



County of Delaware  
Office of Housing & Community Development  
**FY 2017 Annual Report**

July 1, 2017 - June 30, 2018

The Delaware County Office of Housing and Community Development (OHCD) is pleased to present this Annual Report for Fiscal Year 2017 (July 1, 2017 through June 30, 2018).

The mission of OHCD is to promote sound housing and community development in Delaware County with the use of federal, state and local resources. OHCD's programs operate on the fiscal year, beginning July 1 and ending June 30th of every year. This annual report outlines OHCD's federal funding sources, describes goals and objectives for 2017, and highlights the successful implementation of activities in three Priority Areas: Community Development, Affordable Housing, and Homelessness Prevention.

OHCD met its annual goals in accordance with all federal requirements, including the duty to affirmatively further fair housing. HUD mandated planning efforts, The Consolidated Plan, Annual Action Plan and Consolidated Annual Program Evaluation Report (CAPER) were prepared in consultation with both public and private entities including other County offices, the County's Continuum of Care (CoC) for the Homeless, and more than 30 nonprofits and municipalities.

## FEDERAL FUNDING SOURCES

### CDBG

CDBG funds promote the development of urban communities by providing suitable housing and living environments and expanding 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.

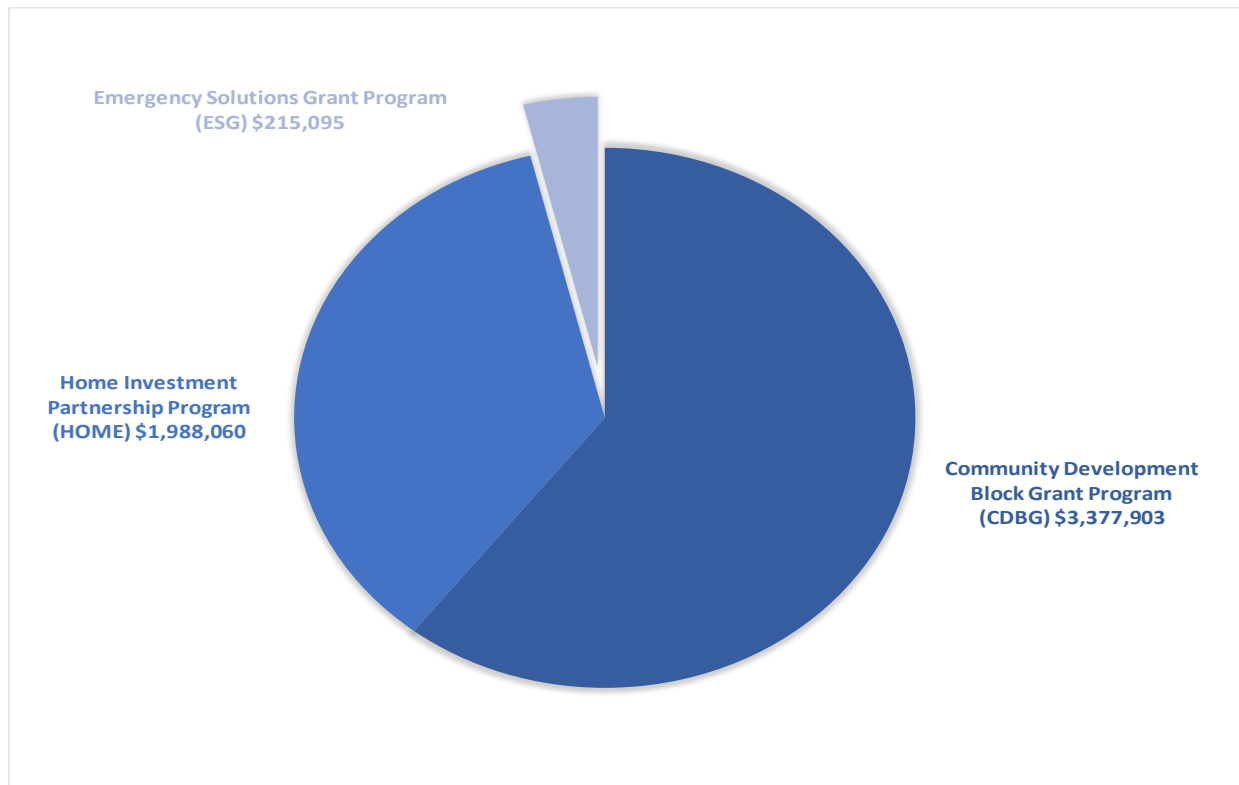
### HOME

HOME funds expand access to the supply of decent and affordable housing for low- and very low-income households. Activities are designed to 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

