CITY OF CHESTER, PENNSYLVANIA

One 4th Street, Chester, Pennsylvania 19013

FY 2022 ANNUAL **ACTION PLAN FOR THE CDBG AND HOME PROGRAMS**

DRAFT

For Submission to HUD for the Community Development Block Grant and HOME Investment Partnership Programs

Mayor:
Mr. Thaddeus Kirkland, Director, Public Affairs

City Council:
Ms. Portia West, Director, Streets & Public Improvements
Ms. Elizabeth Williams, Director, Public Safety
Mr. William Morgan, Deputy Mayor, Director, Accounts & Finance
Mr. Stefan E. Roots, Director, Parks & Recreation

Chester Economic Development Authority (CEDA):
Ms. Lisa R. Gaffney, Executive Director

BUILT ON EXPERIENCE URBAN DESIGN VENTURES

CHESTER PENNSYLVANIA Settled in 1644

Table of Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 2

PR-05 Lead & Responsible Agencies – 91.200(b) 16

AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 17

AP-12 Participation – 91.105, 91.200(c) 36

AP-15 Expected Resources – 91.220(c)(1,2) 39

AP-20 Annual Goals and Objectives 43

AP-35 Projects – 91.220(d) 47

AP-38 Project Summary 49

AP-50 Geographic Distribution – 91.220(f) 62

AP-55 Affordable Housing – 91.220(g) 65

AP-60 Public Housing – 91.220(h) 67

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 69

AP-75 Barriers to Affordable Housing – 91.220(j) 71

AP-85 Other Actions – 91.220(k) 74

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 78

DRAFT

Executive Summary

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

1. Introduction

The City of Chester is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME). The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-530.1 et seq. (Source: https://www.hudexchange.info/programs/cdbg-entitlement)

The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. (Source: https://www.hudexchange.info/programs/home)

In compliance with HUD regulations, the City must annually prepare an Annual Action Plan to address how the City will use CDBG and HOME funds to address its affordable housing, community, and economic development needs identified in the FY 2020-2024 Five Year Consolidated Plan. The City of Chester's FY 2022 Annual Action Plan, the third Annual Action Plan under the City's Five Year Consolidated Plan, outlines which activities the City will undertake during the program year beginning July 1, 2022 and ending June 30, 2023.

The Annual Action Plan is a collaborative effort of the City of Chester, Delaware County, the community at large, social service agencies, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, funding requests, statistical data, and review of the City's Comprehensive Plan and other community plans. The Chester Economic Development Authority (CEDA) is the administering agency of the CDBG and HOME programs for the City of Chester.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

DRAFT

The "Vision" of the Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Chester. The following goals and outcomes were identified for the five-year period of FY 2020 through FY 2024:

Housing Priority - (High Priority)

There is a need to improve the quality of the housing stock in the community and to increase the supply of decent, safe, and sanitary housing that is affordable and accessible for homeowners, renters, and homebuyers.

Goals/Strategies:

- HS-1 Home Ownership - Assist lower-income homebuyers to purchase a home with down payment and closing cost assistance, including housing counseling.
- HS-2 Housing Construction - Increase the supply of decent, safe and sanitary housing that is affordable and accessible through new construction of owner and renter occupied housing.
- HS-3 Housing Rehabilitation - Rehabilitate the residential housing stock for homebuyers and tenants in the City, including energy efficiency, weatherization, and accessibility modifications.
- HS-4 Public Housing - Support the Chester Housing Authority in its efforts to improve and maintain the existing public housing stock and promote homeownership assistance through the use of Section 8 Housing Choice Vouchers for home purchase.

Homeless Priority - (High Priority)

There is a need for facilities, housing, and services for homeless persons and persons at-risk of becoming homeless.

Goals/Strategies:

- HO-1 Operation/Support - Assist providers in the operation of facilities, housing, and support services for the homeless and persons at-risk of becoming homeless.
- HO-2 Housing - Support the CoC's efforts to provide emergency shelter, transitional housing, permanent housing, rapid rehousing and homeless prevention programs.

Other Special Needs Priority - (High Priority)

There is a need for housing opportunities, services, and facilities for persons with special needs including the elderly, persons with disabilities, victims of domestic violence, and persons with other special needs.

Goals/Strategies:

DRAFT

- SN-1 Social Services - Support social service programs for the elderly, persons with disabilities, victims of domestic violence, and persons with other special needs.
- SN-2 Housing - Increase the supply of affordable, decent, safe, accessible, and sound housing for the elderly, persons with disabilities, victims of domestic violence, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.

Community Development Priority - (High Priority)

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life in the City of Chester.

Goals/Strategy:

- CD-1 Community Facilities and Infrastructure - Improve the City's public facilities, community facilities, and infrastructure through rehabilitation, reconstruction, and new construction.
- CD-2 Public Services - Improve and enhance the public and community development services in the City.
- CD-3 Public Safety - Improve public safety facilities, equipment, and services.
- CD-4 Code Enforcement - Remove and eliminate slum and blighting conditions through code enforcement, acquisition for rehabilitation, and demolition of vacant and abandoned structures citywide.
- CD-5 Revitalization - Promote neighborhood revitalization activities in strategic areas through housing development, infrastructure improvements, code enforcement, targeted acquisition, and demolition.
- CD-6 Historic Preservation - Promote historic preservation and adaptive reuse of existing buildings in the City.

DRAFT

Economic Development Priority - (High Priority)

There is a need to increase employment, self-sufficiency, educational training, and economic empowerment for residents of the City of Chester.

Goals/Strategies:

- ED-1 Employment - Support and encourage new job creation, job retention, employment and job training services.
- ED-2 Transportation - Support multimodal transportation services.
- ED-3 Financial Assistance - Support business and commercial growth through expansion and new development.
- ED-4 Redevelopment Program - Plan and promote the development and redevelopment of vacant commercial and industrial sites and facilities.

- ED-5 Financial Incentives - Support and encourage new economic development through local, state, and federal tax incentives and programs.

Administration, Planning, and Management Priority - (High Priority)

There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goal/Strategy:

- AM-1 Overall Coordination - Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

DRAFT

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Annually, the City prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of previous program year CAPERs are available for review at the City's Economic Development Authority offices.

The FY 2020 CAPER, which was the first CAPER for the FY 2020-2024 Five Year Consolidated Plan and was approved by HUD in a letter dated December 16, 2021. In the FY 2020 CAPER, the City expended 100% of its CDBG funds to benefit low- and moderate-income persons. The City expended 11.53% of its funds during the FY 2020 CAPER period on public service, which complies with the 15% regulatory cap. The City committed 10.72% of its funds during this CAPER period on Planning and Administration, which complies with the 20% regulatory cap. The City's expenditure ratio at the end of the FY 2020 CAPER period was 1.18, which is below the 1.5 expenditure ratio maximum.

The City did not make any changes to its Five Year Priorities and Goals during the program plan year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Chester has followed its Citizen Participation Plan in the planning and preparation of the Annual Action Plan. The City held its first public hearing on the needs of the community and its residents on December 8, 2021. This provided residents, agencies, and organizations with the opportunity to discuss the City's CDBG and HOME Programs and to provide suggestions for future CDBG and HOME Programs priorities and activities.

The Chester Economic Development Authority maintains a mailing list for its CDBG Program and sends out copies of its public hearings notices and meetings concerning the CDBG and HOME Programs. Notices are sent to all agencies and individuals who have participated in previous programs and activities.

A copy of the "Draft FY 2022 Annual Action Plan" was placed on public display for review by the general public, agencies, and organizations in the community from February 1, 2022 until March 4, 2022. A newspaper notice announcing that these documents were placed on public display was published in the "Delaware County Daily Times," the newspaper of general circulation in the area, on January 17, 2022. The "Draft FY 2022 Annual Action Plan" was on public display at the following locations:

- Chester City Hall, 1 Fourth Street, Chester, PA 19013
- Chester Economic Development Authority, 1 Fourth Street, Chester, PA 19013
- Electronic version available at www.chestercity.com and www.ceda.cc

The City held its second public hearing on February 23, 2022. This provided residents, agencies, and organizations with the opportunity to discuss the City's proposed CDBG and HOME funded activities.

DRAFT

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Chester held its First Public Hearing on December 8, 2021. Comments received at that public hearing are included in the attachments at the end of the Annual Action Plan. The FY 2022 Annual Action Plan was placed on public display from February 1, 2022 until March 4, 2022. A Second Public Hearing was held on February 23, 2022. Comments that were received at the Second Public Hearing and display period are included in the attachments at the end of the Annual Action Plan.

