



County of Delaware  
Office of Housing & Community Development

# FY 2018 Annual Report

July 1, 2018 - June 30, 2019

The Delaware County Office of Housing and Community Development (OHCD) is pleased to present this Annual Report for Fiscal Year 2018 (July 1, 2018 through June 30, 2019).

During FY 2018, OHCD made significant progress in meeting its housing and community development goals and priorities as set forth in the Five-Year Consolidated Plan (2018-2022), expending over \$5 million in federal entitlement and local funding to meet the most pressing needs of the County's low- and moderate-income residents. This Annual Report outlines OHCD's federal funding sources, details its goals and objectives for the year, and highlights the successful implementation of activities in four Priority Areas: Community Development, Affordable Housing, Homelessness Prevention, and Fair Housing.

OHCD met the majority of FY 2018 Annual Action Plan goals and succeeded in implementing programs and projects in accordance with all federal requirements. The Consolidated Plan, Annual Action Plan and Consolidated Annual Program Evaluation Report (CAPER) were prepared in consultation with public and private entities including County offices, the Continuum of Care (CoC) for the Homeless, and approximately 30 nonprofits and municipalities.

## FEDERAL FUNDING SOURCES

### CDBG

Community Development Block Grant (CDBG) funds provide suitable housing and living environments and expand economic opportunities, principally for persons of low- and moderate-income. Activities benefit low- and moderate-income communities, prevent or eliminate slums or blight, and address community development needs having a particular urgency due to serious and immediate threats to the health or welfare of the community.

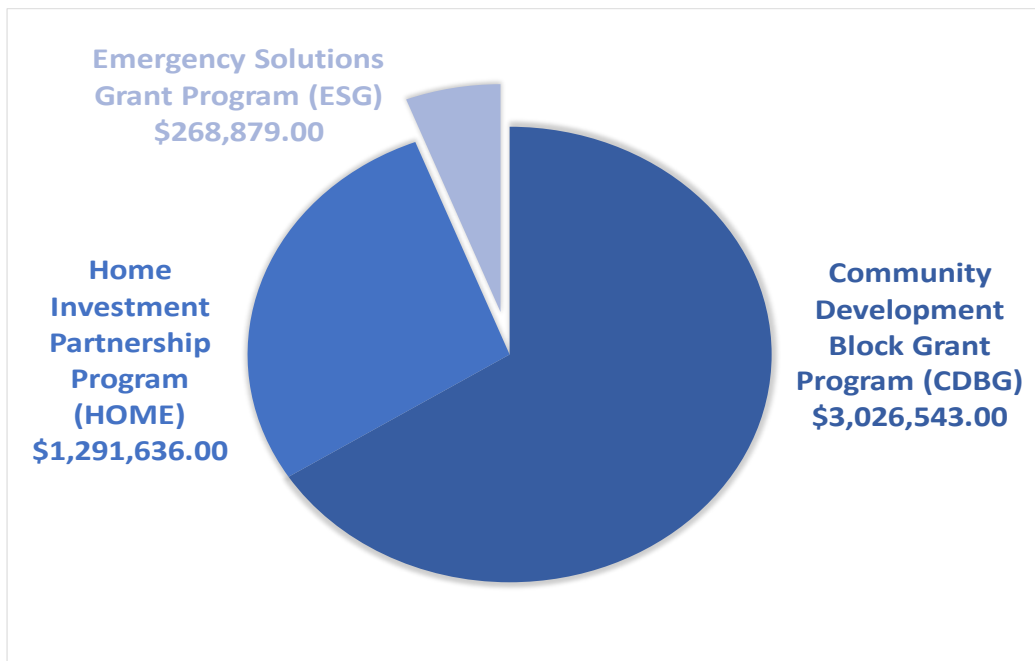
### HOME

HOME Investment Partnerships Program (HOME) funds expand access to the supply of decent and affordable housing for low- and very low-income households. Activities develop and support a variety of affordable housing programs including the rehabilitation of existing housing, construction of new affordable housing, and assistance to tenants, homebuyers, and homeowners.