ESG funds the operation and support of quality emergency shelters for the homeless and provides essential social services to prevent homelessness. Activities may 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 2017 EXPENDITURES



## GOALS & OBJECTIVES

OHCD identified the following goals and objectives as priorities for FY 2017:

### Community Development

- ♦ Improve 11 public facilities and infrastructure in low- and moderate income neighborhoods to benefit 32,695 low- and moderate-income persons
- ♦ Remove slum or blighting influences through the preservation of 3 historic structures

### Affordable Housing

- ♦ Rehabilitate 15 housing units for low- and moderate-income homeowners in the Urban County
- ♦ Construct 18 affordable rental units, including 1 HOME unit, for low- and moderate-income households
- ♦ Provide financial assistance to 20 low- and moderate-income first-time homebuyers
- ♦ Renovate and re-sell a home to a low-to-moderate income household through a Community Housing Development Organization (CHDO)

### Homelessness Prevention

- ♦ Provide homeless prevention services to 60 persons
- ♦ Provide public services for low- and moderate-income persons, including the overnight shelter of 500 persons
- ♦ Provide rapid rehousing to 10 households

# COMMUNITY DEVELOPMENT ACCOMPLISHMENTS

In 2017 OHCD funded 15 public facilities projects benefitting over 29,000 low- and moderate-income residents:

- ♦ 9 neighborhood park improvements
- ♦ 3 water and sewer improvements
- ♦ 2 street improvements
- ♦ 1 homeless facility renovation
- ♦ 1 senior center renovation
- ♦ 2 historic preservation projects

## GLENOLDEN PARK IMPROVEMENTS

Glenolden Borough utilized CDBG funds to replace the deteriorated playground equipment and install new playground and exercise equipment as well as a seating area at Glenolden Park. Improvements included the replacement of play equipment and the installation of safety surface, walkways, entrance stairs, and lighting.

Glenolden Park serves as a central community gathering area with the playground and park area used daily by residents including children and nearby communities. The existing playground equipment and stone stairways were unsafe for use, posing a safety threat to residents. The new playground and fitness equipment will encourage more use of the park and a more active and healthy lifestyle.



Before

Source: Google



After

## STREET IMPROVEMENTS

In FY 2017, CDBG funding was used to improve the neighborhoods of Parkside Borough and Upland Borough through the resurfacing of a total of 10 residential streets.

This improvement of infrastructure resulted in better safety for residents using roadways, improved drainage to the existing stormwater system, and better appearance of the neighborhoods. Improved aesthetics and drainage will result in increased property value as well as address safety issues that arise from flooding and substandard road conditions.



One of the streets resurfaced in Parkside Borough, improving resident safety.

## MOTHERS' HOME SHELTER IMPROVEMENTS

Mothers' Home in Darby is a residential shelter which serves as a safe haven for vulnerable homeless women and their babies and expectant women who find themselves in crisis due to homelessness, lack of employment, low educational attainment, lack of access to proper health care, and/or domestic violence.

Mothers' Home provides shelter and compassionate care. Additionally, residents receive training to assist in providing a healthy start for their babies, education in life skills and parenting, as well as vocational and employment assistance for a better future.

CDBG funding was leveraged with additional resources to improve the quality of service through major renovation to their kitchen. Activities included the demolition of the existing kitchen, and the complete upgrade of appliances, cabinetry, and other major systems .

The renovations and upgrades will allow Mothers' Home to better serve their residents, by providing a state-of-the-art kitchen environment as well as offering healthy cooking classes to residents.



Before



After

## HISTORIC PRESERVATION OF HEDGEROW HOUSE

After completing the preservation of the Hedgerow Theater in Rose Valley, attention shifted to preserving the home of their theater school, the Hedgerow House. The 1880's Victorian era farmhouse is listed on the National Register of Historic Places and was preserved through the repair of the failing roof, repair of the porch structure, and related building restoration. This restoration allows for a safe, warm, welcoming environment for Hedgerow's theater school students. The Hedgerow House serves as a gathering place for the community as well as a center of quality arts education. and will continue to do so thanks to historic preservation projects such as this.



Hedgerow House after renovations to the roof and porch.