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

All comments and suggestions that were received to date, have been accepted and incorporated into the planning document.

7. Summary

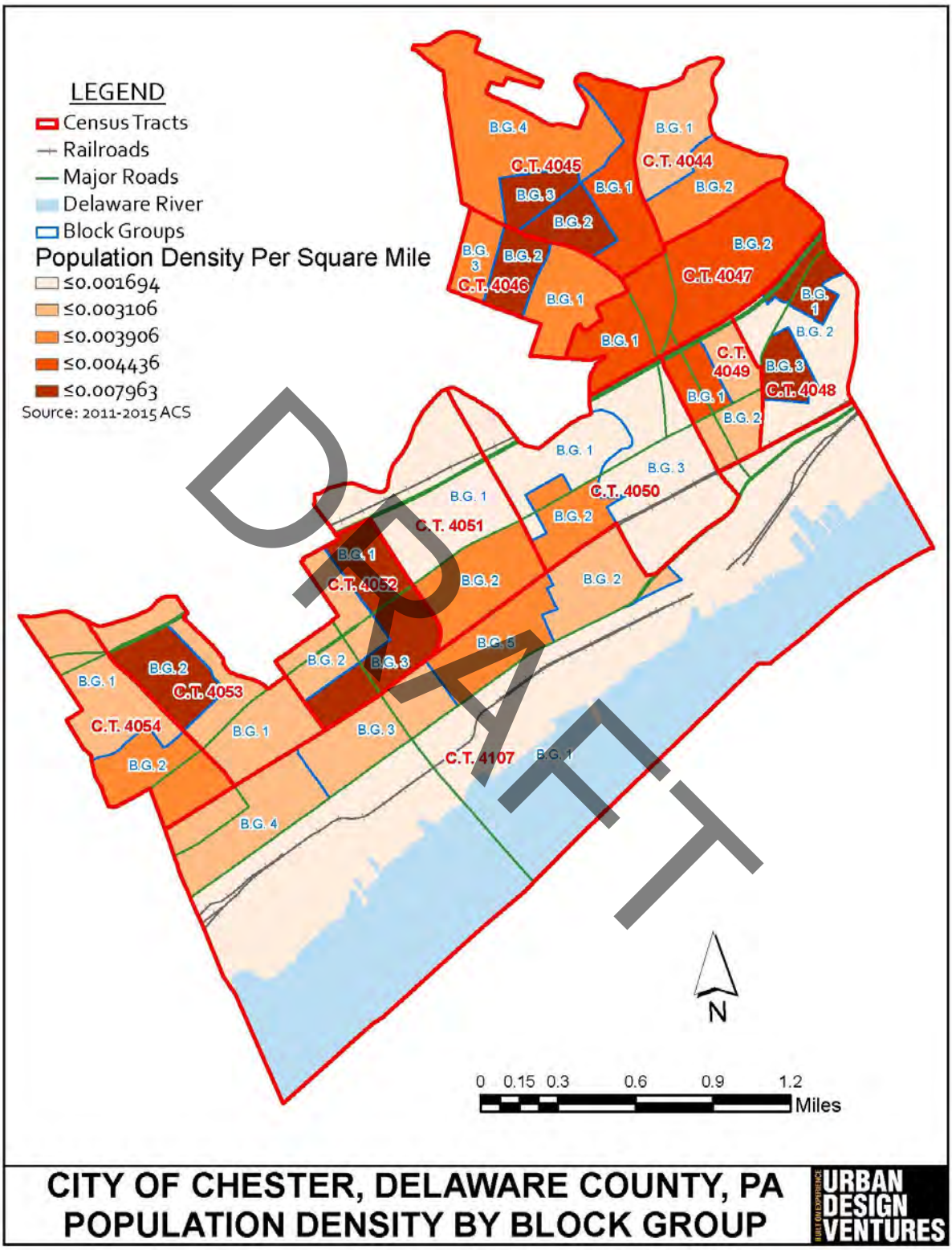
The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in the City of Chester, to create a suitable and sustainable living environment, and to address the housing and community development needs of the City. The Annual Action Plan Five Year Consolidated Planning process obligates the City to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The City will use the Consolidated Plan's goals and strategies to allocate CDBG and HOME funds over the next five (5) years, as well as provide direction to partners addressing the housing and community development needs of low- and moderate-income

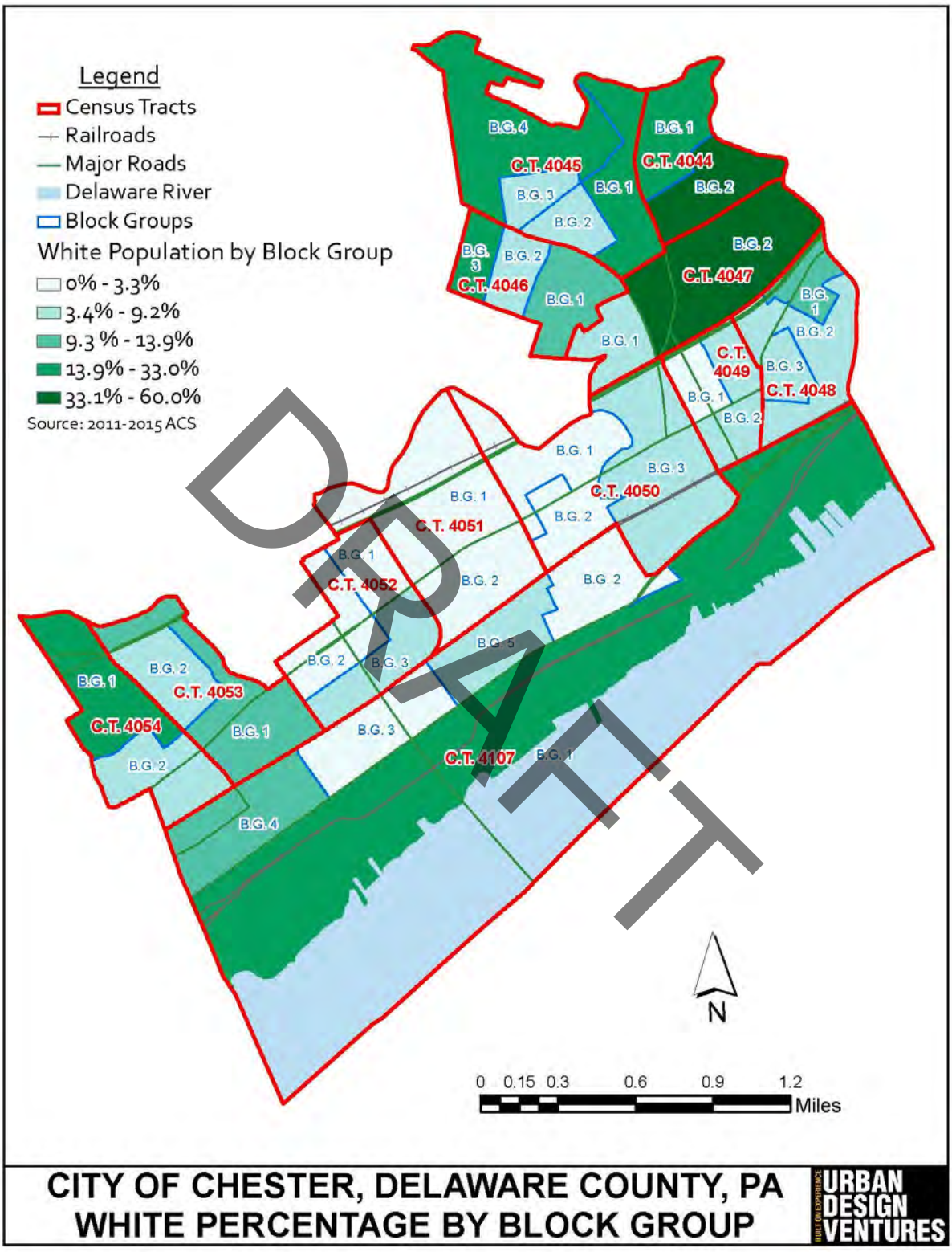
persons. HUD will evaluate the City's performance under the Five Year Consolidated Plan against these goals.

