly to a participant.
- ❑ All approved households must sign a service agreement, which will include their rental subsidy and their payment amount.
- ❑ New household members must meet the minimum eligibility guidelines and either the homeless or homeless prevention eligibility guidelines. All household income will be combined.

A. Rent Assistance

- ❑ Short Term Rent Assistance (STRA) - May not exceed rental costs over a 3-month period (0-3 months).
- ❑ Rental Arrears – May not exceed rental costs accrued over 6 months and are based on the rent amount paid by the participant. If the participant is currently receiving a rental subsidy and has arrears, the assistance is based upon their pre-determined participant payment amount for the program of which they are enrolled.
- ❑ The sub-recipient or an affiliate of the sub-recipient organization cannot own units assisted with HPRP funds.
- ❑ Landlords must sign a service agreement for forgoing eviction and rental subsidy terms.
- ❑ If client is moving out of the county, we will only assist with security deposit.
- ❑ Payment standards – If the sub-recipient is paying “forward” rent on behalf of a participant, this payment may not be issued in a lump sum for more than 2 months in one check. Security Deposit amounts can be include in a combined check.
- ❑ Rent Assistance Calculation - Rental assistance amount will be based upon one of the following methods:
 1. Full rent amount – for arrears only
 2. The Housing Choice Voucher guidelines
 3. A shallow-rent flat payment (i.e. \$300/month)
 4. A declining rental subsidy.

B. Deposits

1. Security Deposits – One month of security deposit

2. Utility Deposits – Eligible utilities include, electric, heat (electric, oil, and gas), water and sewer. Phone and cable are not eligible.

C. Utility Payments – Eligible utilities include, electric, heat (electric, oil, and gas), water and sewer. Phone and cable are not eligible. Reconnection fees are eligible but fines imposed by a utility company related to theft of services are not eligible. Utility payment assistance shall be granted on a case-by-case basis.

IV. COUNTYWIDE GUIDELINES FOR HOUSING STABILITY AND RELOCATION

- A. Case Management Services - All clients
- Conduct program orientation
 - Conduct comprehensive needs assessment
 - Develop a housing stability and service plan
 - Complete a financial analysis and budget with each household minimally every three months.
 - Ensure compliance with all HPRP regulations
 - Assist with housing search activities, including Habitability Standards, lead-based paint inspections and determination of rent reasonableness
 - Client Advocacy
 - Information and referral
 - Link participants to community resources
 - Link participants to other ARRA programs
 - Link and enroll in mainstream benefits
 - Develop a discharge plan for preventing housing instability
 - Calculation and verification of the monthly rental assistance.

B. Housing Search- Assistance will be available to households to assist them in locating, obtaining, and retaining suitable housing. Activities will include helping households to understand leases; secure utilities; making moving arrangements; as well as outreach to property owners related to locating or retaining housing.

C. Mandated Participant Workshops - HPRP participants will be required to attend a financial literacy workshop/counseling session in order for the assistance checks to be issued.

V. REQUIREMENTS FOR HOUSING UNITS ASSISTED

Verification of the following must be included in the participants file.

A. Habitability Standards – All new units assisted with HPRP funding must meet the HPRP Habitability Standards. New units are for homeless persons leaving shelter or persons who are relocating to a more affordable unit to prevent future homelessness. Program staff must complete Habitability Standard Inspections.

B. Lead Based Paint Visual Inspection –All units constructed before 1978, in which a child under the age of six or a pregnant woman resides, requires a LBP visual assessment and periodic inspections. Assessment and Inspections are required for units and common areas servicing the units.

Units are exempted from the above Visual Inspection requirements, if they meet one of the following criteria: a) it is a zero-bedroom or SRO-sized unit, b) it is housing for the elderly and there are no children under the age of 6, c) a lead-based paint inspection has been conducted in accordance with HUD regulations and found not to

have lead-based paint, d) the property has had all lead-based paint identified and removed in accordance with HUD regulations or e) it meets any of the other exemptions described in 24 CFR part 35.115(a).

An initial visual assessment and periodic inspections are required for as long as HPRP funds are being used to assist the family in the unit. Both must meet HUD's standards described in the applicable regulations. In addition, the unit must be inspected again if a new family assisted with HPRP funds moves in, and the clock for periodic inspections is reset. Finally, the owner must provide a notice to occupants if lead based paint evaluation and hazard reduction activities have taken place, in accordance with 24 CFR part 35.125.

C. Rent Reasonableness – All units assisted with HPRP funding must meet the Rent Reasonableness guidelines as established by HUD. Must provide three comparable rents.

VI. PROGRAM DISCHARGE & TERMINATION OF ASSISTANCE

Participants can be discharged from the program for the following reasons:

- Completed Program Successfully – Housing is stable
- Program Non-Compliance – Did not comply with requirements of program.
- No longer eligible for assistance - If during the quarterly need certifications, a households income falls above 50% AMI, they are no longer eligible for HPRP and may not receive further assistance.

A. Participant Non-Compliance - For persons who are non-compliant with program requirements, written warnings, probationary terms and case consultations will be utilized prior to the termination of assistance for any household. Participant compliance will be considered during quarterly re-certifications.