### ESG

Emergency Solutions Grants Program (ESG) funds the operation and support of quality emergency shelters for the homeless and provides essential social services to prevent homelessness. Activities include the provision of rapid-rehousing, street outreach, homelessness prevention, emergency shelter, the training for and use of Homeless Management Information Systems (HMIS), and program administration.

# FY 2018 EXPENDITURE



## GOALS and OBJECTIVES

OHCD identified the following goals and objectives as priorities for FY 2018:

### Community Development

- ◆ Improve 15 public facilities and infrastructure in low- and moderate income neighborhoods to benefit 50,035 low- and moderate-income persons; and
- ◆ Remove a blighting influences through the preservation of 1 historic structure.

### Affordable Housing

- ◆ Rehabilitate 15 housing units for low- and moderate-income homeowners in the Urban County;
- ◆ Construct 8 affordable rental units for low- and moderate-income households;
- ◆ Provide financial assistance to 20 low- and moderate-income first-time homebuyers; and
- ◆ Renovate 1 household through the County's Community Housing Development organization.

### Homelessness Prevention

- ◆ Provide homeless prevention services to 60 persons;
- ◆ Provide public services for low- and moderate-income persons, including the overnight shelter of 700 persons;
- ◆ Provide rapid rehousing to 16 households.

# COMMUNITY DEVELOPMENT ACCOMPLISHMENTS

FY 2018 CDBG-funded projects included 14 public facilities and infrastructure improvement projects and 1 historic preservation project, benefitting over 44,000 low- and moderate-income residents:

- ♦ Trail and playground improvements at 4 parks
- ♦ Water and sewer improvements in 4 neighborhoods
- ♦ Sidewalk replacement in 1 neighborhood
- ♦ Resurfacing of 20 residential streets in 4 neighborhoods
- ♦ Renovations to a youth center
- ♦ Essential repairs to preserve a historic structure

## GLENOLDEN BOROUGH WALKING TRAIL

Glenolden Borough made a commitment to maximizing Glenolden Park's potential as a central community gathering area and recreational asset. To this end, the Borough received CDBG funds for the installation of a walking path at Glenolden Park. Activities included the installation of an asphalt walkway through the park and a storm water management system to remedy drainage issues. The project also included related site restoration.

The creation of this walking trail promotes an active lifestyle and creates opportunities for residents in this urban town to enjoy nature. The walking trail connects with an existing pathway system and enhances the overall appeal and accessibility of the park.



*Entrance to the Glenolden Borough Walking Trail.*

## CLIFTON HEIGHTS PLAYGROUND IMPROVEMENTS

Situated on a small lot in a dense residential neighborhood of row homes, the Chester Avenue Playground in Clifton Heights was underutilized due to deteriorated conditions and lack of safety features.

Improvements included the replacement of play equipment as well as the installation of safety surface, picnic tables, park benches, and trash receptacles. Additional work included repairs to the basketball court. Overall safety was enhanced with repairs to the fencing and the installation of landscaping and lighting.

With these improvements, the Chester Avenue Playground is again a valued neighborhood amenity.



*New equipment at the Chester Avenue Playground.*

## PROSPECT PARK STREETSCAPE IMPROVEMENTS

Prospect Avenue is a gateway street to the Prospect Park neighborhood connecting McDade Boulevard to Prospect Park Square. In FY 2018, Prospect Park Borough completed Phase II of streetscape improvements to Prospect Avenue in which the 7th Avenue to 8th Avenue portion of the road was resurfaced and the sidewalks and curbs were completely rehabilitated. CDBG funds were used to complete Phase I of this project and the Borough has been awarded funding to continue with this Phase III of this project in FY 2019.

The end result of all three phases of the Prospect Avenue project will be increased pedestrian safety, enhanced roadways, improved storm-water drainage, and a welcoming and attractive appearance.



*Prospect Avenue streetscape improvements included street resurfacing and the installation of median curbs, decorative lighting and banners.*

## PRESERVATION OF THE OLD CENTRAL SCHOOL HOUSE

The historic Old Central School House in Springfield Township at 161 Saxer Avenue is used as a meeting space for various local civic organizations. Actively in use for over 150 years, it is the most significant historic structure remaining in the community. Springfield Township received CDBG funding to support the preservation of the Old Central School by restoring its cupola roof frame and bell.