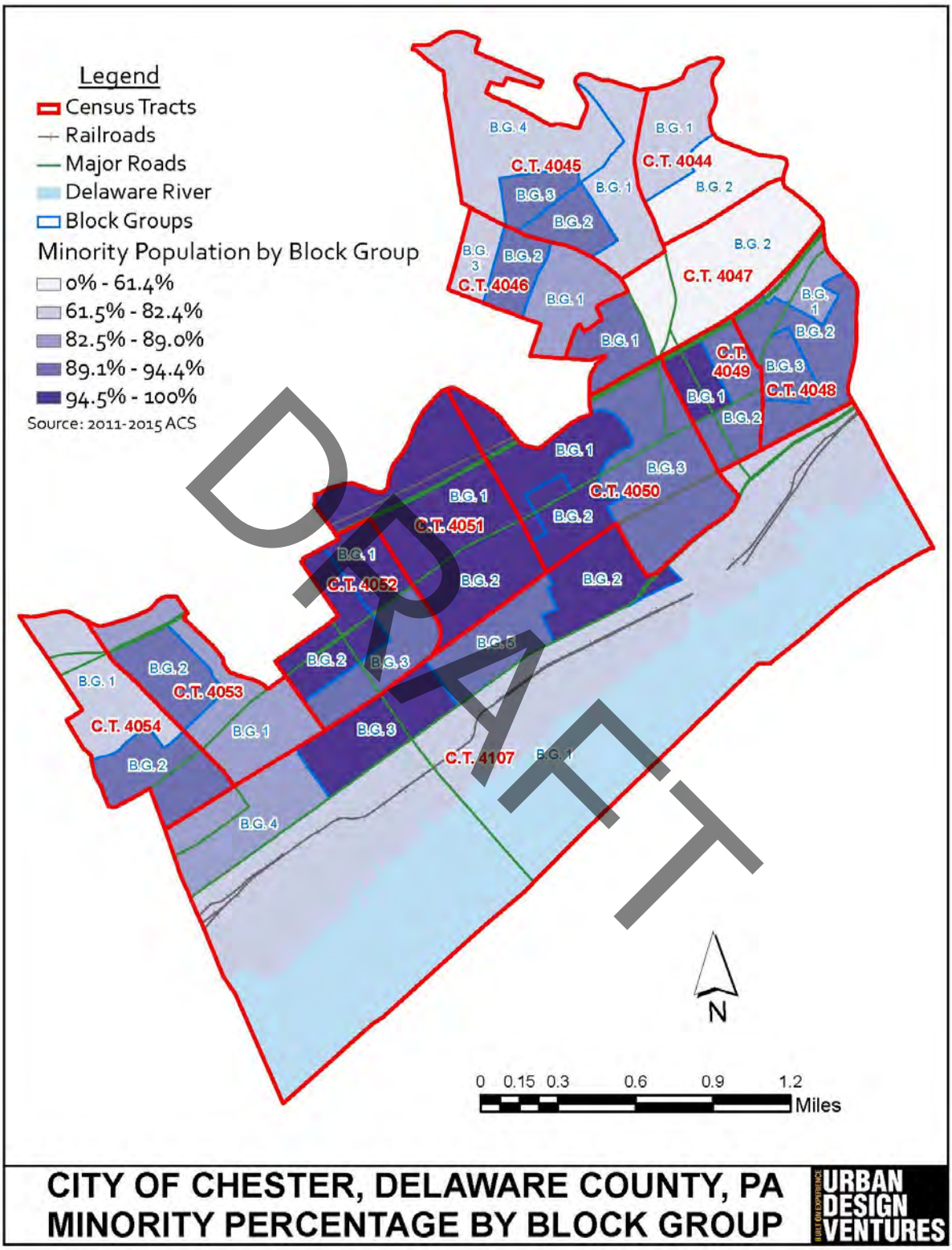
The following demographic maps are included at the end of this section:

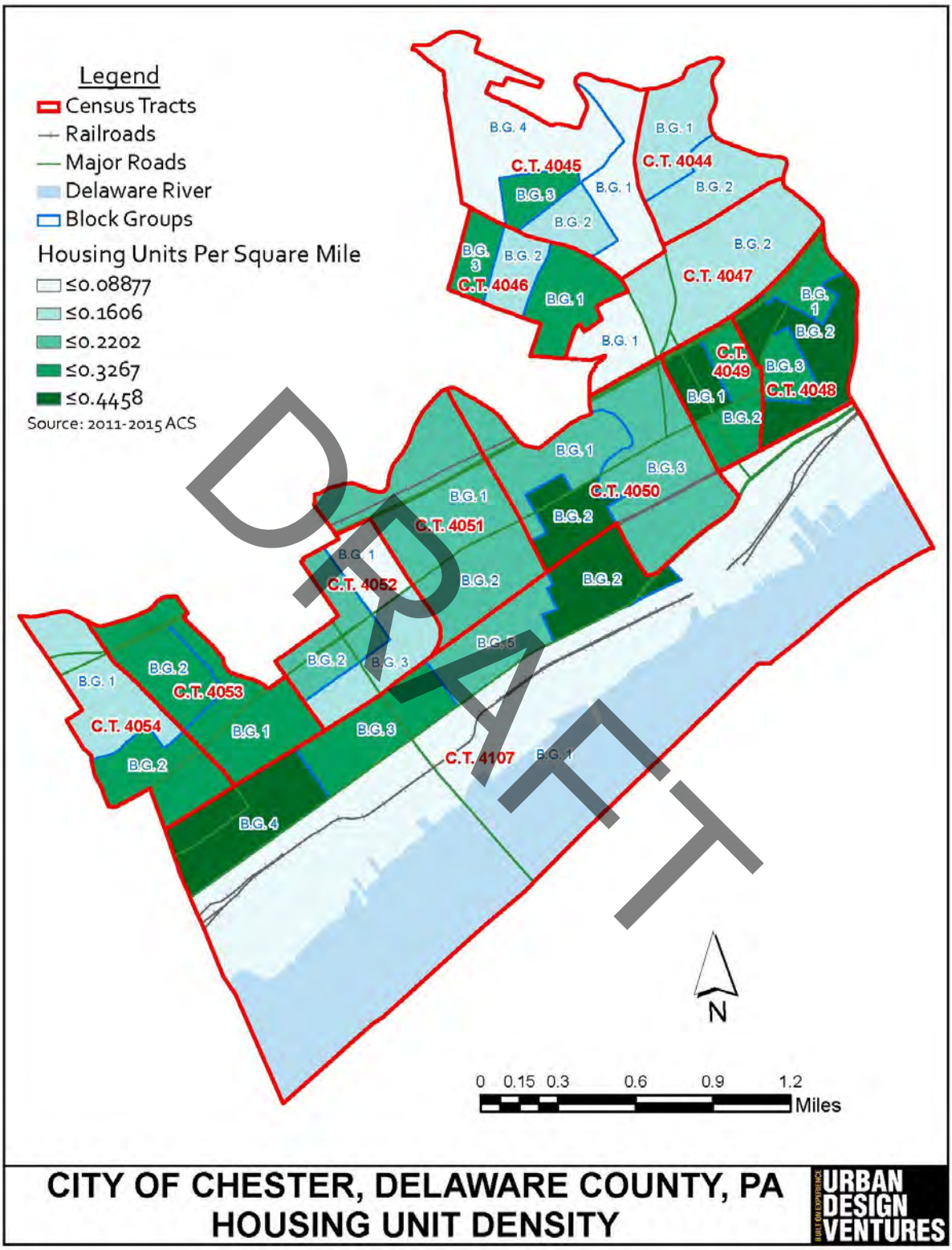
1. Population Density by Block Group
2. White Percentage by Block Group
3. Minority Percentage by Block Group
4. Housing Unit Density
5. Owner Occupied Housing by Block Group
6. Renter Occupied Housing by Block Group
7. Vacant Units per Square Mile
8. Low/Mod Block Groups