1. A Written Warning
2. Probation
3. Recommendation for Termination

B. Terminating Assistance - When terminating from services, a formal process will be available that includes the following:

1. Written Notice clearly defining the reasons for termination
2. Review of the decision – participant is given the opportunity to present written or oral objections to a person other than person who made the decision.
3. Prompt written notice of the final decision.

C. Client Appeals – Existing Sub-recipient Appeals processes will be utilized.

D. Resuming Assistance - Previously terminated households can resume assistance at a later date as determined on a case-by-case basis.

VII. HMIS PARTICIPATION AND REPORTING REQUIREMENTS

The Delaware County HMIS is modified to address the data needs of HPRP data collection and reporting needs. All participants assisted under HPRP must be entered into the HMIS and "closed" when assistance has ended. All client level data must be

updated by the end of each month. Quarterly and annual reports will be due on the last day of the period. Sub-recipient will run the HMIS report, review for errors, add missing data and submit a finalized, accurate hard copy report to the grantee.

VIII. LEGAL SERVICES

Program participants will have access to legal services that will help keep them in their homes. A lawyer or other person under the supervision of a lawyer will assist participants with legal advice and representation in administrative or court proceedings related to tenant/landlord matters or housing issues.

IX. OUTREACH AND ENGAGEMENT

HPRP funding will be used to publicize the availability of programs to make persons who are homeless or almost homeless aware of these and other available services and programs in Delaware County.

X. FEDERAL GUIDELINES

Sub-recipients will comply with the Department of Housing and Urban Development's published Notice of Allocations, Application Procedures and Requirements for the Homelessness Prevention and Rapid Re-Housing Program Grantees under the American Recovery and Reinvestment Act of 2009 issued March 19, 2009 [Docket No. FR-5307-N-01].

In addition, sub-recipients will also comply with the guidelines issued under the Frequently Asked Questions (FAQ's) within the HUD Homelessness Resource Exchange (hudhre.info). This document is updated occasionally and serves as policy and procedural clarifications to the HPRP guidance cited above.

XI. CONFIDENTIALITY

HPRP sub-grantees must develop and implement procedures to ensure: 1). The confidentiality of records pertaining to any individual provided with assistance; and 2). That the address or location of any assisted housing will not be made public, except to the extent that this prohibition contradicts a pre-existing privacy policy of the grantee.

XII. ENVIRONMENTAL REVIEW -

Consistent with the provisions for administrative and management expenses, tenant-based rental assistance and supportive services in 24 CFR 50.19(b)(3),(11) and (12), the activities to be assisted are categorically excluded for the requirements of the National Environmental Policy Act of 1969 (42 U.S.C. 4321) and are not subject to environmental review under the related laws and authorities.

XIII. MONITORING -

The Delaware County Office of Housing and Community Development (OHCD) is responsible for monitoring all HPRP activities to ensure all program requirements established by HUD and the County are met. OHCD will follow monitoring procedures set forth in its Subrecipient Monitoring Plan. In addition, participating agencies may be subject to additional monitoring by the Philadelphia HUD Office of Community Planning and Development, HUD's Office of Special Needs Assistance Programs, HUD's Office of the Inspector General, HUD's Office of Fair Housing and

Equal Opportunity, PA DCED, or another federal agency to determine whether the sub-grantee complied with the requirements of this program.

XIV. CONFLICTS OF INTEREST

With respect to the use of HPRP funds to procure services, equipment, supplies or other property, agencies receiving HPRP funds shall comply with the provisions of 24 CFR 84.42. With regard to all other decisions involving the use of HPRP funds, the following restriction shall apply: No person who is an employee, agent, consultant, officer or elected or appointed official of the grantee and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds there under, either for himself/herself or for those with whom he/she has family or business ties, during his/her tenure for one year thereafter.

2012 - 2021 POINT-IN-TIME COUNT RESULTS Delaware County PA-502

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021*	
Total Persons Counted	Adult Only Households	244	251	253	273	238	251	234	223	216	130
	Families w/ Children	360	295	257	160	157	202	180	177	151	122
	TOTAL	604	546	510	436	395	453	414	400	367	252

Adults Only - Persons / Households	Street - Unsheltered	38	45	47	60	35	40	53	48	46	25
	Emergency Shelter	163	165	163	167	161	170	153	135	144	77
	Transitional Housing	43	41	43	49	42	41	28	40	26	28
	TOTAL Single Persons	244	251	253	276	238	251	234	223	216	130

Persons / Families with Children	Street - Unsheltered	0	0	0	0	0	0	0	0	0	0
	Emergency Shelter	193	127	129	118	120	141	137	147	115	81
	Transitional Housing	167	168	128	42	37	61	43	30	36	41
	TOTAL Persons in Families	360	295	257	160	157	202	180	177	151	122

Households / Families with Children	Street - Unsheltered	0	0	0	0	0	0	0	0	0	0
	Emergency Shelter	56	41	39	43	37	41	40	40	35	23
	Transitional Housing	44	45	36	13	21	23	18	9	13	12
	TOTAL FAMILY Households	100	86	75	56	58	64	58	49	48	35

Total Households	Single Only Households	244	251	253	276	238	251	234	223	216	130
	Families w/ Children	100	86	75	56	58	64	58	49	48	35
	TOTAL HOUSEHOLDS	344	337	328	332	296	315	292	272	264	165

Chronic Homeless	31	34	33	30	26	26	33	21	26	3
Veterans	17	27	17	10	7	11	6	1	8	0

07.08.2021

*The 2021 count was modified due to Covid.