# AFFORDABLE HOUSING ACCOMPLISHMENTS

In FY 2017, OHCD achieved the following accomplishments in its Affordable Housing objective:

- ♦ Constructed 18 affordable rental units for low- and moderate-income households
- ♦ Rehabilitated 10 housing units for low- and moderate-income homeowners
- ♦ Provided direct financial assistance to 19 low- and moderate-income first-time homebuyers

## KINDER PARK HOMES PHASE III

Construction on Phase III of the Kinder Park Homes Redevelopment in Woodlyn, wrapped up in 2017. This public-private initiative led by the Delaware County Housing Authority provided an additional 56 affordable, modern rental homes for Delaware County's low-to-moderate income households. In total with Phases I and II, completed 2014-2016, Kinder Park III and County Home funds have helped to provide 154 affordable, energy efficient townhomes and a state-of-the-art, LEED certified community center. The redevelopment replaces outdated units with a high-quality affordable community that increases critical affordable housing opportunities.

A supportive services program is provided at Kinder Park Homes through the Delaware County Housing Authority and their community partners and is targeted to all residents of the property. The primary focus

of the collaborative program is to enable residents to remain independent, move towards self-sufficiency and to facilitate their continued and greater involvement in the community.

Examples of services provided include:

- ♦ On-site banking
- ♦ Pharmaceutical delivery
- ♦ Housekeeping assistance
- ♦ Recreational and educational activities
- ♦ Volunteer opportunities
- ♦ Preventive health and wellness screenings
- ♦ Fitness and nutrition classes
- ♦ Access to affordable and reliable transportation.



*Before*

*(Source: Google)*



*Colored siding, decorative lamps and trees create a vibrant streetscape.*



*Every unit has a front porch.*

## HOUSING REHABILITATION PROGRAM

The Delaware County Housing Rehabilitation Program is a program that assists low- to moderate-income homeowners with major system repairs through zero-percent interest loans of up to \$15,000, as well as an additional \$8,000 reserved for lead based paint remediation.

The primary objectives of this program are as follows:

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

In FY17, 10 existing low- to moderate-income homeowners received these 0% interest, deferred loans to rehabilitate their homes. Improvements included roof replacements, plumbing repairs, electrical upgrades, heating system replacement, and additional vital systems repairs.

The Delaware County Housing Rehabilitation Program serves as a vital tool for residents to make necessary repairs and rehabilitate unsafe housing conditions that they would not be able to afford on their own. Additionally, the program helps to preserve the existing housing stock in the county and to preserve housing value.



*Water damage to a living room ceiling is repaired through the Rehabilitation Program.*

## HOMEOWNERSHIP FIRST PROGRAM

Delaware County supports low-to-moderate income households seeking pathways to homeownership through the funding of the Homeownership First Program. The program, operated by the Chester Community Improvement Project (CCIP) and Media Fellowship House, 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 qualifying residents and encourage community revitalization.

During FY 17, the Homeownership First Program assisted 19 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. In addition, 29 households participated in two Delaware County Homeownership First Program seminars. The Homeownership First Program will continue to provide integral educational and financial assistance to residents of Delaware County on the path to becoming first-time homebuyers.

# HOMELESSNESS PREVENTION ACCOMPLISHMENTS

- ◆ Provided rapid rehousing services to 8 low- and moderate-income households
- ◆ Provided homeless prevention services to 34 persons and rapid re-housing assistance to 31 persons
- ◆ Provided services to low- and moderate-income persons, including the overnight shelter of 791 persons.

## EMERGENCY SHELTER AND HOMELESS SERVICES

### The Life Center, Upper Darby



*Safe emergency housing and supportive services, such as case management services and life skills training, were provided to 152 homeless persons.*

### Domestic Abuse Project



*Emergency shelter and supporting services were provided for 147 women and children rendered homeless due to domestic violence.*

### Wesley House, Chester



*246 individuals received emergency shelter and support services at this 70-bed facility operated through the Wesley House Community Corporation.*

### Connect by Night, Upper Darby



*Overnight church-based shelter was provided for 246 homeless persons. Operated through the Mental Health Association of Southeastern PA.*

## RAPID REHOUSING PROGRAM (RRH)

To support the transition of homeless households into housing as quickly as possible, ESG funds were utilized to rapidly rehouse 8 homeless households consisting of 11 adults and 20 children. Six (6) households were stabilized with short term rental assistance while 2 received longer term rental assistance and case management.