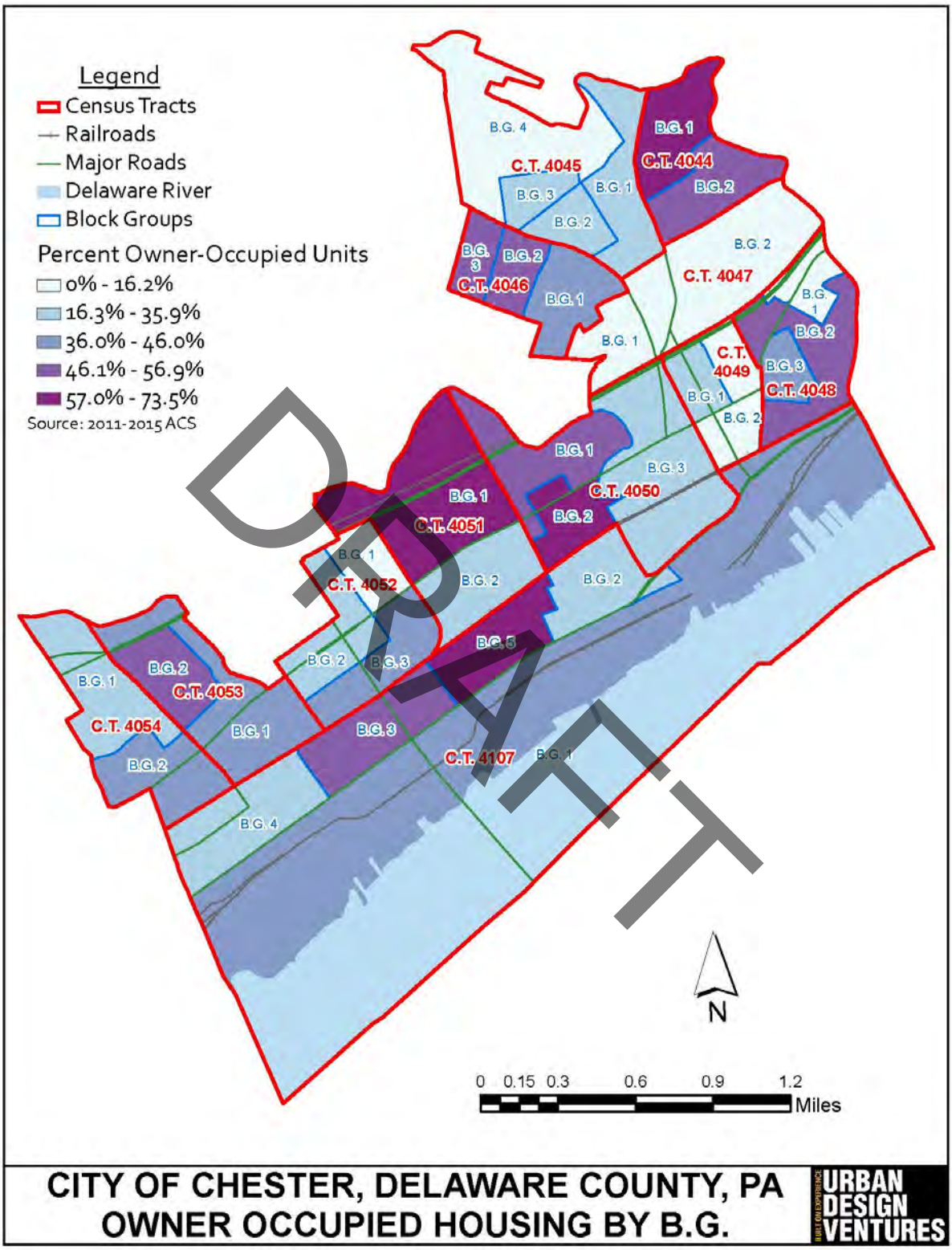
DRAFT

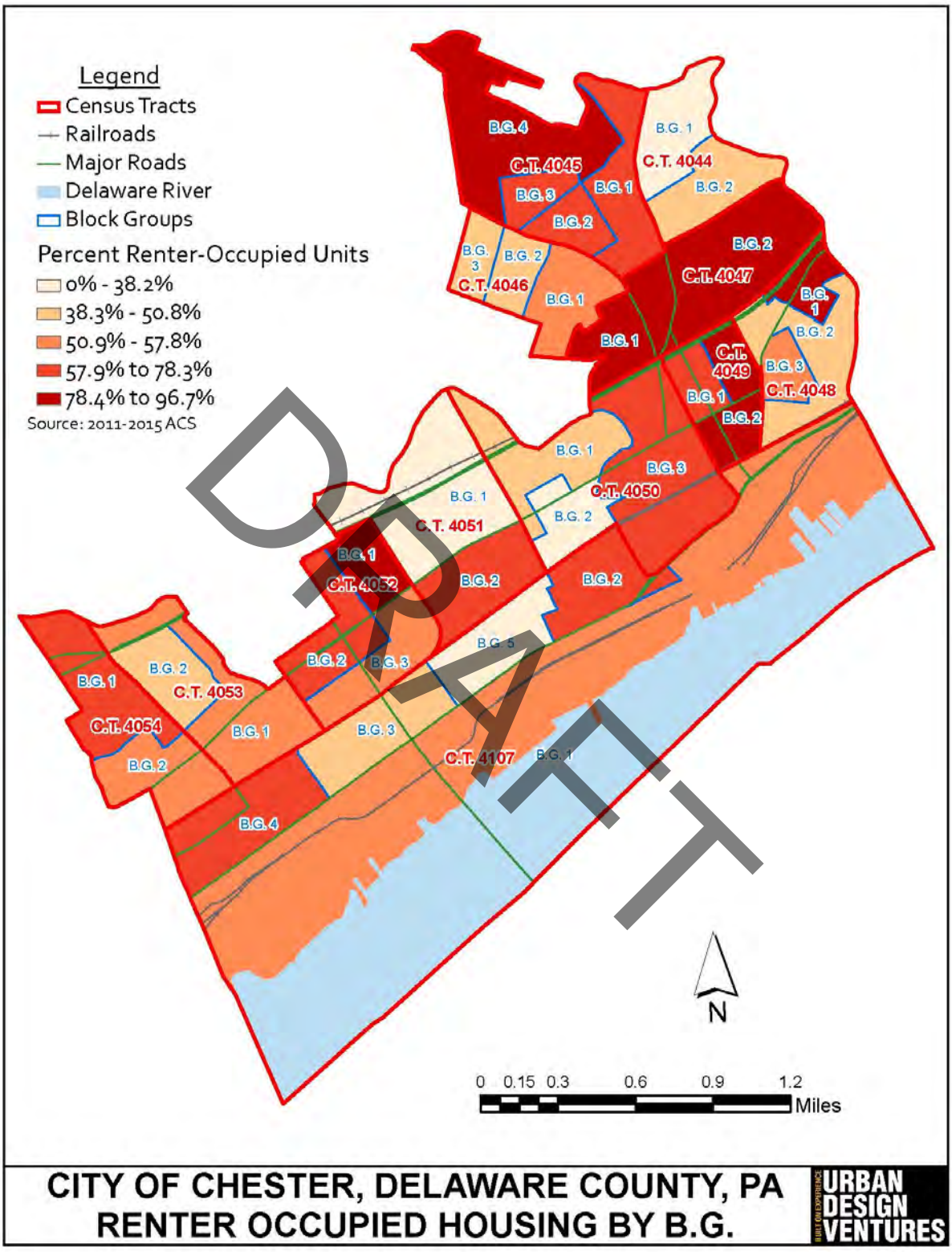

LEGEND
Census Tracts
Railroads
Major Roads
Delaware River
Block Groups
Population Density Per Square Mile
≤0.001694
≤0.003106
≤0.003906
≤0.004436
≤0.007963
Source: 2011-2015 ACS
C.T. 4045
C.T. 4044
C.T. 4046
C.T. 4047
C.T. 4049
C.T. 4048
C.T. 4050
C.T. 4051
C.T. 4052
C.T. 4053
C.T. 4054
C.T. 4107
DRAFT
N
0 0.15 0.3 0.6 0.9 1.2
Miles
CITY OF CHESTER, DELAWARE COUNTY, PA
POPULATION DENSITY BY BLOCK GROUP
URBAN DESIGN VENTURES