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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CoC Number: PA-502

CoC Name: Upper Darby, Chester, Haverford/Delaware County CoC

Summary of all available beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ⁴
Emergency, Safe Haven and Transitional Housing	75	213	174	0	387	0	0	n/a	0	2
Emergency Shelter	51	167	141	0	308	0	0	n/a	0	2
Transitional Housing	24	46	33	0	79	n/a	n/a	n/a	0	0
Permanent Housing	110	315	289	0	604	n/a	n/a	n/a	94	5
Permanent Supportive Housing* ⁵	54	147	253	0	400	n/a	n/a	n/a	78	5
Rapid Re-Housing	56	168	33	0	201	n/a	n/a	n/a	16	0
Other Permanent Housing**	0	0	3	0	3	n/a	n/a	n/a	0	0
Grand Total	185	528	463	0	991	0	0	78	94	7

Available CoC beds reported by Program Type:

¹ HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently practices.
² Other Permanent Housing (OPH) - consists of PH - Housing with a service (or disability required for entry) and PH - Housing Only, as identified in the 2020 BHAS Data Standard.
³ Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
⁴ Chronic Beds include beds in Permanent Supportive Housing.
⁵ Rapid Re-Housing includes beds dedicated to serve beneficiaries veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.
⁶ Veterans Beds and Youth Beds, respectively, include beds dedicated to serve beneficiaries veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Permanent Supportive Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ⁴
Del. Co. Housing Authority	S+C 2345	17	59	52	0	n/a	n/a	111	0	0	5
Del. Co. Housing Authority	SHP - FCS	5	21	4	0	n/a	n/a	25	0	0	0
Del. Co. Housing Authority	SHP - Horizon House	1	2	23	0	n/a	n/a	25	0	0	0
Del. Co. Housing Authority	VA=VASH	10	18	60	0	n/a	n/a	78	0	78	0
Delaware Co. Human Services	OBH PH CH T2 - FCS	0	0	16	0	n/a	n/a	16	16	0	0
Delaware Co. Human Services	OBH PH CH	1	2	9	0	n/a	n/a	11	11	0	0
Delaware Co. Human Services	Care Link Master Leasing	0	0	7	0	n/a	n/a	7	0	0	0
Delaware Co. Human Services	HOPWA	7	19	9	0	n/a	n/a	28	0	0	0
Delaware Co. Human Services	OBH S +C 67	1	2	24	0	n/a	n/a	26	26	0	0
Delaware Co. Human Services	Relocation Project	5	13	4	0	n/a	n/a	17	4	0	0
Horizon House	Horizon House PSH CH	2	6	15	0	n/a	n/a	21	21	0	0
Horizon House	PSH Consolidated	5	5	30	0	n/a	n/a	35	0	0	0
Salvation Army-Chester Corp.											
Total		54	147	253	0	n/a	n/a	400	78	78	5

Rapid Re-Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ⁴
Community Action Agency of Delaware	VA- SSFVF	6	7	9	0	n/a	n/a	16	n/a	16	0
Community Action Agency of Delaware	Rapid ReHousing 2	2	15	9	0	n/a	n/a	24	n/a	0	0
Community Action Agency of Delaware	CAA Federal ESG RRH	4	10	2	0	n/a	n/a	12	n/a	0	0
Delaware Co. Human Services	OBH RRH	44	136	2	0	n/a	n/a	138	n/a	0	0
Family & Community Service	A New Day RRH - Joint TR/	0	0	6	0	n/a	n/a	6	n/a	0	0
Mental Health Partnership	Connect-To-Permanency	0	0	5	0	n/a	n/a	5	n/a	0	0
Total		56	168	33	0	n/a	n/a	201	n/a	16	0

¹HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as extremely limited.
²Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HUDIS Data Standards.
³Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
⁴Chronic Beds indicate beds in permanent supportive housing designed to serve chronically homeless individuals.
⁵Overflow Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to providing homeless youth age 24 and younger.



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Other Permanent Housing									
Provider Name	Facility Name	Family Units ¹	Family Beds ²	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory
Del. Co. Housing Authority	HCV Dedic. Voucher Yr1	0	0	3	0	n/a	n/a	3	Chronic Beds ³ Veteran Beds ⁴ Youth Beds ⁵
Total		0	0	3	0	n/a	n/a	3	n/a 0 0

¹HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently housed.
²Other Permanent Housing (OPH) - consists of PPH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HUDIS Data Standards.
³Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
⁴Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
⁵Veteran Beds and Youth Beds, respectively. Include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