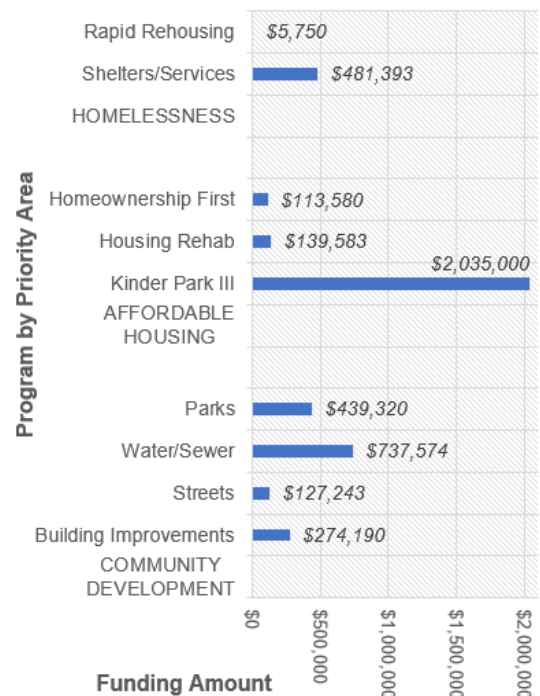
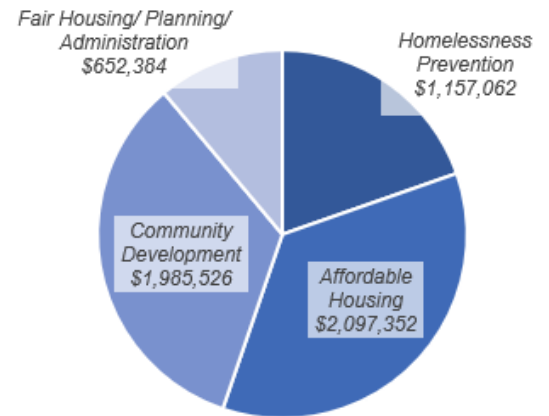
# CONCLUSION

In FY 2017, OHCD made tremendous strides towards completing their community development, housing, and homeless prevention goals as set forth in OHCD's federally mandated planning, the Five-Year Consolidated Plan (2012-2017) and Annual Action Plan (2017). In addition to Community Development, Housing, and Homeless Prevention goals, OHCD and Delaware County Council became one of the first, and the few, counties to adopt its Assessment of Fair Housing 2018-2023 (AFH). The AFH explores potential barriers to opportunity (like housing, education, transportation, or healthy services) due to race, income, or disability and sets goals to help the County remove those obstacles.

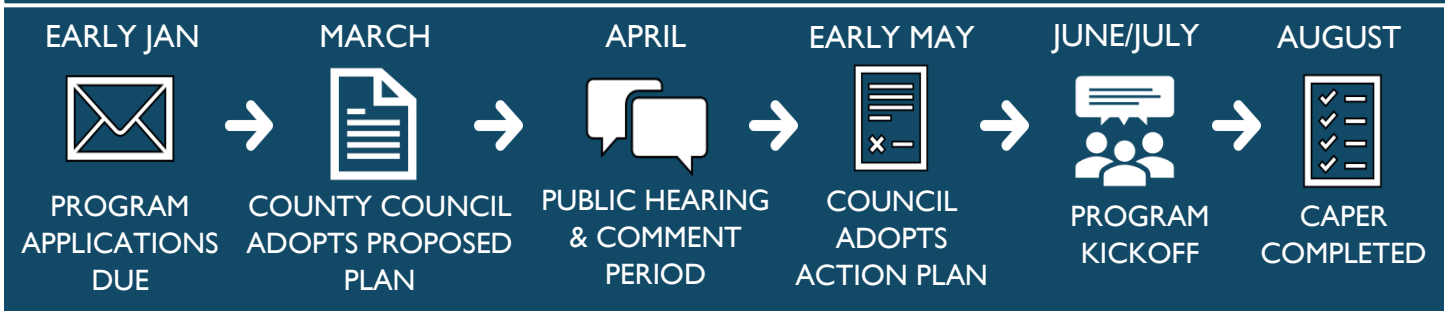
Also adopted in FY 2017 was OHCD's updated Five-Year Consolidated Plan for 2018-2023. The Five Year Consolidated Plan is a comprehensive planning document that assesses CDBG, HOME, and ESG funded programs. It identifies Delaware County's community development, affordable and supportive housing needs and outlines strategies to address them. It is the result of the Consolidated Planning Process, which inventories the needs and the resources available for housing and community development activities and establishes annual goals for the County.

For more information on OHCD's programs and services, and for full copies of all plans like Annual Plan, Five-Year Consolidated Plan, AFH, or the Consolidated Annual Performance Evaluation Report (CAPER), please visit <https://www.delcopa.gov/hcd/index.html> or contact OHCD at 610-891-5425.

## FY 2017 PROGRAM EXPENDITURES



## ANNUAL PROGRAM PROCESS



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