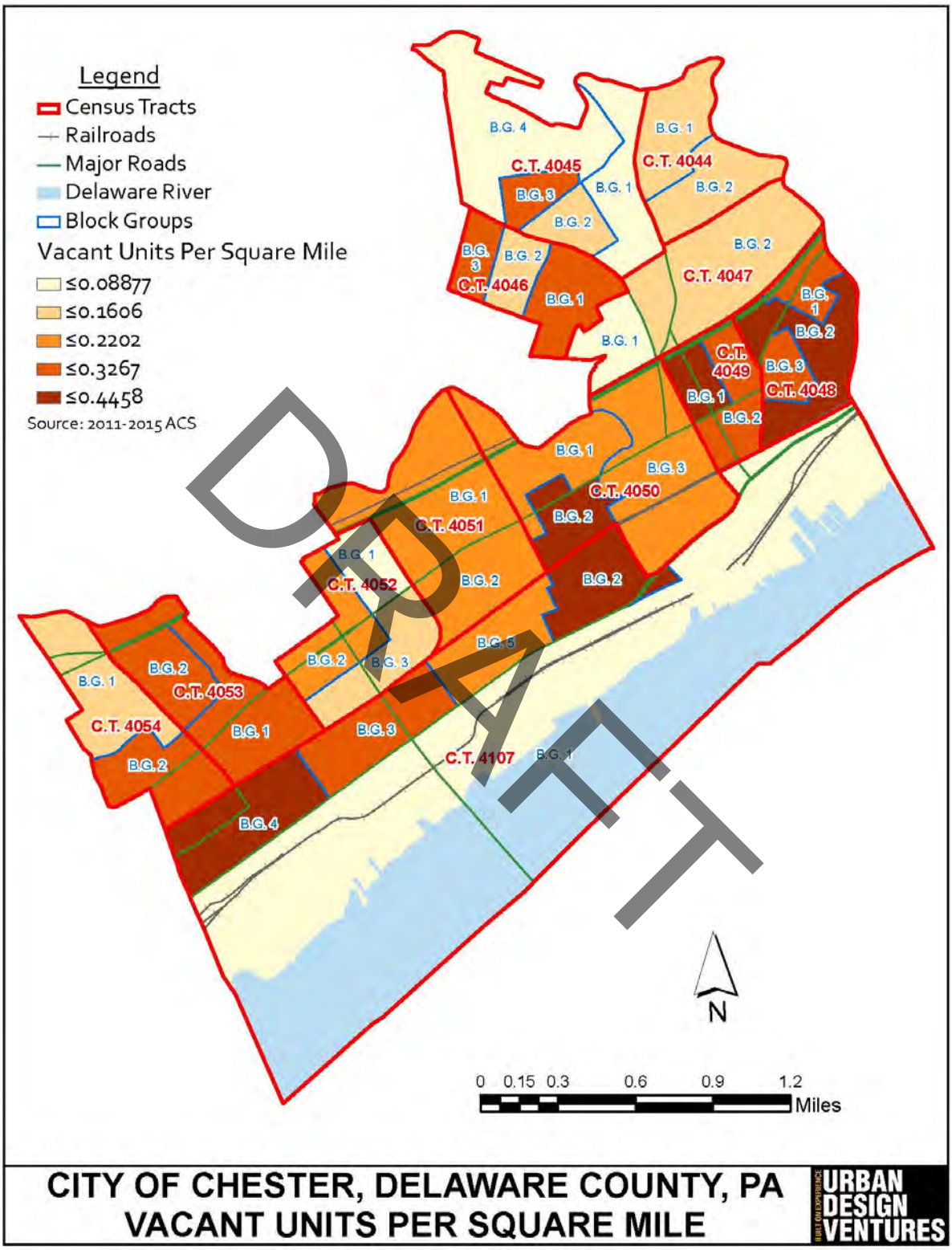

Legend
Census Tracts
Railroads
Major Roads
Delaware River
Block Groups
White Population by Block Group
0% - 3.3%
3.4% - 9.2%
9.3 % - 13.9%
13.9% - 33.0%
33.1% - 60.0%
Source: 2011-2015 ACS
C.T. 4045
C.T. 4044
C.T. 4046
C.T. 4047
C.T. 4049
C.T. 4048
C.T. 4050
C.T. 4051
C.T. 4052
C.T. 4053
C.T. 4054
C.T. 4107
B.G. 1
B.G. 2
B.G. 3
B.G. 4
B.G. 5
N
0 0.15 0.3 0.6 0.9 1.2
Miles
DRAFT
CITY OF CHESTER, DELAWARE COUNTY, PA
WHITE PERCENTAGE BY BLOCK GROUP
URBAN DESIGN VENTURES

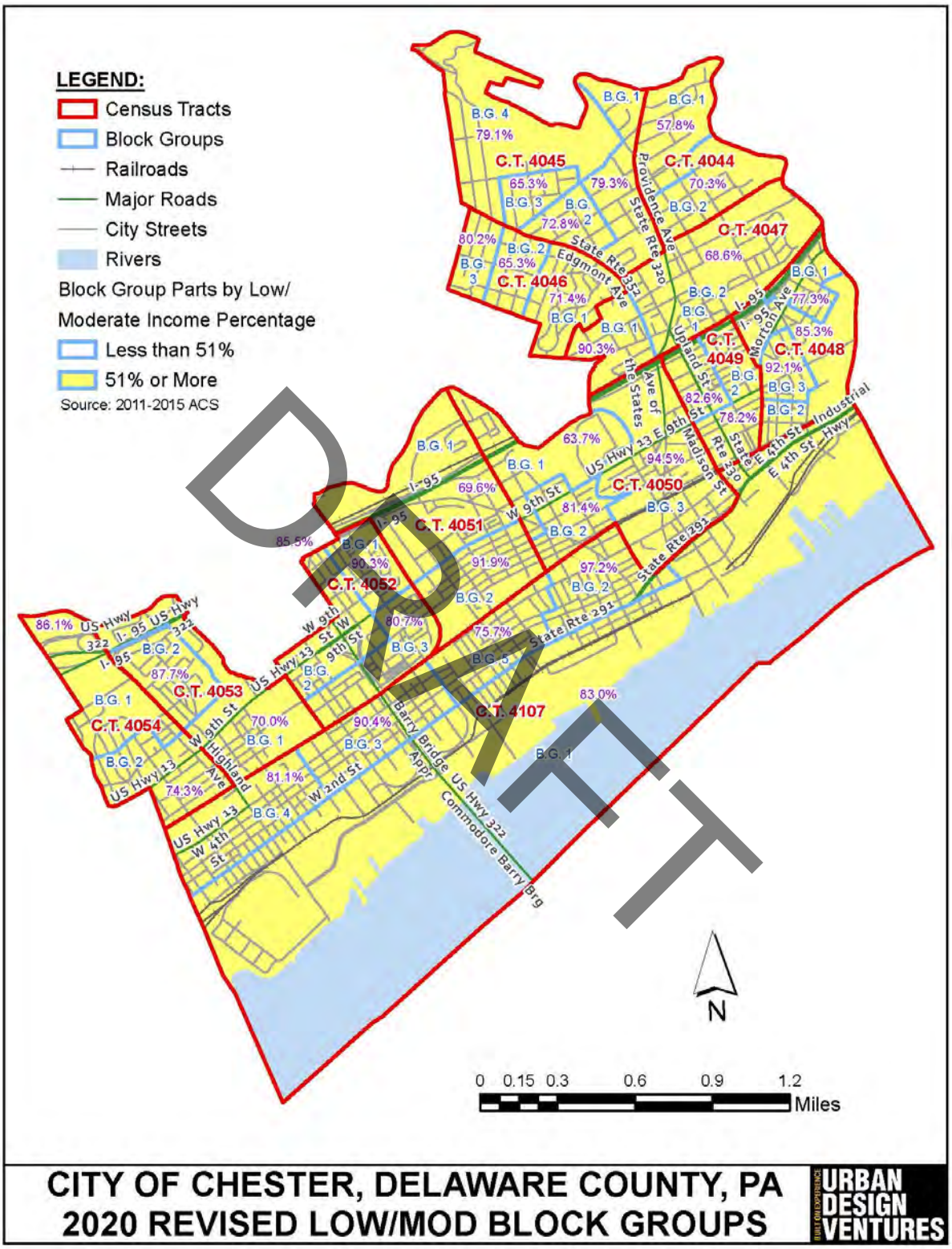

Legend
Census Tracts
Railroads
Major Roads
Delaware River
Block Groups
Minority Population by Block Group
0% - 61.4%
61.5% - 82.4%
82.5% - 89.0%
89.1% - 94.4%
94.5% - 100%
Source: 2011-2015 ACS
C.T. 4045
C.T. 4044
C.T. 4046
C.T. 4047
C.T. 4049
C.T. 4048
C.T. 4050
C.T. 4051
C.T. 4052
C.T. 4053
C.T. 4054
C.T. 4107
DRAFT
N
0 0.15 0.3 0.6 0.9 1.2
Miles
CITY OF CHESTER, DELAWARE COUNTY, PA
MINORITY PERCENTAGE BY BLOCK GROUP
URBAN DESIGN VENTURES


