



**U.S. Department of Housing and Urban Development**

**Philadelphia Office  
The Wanamaker Building  
100 Penn Square East  
Philadelphia, Pennsylvania 19107-3380**

October 18, 2021

*Via email: [welshp@co.delaware.pa.us](mailto:welshp@co.delaware.pa.us)*

Mr. Philip Welsh  
Acting Director  
Delaware County Office of Housing  
and Community Development  
600 North Jackson Street, Suite 101  
Media, PA 19063-2561

Dear Mr. Welsh,

RE: Annual Community Assessment  
Delaware County, PA  
Program Year 2020 (July 1, 2020, through June 30, 2021)

We want to thank you and your staff for all you are doing to serve the CPD program needs of your community during these unprecedented times. The provisions of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require the annual submission of performance reports by grant recipients receiving federal assistance through programs covered under these Acts. Additionally, these Acts require that a determination be made by the Secretary of the U.S. Department of Housing and Urban Development that the grant recipient is in compliance with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received.

The Consolidated Plan regulations at 24 CFR 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1. This letter serves to apprise you of our assessment of Delaware County's overall progress during its 2020 Program Year.

In making our evaluation, we relied primarily upon the County's submission of the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2020. This report summarized accomplishments made with funds provided from the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Home Investment Partnerships (HOME) programs, as well as CPD programs funded under the CARES Act. This letter is a summary of our review of Delaware County's overall performance.

Under the Part 91 Consolidated Planning regulations, all Annual Action Plans and CAPERs are required to include performance measures as part of their annual reporting. The Office of Management and Budget has deemed this information necessary to validate the continued funding of HUD programs. The County provided performance measures as required by this guidance.

### **CARES Act Program Accomplishments**

Delaware County received an allocation of \$4,480,998 of CDBG and \$2,261,356 of ESG CARES Act funds for use preparing for, preventing, and responding to COVID-19. The County has expended \$847,855.61 of CDBG-CV funds and \$786,344.53 in ESG-CV funds to date. CDBG-CV funds were utilized to provide emergency mortgage and utility assistance for 21 households, in addition to working with the SHARE Food Program to establish a central distribution center for local food pantries. ESG-CV funds were utilized for emergency shelter, homeless prevention, and administration. We appreciate all that the County has done to serve the needs of its community during these difficult times and to adapt to the many operational challenges that COVID-19 has presented.

### **Annual Program Accomplishments**

#### **CDBG Program**

The CDBG timeliness requirement is that a community may have no more than 1.5 times its most recent annual grant remaining in the line of credit 60 days prior to the end of its Program Year. When the 60-day timeliness test was conducted on May 2, 2021, it was calculated that Delaware County had a balance in its line of credit of 1.41 times its annual grant, which is in compliance with the 1.5 timeliness standard.

During the 2020 Program Year, the County expended 91.78 percent of its CDBG funds for activities benefiting low- and moderate-income persons, which meets the primary objective of the Housing and Community Development Act of 1974. In addition, the County expended 17.68 percent of its 2020 CDBG funds on planning and administration, less than the 20 percent regulatory cap. Regarding compliance with the 15 percent cap on public service activities, the 2020 CAPER indicates that the County obligated 12.12 percent of its CDBG funds for public service activities.

The grant-based accounting interim rule at 24 CFR 570.200(g)(1) requires that, for 2015 and subsequent CDBG grants, a grantee may not expend more than 20 percent of any year grant for planning and program administrative costs. As a result, beginning with 2015 CDBG grants, grantees must ensure compliance with this new *origin year grant expenditure test*. Though not fully expended, currently the County has expended 18.82 percent of its 2015 grant, 17.46 percent of its 2016 grant, 18.45 percent of its 2017 grant, 17.80 percent of its 2018 grant, 19.36 percent of its 2019 grant, and 17.68 percent of its 2020 grant on planning and program administrative

costs. The County's final compliance with the 2015, 2016, 2017, 2018, 2019 and 2020 origin year expenditure tests will be assessed once the grants are fully expended.

The County received a CDBG grant of \$3,714,657 for Program Year 2020. The County expended \$3,745,615 of CDBG funds during the 2020 Program Year. Resources were devoted to activities in geographic areas consisting primarily of low- and moderate-income residents throughout the County. The types of activities undertaken with these funds include public facilities and improvements, public services, housing rehabilitation, economic development and planning and administration. In Program Year 2020, the majority of CDBG funds were spent on public facility and improvement activities.

Grantees were required to expend all 2014 CDBG funds by September 30, 2021. The County expended all its 2014 funds in compliance with this requirement. Any unexpended 2015 funds that the city may have available must be expended by September 30, 2022.