*Old Central School House is a historic treasure located in the heart of Springfield.*



*The bell was lifted down by a crane to receive preservation work.*

# AFFORDABLE HOUSING ACCOMPLISHMENTS

In FY 2018, OHCD achieved the following accomplishments in its Affordable Housing objective:

- ◆ Allocation for the construction of 41 new-construction affordable senior housing units in Lansdowne
- ◆ Rehabilitated 12 housing units for low- and moderate-income homeowners through the Housing Rehab Program
- ◆ Provided direct financial assistance to 17 low- and moderate-income first-time homebuyers through the Homeownership First Program
- ◆ Rehabilitated a single-family house in Clifton Heights that will be sold to a low- or moderate-income homebuyer
- ◆ Committed funds for the construction of 4 single family low-/moderate-income homeowner units in Chester

## SIMPSON GARDENS II, LANSDOWNE

The County allocated \$1,000,000 of HOME funding for the development of Simpsons Gardens II, a senior living community in Lansdowne Borough. Together with Simpson Gardens I (developed in 2004), Simpson Gardens II will form a campus-style affordable senior living environment.

Simpsons Gardens II will be a four-story building providing 41 new-construction affordable housing units to Delaware County seniors. Six (6) units will be handicapped accessible. Three (3) units will have rents affordable to households at or below 20% AMI, 18 units will be affordable to households at or below 50% AMI, and 20 units will be affordable at or below 60% AMI.

Simpson Senior Services, delivering services to area seniors continuously since 1865, will be the management agent as well as the supportive service provider. Supportive services will include a wide variety of planned activities including the coordination of services to improve residents' health related issues and quality of life. These services will be accomplished through robust partnerships with various health care providers and coordinating agencies.

The contract was awarded during FY 2018 and construction is expected to commence in July 2019 with an anticipated completion date in Fall 2020. Simpson Senior Services is expecting full occupancy by the end of 2020.



*Exterior rendering of the Simpson Gardens II senior-living affordable housing complex.*

## ARBOR ESTATES, CHESTER

HOME Program Community Development Housing Organization (CHDO) funds were committed for Arbor Estates in the City of Chester. Arbor Estates will be constructed on a vacant lot which is a blighting influence in an otherwise stable residential community. Three years of HOME CHDO funds were set aside for this development which includes the construction of four (4) single-family units that will be sold to low- and moderate-income homebuyers.

The designated CHDO for the project is Chester Community Improvement Project. Contracts were awarded and ground breaking took place in May. Construction is expected to be completed in FY 2019.



*Arbor Estates groundbreaking ceremony.*



*Arbor Estates includes two sets of twin houses (4 units total).*

## 63 E. BROADWAY, CLIFTON HEIGHTS

63 E. Broadway in Clifton Heights Borough is a HOME Program set-aside CHDO project that was completed during FY 2018. The designated CHDO was the Community Action Agency of Delaware County (CAADC).

CAADC acquired a dilapidated property and completely updated the house. Renovations included a new HVAC system, kitchen and bathroom as well as exterior improvements. The house is being marketed for sale to low- or moderate-income homebuyer and is expected to sell in 2019.



## HOUSING REHABILITATION PROGRAM

The CDBG funded Housing Rehabilitation Program assists low- to moderate-income homeowners with major system repairs through zero-percent interest loans of up to \$15,000, as well as, if necessary, an additional \$8,000 grant for lead remediation.

The primary objectives of this program are to:

- ◆ Preserve, maintain and improve the County's affordable homeowner housing stock;
- ◆ Prevent the decline of properties and eliminate blighted areas; and
- ◆ Address unsafe and unsanitary living conditions for the county's low- and moderate-income homeowner residents.

In FY 2018, 12 existing low- to moderate-income homeowners received deferred loans to rehabilitate their homes. Improvements included roof replacements, plumbing repairs, electrical upgrades, heating system replacement, and additional vital systems repairs.