Legend
Census Tracts
Railroads
Major Roads
Delaware River
Block Groups
Housing Units Per Square Mile
≤0.08877
≤0.1606
≤0.2202
≤0.3267
≤0.4458
Source: 2011-2015 ACS
C.T. 4045
C.T. 4044
C.T. 4046
C.T. 4047
C.T. 4049
C.T. 4048
C.T. 4050
C.T. 4051
C.T. 4052
C.T. 4053
C.T. 4054
C.T. 4107
DRAFT
N
0 0.15 0.3 0.6 0.9 1.2
Miles
CITY OF CHESTER, DELAWARE COUNTY, PA
HOUSING UNIT DENSITY
URBAN DESIGN VENTURES


Legend
Census Tracts
Railroads
Major Roads
Delaware River
Block Groups
Percent Owner-Occupied Units
0% - 16.2%
16.3% - 35.9%
36.0% - 46.0%
46.1% - 56.9%
57.0% - 73.5%
Source: 2011-2015 ACS
C.T. 4045
C.T. 4044
C.T. 4046
C.T. 4047
C.T. 4049
C.T. 4048
C.T. 4050
C.T. 4051
C.T. 4052
C.T. 4053
C.T. 4054
C.T. 4107
B.G. 1
B.G. 2
B.G. 3
B.G. 4
N
0 0.15 0.3 0.6 0.9 1.2
Miles
DRAFT
CITY OF CHESTER, DELAWARE COUNTY, PA
OWNER OCCUPIED HOUSING BY B.G.
URBAN DESIGN VENTURES


Legend
Census Tracts
Railroads
Major Roads
Delaware River
Block Groups
Percent Renter-Occupied Units
0% - 38.2%
38.3% - 50.8%
50.9% - 57.8%
57.9% to 78.3%
78.4% to 96.7%
Source: 2011-2015 ACS
C.T. 4045
C.T. 4044
C.T. 4046
C.T. 4047
C.T. 4049
C.T. 4048
C.T. 4050
C.T. 4051
C.T. 4052
C.T. 4053
C.T. 4054
C.T. 4107
B.G. 1
B.G. 2
B.G. 3
B.G. 4
N
0 0.15 0.3 0.6 0.9 1.2
Miles
DRAFT
CITY OF CHESTER, DELAWARE COUNTY, PA
RENTER OCCUPIED HOUSING BY B.G.
URBAN DESIGN VENTURES


Legend
Census Tracts
Railroads
Major Roads
Delaware River
Block Groups
Vacant Units Per Square Mile
≤0.08877
≤0.1606
≤0.2202
≤0.3267
≤0.4458
Source: 2011-2015 ACS
C.T. 4045
C.T. 4044
C.T. 4046
C.T. 4047
C.T. 4049
C.T. 4048
C.T. 4050
C.T. 4051
C.T. 4052
C.T. 4053
C.T. 4054
C.T. 4107
DRAFT
N
0 0.15 0.3 0.6 0.9 1.2
Miles
CITY OF CHESTER, DELAWARE COUNTY, PA
VACANT UNITS PER SQUARE MILE
URBAN DESIGN VENTURES



CITY OF CHESTER, DELAWARE COUNTY, PA
2020 REVISED LOW/MOD BLOCK GROUPS

URBAN DESIGN VENTURES

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	CHESTER	Chester Economic Development Authority
HOME Administrator	CHESTER	Chester Economic Development Authority

Table 1 – Responsible Agencies

DRAFT

Narrative (optional)

The Chester Economic Development Authority (CEDA) is the administrating agency for the CDBG and HOME programs. CEDA prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR's), Consolidated Annual Performance Evaluation Reports (CAPER), and is responsible for the monitoring, processing requests for payment, contracting, and oversight of the programs on a day to day basis. In addition, the City of Chester has a private planning consulting firm available to assist the City on an as needed basis.

Consolidated Plan Public Contact Information

Ms. Lisa R. Gaffney - Chester Economic Development Authority
City of Chester
1 Fourth Street
Chester, PA 19013
Phone: (610) 447-7861
Fax: (610) 447-7856
E-mail: lrg@ceda.cc
Website: www.ceda.cc

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

While preparing the FY 2022 Annual Action Plan, the City of Chester consulted with City departments, the Chester Housing Authority, social services agencies, housing providers, economic development agencies, and members of the Delaware County Continuum of Care. Input from meetings, public hearings, and consultations were used to develop the Annual Action Plan.

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(l))

The City of Chester works with the following agencies to enhance coordination:

- Chester Economic Development Authority (CEDA) - Oversees the CDBG and HOME Programs.
- Chester Housing Authority - Coordination with the Section 8 Housing Choice Vouchers and improvements to public housing communities.
- Social Services Agencies - Provides funds to improve services to low and moderate-income persons.
- Housing Providers - Provides funds to rehabilitate and develop affordable housing and provide housing opportunities for low and moderate-income households.
- Delaware County Continuum of Care - Oversees the Continuum of Care funds.

Each year, as part of the Annual Action Plan planning process, local agencies and organizations are invited to submit proposals for CDBG and HOME funded eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and consultations.

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 City of Chester is a member of the Upper Darby/Chester/Haverford/Delaware County Continuum of Care - PA 502. Upper Darby/Chester/Haverford/Delaware County Continuum of Care is also known as the Delaware County Homeless Services Coalition and is

DRAFT

administered by the Delaware County Division of Adult and Family Services (AFS) which submits the annual CoC Consolidated Application for funding on behalf of the CoC. The City works with the Upper Darby/Chester/Haverford/Delaware County CoC to address homelessness by working together to develop a framework to deliver housing and services to the homeless. The Delaware County Homeless Services Coalition carries out its activities throughout Delaware County, including the entitlement areas of Chester City, Upper Darby Township, Haverford Township, and the remaining 46 municipalities within the geographical border of Delaware County.

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

The Delaware County Homeless Services Coalition Governing Board serves and acts as the oversight and planning body for preventing and ending homelessness for the CoC general membership body. The Board consists of a diverse set of representative stakeholders throughout the region. The Board is responsible for approval and implementation of all CoC policies and procedures, voting on funding priorities, governing board operation, bylaw updates, and HEARTH ACT funding strategies.

The Board is comprised of numerous and diverse social service and governmental organizations, including: Children and Youth, Family and Community Services, United Way of Greater Philadelphia and Southern New Jersey, Office of Housing & Community Development, Horizon House, Salvation Army, Regional Homeless Support, City Team Ministries, Catholic Social Services, Intercommunity Health, OBH/HOPWA, Community Action Agency, Chester Housing Authority, DCHA, Medical Legal Partnership, COSA, Mental Health Partnership, OBJ-D&A, Coatesville VA Medical Center, Domestic Abuse Project, and Upper Darby Police Department. Coordination of the programs and funds is accomplished by the CoC Board for chronically homeless individuals and families, families with children, veterans and unaccompanied youth, along with the administration of the HMIS System.

DRAFT

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

1	**Agency/Group/Organization**	**Chester Housing Authority**
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority was consulted on the public housing, housing, and market needs of the City of Chester.
2	**Agency/Group/Organization**	**Community Action Agency of Delaware County, Inc.**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

DRAFT

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Action Agency of Delaware County was consulted on the homeless needs of the City of Chester.
3	**Agency/Group/Organization**	**Boys and Girls Club of Chester**
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club of Chester was consulted on the supportive service needs of the City of Chester.
4	**Agency/Group/Organization**	**Freedom Valley Disability Enablement Inc.**
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Freedom Valley Disability Enablement Inc. was consulted on the other special needs of the City of Chester.
5	**Agency/Group/Organization**	**Delaware County Pregnancy Center**
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Delaware County Pregnancy Center was consulted on the supportive services needs of the City of Chester.
6	**Agency/Group/Organization**	**Chester Community Improvement Project**
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization Business and Civic Leaders

DRAFT

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Chester Community Improvement Project was consulted on the housing, homeless, and supportive service needs of the City of Chester.
7	**Agency/Group/Organization**	**CityTeam Chester**
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CityTeam Chester was consulted on the homeless and supportive service needs of the City of Chester.