#### HOME Program

The County received a HOME grant of \$970,704 for Program Year 2020 and expended \$58,809.70 of HOME funds. HOME funds were used primarily for homeowner rehab, homebuyer programs, new construction of rental and homeowner housing. The County has procedures in place for addressing housing that has been found to contain lead-based paint.

In Program Year 2020, the County met all applicable requirements for committing and expending HOME funds, including 100 percent of its HOME Deadline Compliance Status Report expenditure requirements, reflecting no shortfall. This information is updated monthly on the HOME Program website at:

[https://files.hudexchange.info/reports/published/HOME\\_Deadline\\_Natl\\_2015\\_2014\\_FO\\_Disbursement\\_Current.pdf](https://files.hudexchange.info/reports/published/HOME_Deadline_Natl_2015_2014_FO_Disbursement_Current.pdf)

#### ESG Program

The County also provided a benefit to homeless populations through its ESG funding. The County received \$319,053 of ESG funds for Program Year 2020 and expended \$293,803.04. ESG provided funding for Emergency Shelters, Rapid Rehousing, Homeless Prevention and Administration activities.

HUD acknowledges the County's programmatic accomplishments during the Program Year. Based on our review we have concluded that the County has the capacity to carry out its CPD programs and has met its reporting requirements.

### **Affirmatively Furthering Fair Housing**

The County also included in its CAPER efforts to affirmatively further fair housing and identify impediments to fair housing. Delaware County, in a partnership with the Delaware County Housing Authority, adopted the 2018-2022 Assessment of Fair Housing (AFH). The County contracts with the Housing Equality Center of Pennsylvania (HECP) to take the lead role in addressing the impediments identified in the AFH. During the 2020 Program Year, HECP convened two meetings of the Delaware County Fair Housing Task Force. These meetings provided a forum for government officials, housing advocates and industry professionals to share fair housing resources, network and gain knowledge of current fair housing issues, including issues surrounding the Covid-19 pandemic in relation to Fair Housing. In addition, HECP distributed 4,047 print materials to agencies and individuals in Delaware County, including the distribution of the Fair Housing for Local Government guide to all municipalities in the County. HECP also provided fair housing counseling to 59 individuals, including counseling to 21 consumers with fair housing complaints and compliance questions. 28 consumers also received information and referrals regarding landlord/tenant issues, and technical assistance was provided to 10 housing providers. We commend you for these efforts.

U.S. Department of Housing and Urban Development program participants are reminded that the legal obligation to affirmatively further fair housing remains in effect under the Fair Housing Act; Title VI of the Civil Rights Act; Section 109 of the Housing and Community Development Act; and other civil rights related authorities. Please be aware that a jurisdiction could be subject to a compliance review to determine whether, as a recipient of HUD funds, it is in compliance with applicable civil rights laws and their implementing regulations if its certification to affirmatively further fair housing is in question. The Office of Fair Housing and Equal Opportunity (FHEO) initiates most compliance reviews based on risk analyses, issues raised during a limited monitoring review, or when a civil rights problem is detected through HUD program monitoring. FHEO is available to provide technical assistance regarding affirmatively furthering fair housing upon your request. Should you have any questions, we encourage you to reach out to Patricia McGarvey Knebels, Acting FHEO Regional Director, at (215) 430-6664, or by email at [PatriciaMcGarvey.Knebels@hud.gov](mailto:PatriciaMcGarvey.Knebels@hud.gov).

We ask that you review our assessment of your performance and provide any comments that you may have within 35 days of the date of this letter. Upon receipt, we will evaluate your comments and make any revisions that are deemed appropriate. If you do not have any comments, we request that you formally notify us of that fact within the 35-day timeframe. Where no comments are received within the designated timeframe, our initial letter will serve as our final assessment of the County's performance for this Program Year. To facilitate and expedite citizen access to our performance letter, we request that you inform the general public and interested citizens' organizations and non-profit entities of its availability. If, for any reason, the County chooses not to do so, please be advised that our office is obligated to make the letter available to the public. We appreciate your cooperation in this matter.

Mr. Philip Welsh  
Acting Director  
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Program Year 2020  
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We look forward to continuing to work with you and members of your staff to accomplish Departmental goals and mutual objectives to develop viable urban communities. We would also be pleased to provide you with any information on resources that may be available to your community. If you need assistance, or if you have any questions concerning the content of this letter please contact Ms. Carolyn Mayinja, Community Planning & Development Representative at (215) 861-7648, or by email, at [Carolyn.Mayinja@hud.gov](mailto:Carolyn.Mayinja@hud.gov). Our telephone text (TTY) number for the hearing impaired is (800) 877-8339.

Sincerely,

Nadab O. Bynum  
Director  
Office of Community Planning  
and Development