*Window and door replacements improved energy efficiency and security at a home in Yeadon. Work also included lead paint abatement.*

## HOMEOWNERSHIP FIRST PROGRAM

Delaware County supports low-to-moderate income households seeking homeownership through the Homeownership First Program. The program expands homeownership opportunities for qualifying households through pre- and post-purchase homeownership counseling as well as down-payment and closing cost assistance. By increasing opportunities for homeownership, the County hopes to expand housing choice for disadvantaged residents and encourage community revitalization.

During FY 2018, the Homeownership First Program assisted 17 low-to-moderate income households achieve homeownership through down payment and/or closing cost assistance grants of up to \$5,000 in addition to pre- and post-purchase counseling.

# HOMELESSNESS PREVENTION ACCOMPLISHMENTS

In FY 2018, OHCD accomplished the following in its Homelessness Prevention objective:

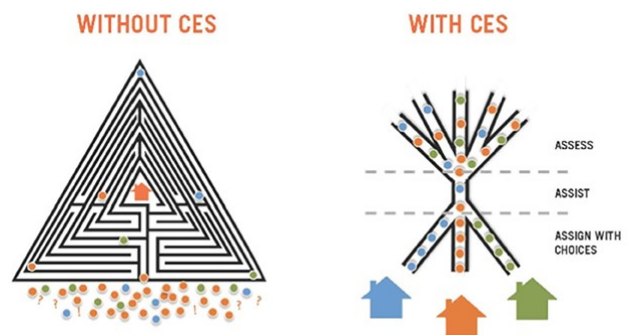
- ♦ Provided rapid rehousing services to 23 homeless households
- ♦ Provided homeless prevention services to 53 persons
- ♦ Provided services to low- and moderate-income persons, including the overnight shelter of 895 persons.
- ♦ Funded 9 Continuum of Care programs critical to delivery of services to the County's most vulnerable residents including 344 at-risk individuals and 118 veteran households

## HOMELESS OUTREACH & COORDINATED ENTRY SYSTEM

OHCD holds an integral role in the countywide Continuum of Care (CoC) and Coordinated Entry System (CES) which serve as a comprehensive, coordinated approach to providing shelter, supportive services and housing assistance to those who are homeless or threatened with homelessness. OHCD provides funding to homeless outreach and prevention organizations and services through the CDBG and ESG Programs.

The CoC manages outreach protocol including an access phone line and a process for dispatching outreach teams to locations when the public calls regarding observed potentially homeless persons. Providers also respond to requests from the County, social service organizations, hospitals and law enforcement that have identified a homeless person who is without shelter and resources.

On January 23, 2019 the County conducted its annual Point-In-Time-Count of the homeless which identified 272 homeless households: 49 families with children and 223 single adults. Analysis of data from 2014-2019 indicates a 17.1% decrease in the number of homeless households and a 21.6% decrease in the number of homeless individuals. Of particular note is the 31% reduction in the number of homeless persons in families with children. The chronic homeless and homeless veteran population have also decreased; 36% and 94% respectfully since 2014.



## EMERGENCY SHELTER and HOUSING SUPPORT

CDBG and ESG funds supported the operation and provision of services at four (4) Emergency Shelter programs in the County:

- ♦ 172 homeless individuals were served at the Life Center shelter
- ♦ 330 homeless individuals were served through the CONNECT by Night shelter program
- ♦ 81 homeless households (248 individuals) were served at the Wesley House shelter
- ♦ 145 homeless women and children who were victims of domestic violence were served at the Domestic Abuse Project shelter.

Households and persons experiencing homelessness receive support services to facilitate making the transition to permanent housing and achieving self-sufficiency. In FY 2018, 23 homeless households were rapidly rehoused: 12 households were stabilized with short-term rental assistance and 11 households received longer-term rental assistance. The average time from entry to rapid-rehousing to permanent housing was 41 days.

## HOMELESSNESS PREVENTION

Reducing the number of persons becoming homeless is a County priority. Strategies to prevent homelessness include the Coordinated Entry intake system, assessment, diversion, housing counseling and emergency financial assistance. During FY 2018, OHCD continued to collaborate with the CoC and homeless service providers to re-tool our crisis response system to more effectively meet the needs of the County's low-income residents. Homeless providers continue to offer diversion strategies, increase landlord mediation efforts and adhere to emergency shelter service priority guidelines to ensure that all possible housing resources are utilized before homeless households are placed in shelter. Additionally, providers offer short-term interventions with family and friends to allow doubled-up persons to be rehoused rather than enter a shelter.