DRAFT

8	**Agency/Group/Organization**	**Everest Medical Group**
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Everest Medical Group was consulted on the other special needs of the City of Chester.
9	**Agency/Group/Organization**	**Senior Community Services**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Senior Community Services was consulted on the other special needs of the City of Chester.
10	**Agency/Group/Organization**	**Daniel Woods Real Estate**
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Business and Civic Leaders Private Sector Banking / Financing

DRAFT

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Daniel Woods Real Estate was consulted on the housing needs of the City of Chester.
11	**Agency/Group/Organization**	**Chester Workforce Development Center**
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Chester Workforce Development Center was consulted on the economic development needs of the City of Chester.
12	**Agency/Group/Organization**	**Entrepreneur Works Fund**
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Entrepreneur Works Fund was consulted on the economic development needs of the City of Chester.
13	**Agency/Group/Organization**	**Delaware County Department of Human Services**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons 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?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Delaware County Department of Human Services was consulted on the homeless and other special needs of the City of Chester.
14	**Agency/Group/Organization**	**Horizon House, Inc.**
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health

DRAFT

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Horizon House was consulted on the supportive service needs of the City of Chester.
15	**Agency/Group/Organization**	**Chester Economic Development Authority**
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - Local Planning organization City Authority
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CEDA was consulted on the housing, homeless, other special, community development, economic development, and administration needs of the City of Chester.

DRAFT

16	**Agency/Group/Organization**	**The Salvation Army**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army was consulted on the housing, homeless, and community development needs of the City of Chester.

DRAFT

17	**Agency/Group/Organization**	**City of Chester**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local

DRAFT

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development/Natural Hazard Risk Assessors/Corrections Institutions
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department, Building Department, Fire Department, and Police Department were consulted on the housing, homeless, other special needs, community development, and economic development needs of the City of Chester.
18	**Agency/Group/Organization**	**Delaware County Planning Department**
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County

DRAFT

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Natural Hazard Risk Assessors/Adj Units of general Local Government and Regional Government Agencies
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Delaware County Planning Department was consulted on the housing, homeless, other special needs, community development, and economic development needs of the City of Chester.
19	**Agency/Group/Organization**	**Pathways, PA**
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pathways was consulted on the housing, homeless, and community development needs of the City of Chester.
20	**Agency/Group/Organization**	**Chester Education Foundation**
	Agency/Group/Organization Type	Services-Education Services-Employment Foundation
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Chester Education Foundation was consulted on the economic development needs of the City of Chester.
21	**Agency/Group/Organization**	**J. Lewis Crozer Library**
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The J. Lewis Crozer Library was consulted on the community and economic development needs of the City of Chester.
22	**Agency/Group/Organization**	**Musicopia**
	Agency/Group/Organization Type	Services-Children Services-Education Foundation
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Musicopia was consulted on the community development needs of the City of Chester.
23	**Agency/Group/Organization**	**Delaware County Literacy Council**
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Delaware County Literacy Council was consulted on the economic development needs of the City of Chester.
24	**Agency/Group/Organization**	**Upper Darby/Chester/Haverford/Delaware County Continuum of Care**
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC was consulted on the homeless needs of the City of Chester.
25	**Agency/Group/Organization**	**Broadband Internet Service Providers**
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Narrowing the Digital Divide
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Broadband Internet Service Providers (Verizon and Comcast) were consulted on narrowing the digital divide.
26	**Agency/Group/Organization**	**PA Department of Health**
	Agency/Group/Organization Type	Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The PA Department of Health was consulted on the LBP hazards of the City of Chester.

Table 2 – Agencies, groups, organizations who participated.

DRAFT

Identify any Agency Types not consulted and provide rationale for not consulting.

All agency types were consulted and contacted during the five year consolidated planning process. Agencies were sent agency survey forms and contacted for additional input if an organization did not participate in a meeting.

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	Homeless Services Coalition of Delaware County	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
PHA Five Year Plan	Chester Housing Authority	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Chester Vision 2020	City of Chester Planning Department	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Chester City Comprehensive Plan	City of Chester Planning Department	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Chester Transportation Center & Econ Dev Plan	City of Chester and Delaware County Planning Departments	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
City of Chester Analysis of Impediments	Delaware County and the City of Chester	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Delaware County Consolidated Plan	Delaware County Office of Housing and Community Development	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

DRAFT

Narrative (optional)

The City of Chester has consulted and coordinated with various agencies and organizations, city-wide, county-wide, and Commonwealth-wide. A culmination of these efforts has resulted in the development of the City's FY 2020-2024 Five Year Consolidated Plan. Consultations during the five year consolidated planning process included the following stakeholders:

- Housing Services and Assisted Housing
- Health Services
- Social and Fair Housing Services
- Continuum of Care

- Public and Private Agencies that address housing, health, social service, victim services, employment, and education needs
- Publicly Funded Institutions and Systems of Care that may discharge persons into homelessness
- Corrections Institutions
- Business and Civic Leaders
- Child Welfare Agencies concerned with lead poisoning
- Adjacent Units of general Local Government and Regional Government Agencies
- Broadband Internet Service Providers
- Natural Hazard Risk Assessors

CEDA continues to consult with these organizations to ensure that priorities and strategies have not changed during the five year period.

DRAFT

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting.

The FY 2022 Annual Action Plan planning process involves many components that require and encourage citizen participation. These components are the following:

- Requests for proposals (RFP's) for CDBG and HOME funding for agencies/organizations that serve LMI Chester residents
- Technical assistance for agencies/organizations on CDBG and HOME funding
- Consultations with stakeholders throughout the program year concerning the needs of LMI Chester residents
- Needs public hearing
- Second public hearing to gather comments on the draft plan on public display

Comments received during the planning process are included in the Attachments section of the Annual Action Plan. By following the City's Citizen Participation Plan, the City receives input from stakeholders and residents to fund activities that address the City's housing and community development needs identified in the Five Year Consolidated Plan.

DRAFT

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	Public Hearing	Non-targeted/broad community	The Needs Public Hearing was held on Wednesday, December 8, 2021 at 9:00 AM in person and virtually through Facebook Live. There were eight (8) persons in attendance.	The following needs were received: 1) There is a need for supportive services for seniors in Chester; 2) There is a need for supportive service programs that provide financial literacy, youth development, etc.; and 3) There is a need for pre-purchase counseling and affordable homeowner occupied housing in response to the high number of rental households in the City, as well as homeownership to increase household wealth.	N/A	N/A

DRAFT

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)
2	Public Hearing	Non-targeted/broad community	The Second Public Hearing was held on February 23, 2022 at 9:00 AM in person and virtually through Facebook Live. There were () persons in attendance.	The following comments were received:	N/A	N/A

Table 4 – Citizen Participation Outreach

DRAFT

21ST CENTURY media

MediaNews Group

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION

307 Derstine Avenue • Lansdale, PA 19446

CHESTER ECONOMIC DEVELOPMENT
PO BOX 407
CHESTER, PA 19013
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

The undersigned _____, being duly sworn the he/she is the principal clerk of Daily Times and Sunday Times, Daily & Sunday Times Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHESTER ECONOMIC DEVELOPMENT

Published in the following edition(s):

Daily Times and Sunday Times	11/16/21
Daily & Sunday Times Digital	11/16/21

NOTICE OF PUBLIC HEARING
F.Y. 2022 City of Chester Annual Action Plan
DELAWARE COUNTY, PA

Notice is hereby given that the City of Chester, in accordance with the City's Plan for Citizen Participation, will hold an initial public hearing in connection with the preparation of the F.Y. 2022 Annual Action Plan for the Community Development Block Grant Program and the HOME Investment Partnerships Program. An in-person public hearing will be held at 9:00 A.M. in City Council Chambers, Municipal Building, 1 Fourth Street, Chester, PA, on Wednesday, December 8, 2021. The Public Hearing will also be live streamed on the City Facebook Live platform. Questions or comments can be submitted during the Public Hearing by calling (610) 447-7700, Extension 7951.
The purpose of the hearing is as follows:

a. To obtain the views of citizens and local organizations regarding overall community, economic development and housing needs in the City of Chester.

b. To provide a summary of program requirements, answer questions about the Consolidated Plan/Action Plan process, and advise citizens and groups about the process for review of proposals prior to the preparation of a proposed Action Plan.

All interested individuals and organizations are invited to offer their views and comments on the housing, community, and economic development needs of the City of Chester.

If special arrangements need to be made for accommodations in order to participate in the Public Hearing, such as translation services or accommodations for persons with a hearing, speech, or visual disability, please contact the Chester Economic Development Authority (CEDA) at least five (5) calendar days prior to the Hearing at (610) 447-7854 or by email to jar@ceda.cc. (dial 711 for the hearing impaired). Cualquier persona que no habla Inglés que desean asistir a la reunión pública deben comunicarse con CEDA cinco (5) días del calendario antes de la reunión y un intérprete de lenguaje se proporcionará.