In FY 2018, ESG funds supported homeless prevention activities including financial assistance for rental arrears, case management and connections to resources to assist 53 persons at risk of becoming homeless. Additional county funds supported the CoC Advisory Team of 9 agencies and programs resulting in homelessness prevention of 344 persons through the Department of Adult & Family Services. Of particular importance, Delaware County has been recognized for effectively ending veteran homelessness in the County: the Supportive Service for Veteran Families Program assisted 118 veteran households during FY 2018.

## DISABILITY HOUSING OPTIONS TEAM (DHOT)

To address the issue of limited resources for the County's disabled community a Disability Housing Options Team (DHOT) was formed in FY 2018. The DHOT is a collaboration of staff and resources from OHCD, the Office of Behavioral Health, and Delaware County Housing Authority. Forty-five (45) mainstream vouchers and two (2) program vouchers were set aside specifically to address "worst case needs" and provide permanent housing for eligible households with disabilities. The DHOT approach had a successful first year with the identification of 42 disabled individuals, 36 of whom were homeless or formerly homeless and 6 of whom were at risk of homelessness, for permanent housing support.

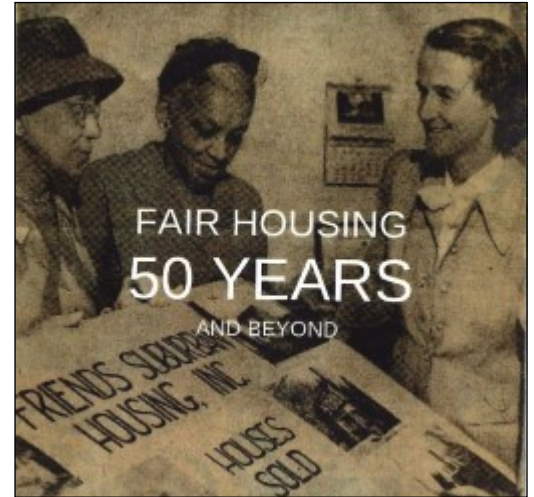


The DHOT is planning an education forum for stakeholders of the disability community early in FY 2019. The forum will provide stakeholders with the ability to coordinate resources improving the availability of affordable housing for persons with disabilities.

# FAIR HOUSING ACCOMPLISHMENTS

Delaware County, in partnership with the Delaware County Housing Authority (DCHA), adopted the 2018-2022 Assessment of Fair Housing (AFH) which was accepted by HUD in December 2017. The goals and priorities of the AFH were incorporated into OHCD's planning efforts starting with the FY 2018 Action Plan.

The Federal Fair Housing Act celebrated its 50th anniversary during FY 2018. OHCD joined the Housing Equality Center of Pennsylvania (HECP) to mark the occasion with a *Fair Housing: 50 Years and Beyond* reception in Delaware County on April 11, 2019.



With CDBG funding, OHCD and partner agencies took meaningful actions to overcome historic patterns of segregation, promote fair housing, and foster inclusive communities during FY 2018 by providing:

- ♦ Three (3) meetings of the Delaware County Fair Housing Task Force which provides a forum for government officials, housing advocates and industry professionals to share fair housing resources, network and gain knowledge of current fair housing issues;
- ♦ Education to 37 renters on protected rights, identifying discrimination and avoiding overpayments;
- ♦ Education to 33 municipal officials and planning professionals at a Fair Housing for Local Governments training;
- ♦ Assistance to 9 renters with reasonable accommodation requests; and
- ♦ Fair Housing counseling to 41 individuals by the HECP.

OHCD contracts with HECP and Legal Aid of Southeastern Pennsylvania (LASP) to take the lead roles in addressing the impediments identified in the AFH including educating tenants and landlords on renter's rights, fair housing counseling, legal counsel on foreclosure and the provision of technical assistance.

## CDBG ANNUAL PROGRAM PROCESS



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