Based on F.Y. 2021 allocations, the City estimates that it's F.Y. 2022 CDBG Program allocation will be $1,280,000.00 and its HOME Program allocation will be $360,000.00. A summary of the proposed Annual Action Plan will be published in the Delaware County Daily Times and posted on the City's website at www.chestercity.com prior to the next Public Hearing on the Annual Action Plan, which is scheduled to be held in City Council Chambers on Wednesday, February 23, 2022, at 9:00 A.M. The City intends to submit its Annual Action Plan for F.Y. 2022 funds to HUD on or about April 29, 2022.

Thaddeus Kirkland
Mayor, City of Chester

DCT: Nov. 16. a-1

DRAFT

Sworn to the subscribed before me this 11/17/21.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHMID, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

Advertisement Information

Client Id: 881550 **Ad Id:** 2250337 **PO:** **Sales Person:** 063308

MINUTES OF CITY OF CHESTER
INITIAL NEEDS HEARING
2022 ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT
AND HOME INVESTMENT PARTNERSHIPS PROGRAMS
DECEMBER 8, 2021

Councilman William Morgan, City Compliance Monitor for the Community Development Block Grant and HOME Investment Partnerships Program, opened the Public Hearing at 9:20 a.m. and welcomed those in attendance. He indicated that the Public Hearing is being held in person in City Council Chambers and also being live streamed on the City Facebook Live platform. Individuals present were:

Councilman William Morgan	CD/HOME Compliance Monitor
Ms. Amanda Johnson	City Communications Director
Ms. Lisa R. Gaffney	CEDA Executive Director
Mrs. Jo Ann Ruark	CEDA Director of Community Dev.
Mr. Arthur Weisfeld	Senior Community Services
Ms. Annette Pyatt	Chester Community Improvement Project
Mr. Cory Long	Making A Change Group
Ms. Michelle Jackson	Making A Change Group

DRAFT

Councilman Morgan reviewed the Agenda and stated that this is the required Initial Public Hearing in connection with the development of the City's Fiscal Year 2022 Action Plan for the use of Community Development Block Grant and HOME funds. The Notice of the Hearing was published in the Delaware County Daily Times on Tuesday, November16, 2021. Notice regarding the process for applying for CDBG and HOME funds was sent to several individuals, non-profit organizations, and other interested parties who previously requested such notification. Applications are available from the Chester Economic Development Authority (CEDA) by request at jar@ceda.cc or by calling CEDA at (610) 447-7854. The Application is also available on the City's website at www.chestercity.com and on CEDA's website at www.ceda.cc.

Councilman then provided the following overview of the Action Plan process for F.Y. 2022:

Purpose

The purpose of this hearing is to obtain input from citizens, local non-profits, and other interested parties regarding the overall housing, community, and economic development needs in the City.

Action Plan Process

In order to qualify to receive an annual allocation of CDBG and HOME funds from the Department of Housing and Urban Development, the City prepared and adopted a five-year Consolidated Plan for F.Y. 2020-2024 setting the priorities for the use of such funds. Elements of the Consolidated Plan include a Housing Needs Assessment, from homelessness through permanent housing, a Non-Homeless Special Needs Assessment (i.e. elderly, frail elderly, mental illness, disabilities, addiction, domestic violence victims, and youth aging out of the foster care system), Non-Housing Community Development Needs (i.e. infrastructure, parks, demolition, etc.), Housing Market Analysis, and Barriers to Affordable Housing. Priorities established in the Consolidated Plan are to be taken into consideration when developing each year's Annual Action Plan, which sets forth the projected use of the federal funds received. Priorities include:

1. Increasing the supply of affordable, decent, safe, accessible and sound housing for homeowners, renters, and homebuyers.

2. Increasing housing opportunities, services, and facilities for persons with special needs, including the elderly, the disabled, and domestic violence victims.

3. Improving public and community facilities, infrastructure, public services and quality of life in the City.

4. Increasing employment, self-sufficiency, educational training, and economic empowerment for City residents.

CEDA will obtain information from members of City Council regarding departmental needs, will review and summarize all application requests, and determine all required allocations for prior multi-year commitments, administration and planning, etc. A draft Action Plan will be prepared for City Council review. City Council will then authorize CEDA to make the draft Action Plan available to the public for a minimum of 30 days, during which time a second public hearing,

DRAFT

will be held on the draft Action Plan. All comments received will be given to City Council for consideration prior to the preparation of the final Action Plan. Comments will be recorded at the public hearings or can be sent in writing to CEDA, either by mail to P.O. Box 407, Chester, PA 19016 or by e-mail to jar@ceda.cc.

Status of Funds

HUD has not yet notified the City of its F.Y. 2022 CDBG and HOME allocations. Therefore, we are working with estimated amounts as follows: CDBG - $1,280,000.00, HOME - $360,000.00. These numbers will be used for draft budgeting purposes until the actual amounts are known.

CDBG/HOME CP/AP Schedule

The deadline for submission of proposals is December 17, 2021 by 2:00 p.m. Applications will be reviewed for eligibility, fundability, etc., and a summary will be provided to City Council. City Council will then decide on the proposed projects and activities to be included in the draft Action Plan and is scheduled to approve such draft at the City Council meeting on Wednesday, January 12, 2022. The draft document will be advertised and on public display from February 1 through March 4, 2022. A public hearing on the draft Action Plan will be held on Wednesday, February 23, 2022, at 9:00 a.m. in Council Chambers and on Facebook Live.

Review of Eligible and Fundable Activities

Some of the eligible activities for the use of CDBG funds include:

1. Infrastructure
2. Public Facilities
3. Parks and Recreation
4. Public Service programs
5. Demolition
6. Acquisition of Property
7. Removal of Architectural Barriers
8. Code Enforcement
9. Housing Rehabilitation
10. Economic Development
11. Administration/Planning Expenses

DRAFT

Activities must meet one of the three HUD National Objectives, which are:

1. Directly benefit low/moderate income persons, as defined by HUD, or benefit an area of the City in which at least 51% of the population is low/moderate income.

2. Prevent or eliminate slum and blight.

3. Meet an urgent need to address a situation such as flooding, a building collapse, fire, etc.

Some of the eligible activities for the use of HOME funds are:

1. Homeownership Assistance (downpayment, closing costs)
2. Housing Rehabilitation for rental or sale
3. New Construction of affordable housing

The Application package includes Technical Bulletins that give a more detailed explanation of the allowable use of funds. The package also includes the most current income limits based on household size.

Councilman Morgan then reiterated that the deadline for application submissions is December 17, 2021, at 2:00 p.m. Interested parties can contact Mrs. Jo Ann Ruark of CEDA at jar@ceda.cc or at (610) 447-7854. City Council is scheduled to approve the draft Action Plan on Wednesday, January 12, 2022. He stated that CDBG and HOME funding has been used to accomplish great things for the City. These funds are a resource to the City and non-profits that have helped to get programs and projects off the ground and to stabilize existing programs and projects. He encouraged individuals to reach out with questions.

Public Comment

Councilman Morgan then opened the Hearing for comments from the public.

Mr. Arthur Weisfeld, Executive Director of Senior Community Services, indicated that he agrees about the importance of the impact of the Community Development Block Grant Program. Over the past forty (40) years, the City has provided funding for the Chester Senior Center including funding for construction of the building in 1988. He expressed his appreciation for the City's support and

DRAFT

indicated the he will be submitting an application for operating support. The funding provided by the City is used as a springboard for other public and private fund raising efforts. The Center is slowly getting back to normal. Home delivered means never stopped during the height of the pandemic with over 61,000 meals provided during the past fiscal year. The Center serves approximately 2,000 people, most of whom are Chester residents. It serves as a home away from home and provides a gateway for services to homebound elderly persons. The delivery of meals and in-home support are geared to help individuals stay in their own homes. He thanked the City for their support and hopes that such support will continue. Councilman Morgan thanked Senior Community Services for what they do in the City and indicated that their partnership with the City is very important.

Mr. Cory Long stated that he represents Making a Change Group whose office is located at 419 Edgmont Avenue. He spoke about the Group's Program called "Connected Visions", which serves approximately 140 persons, 80% of whom are from the City. He introduced Ms. Michelle Jackson who oversees the Program. Making a Change Group has received funding from Delaware County and has also previously applied for funding from the City. The Goal of the Program is to address issues such as financial literacy, youth development, etc. and the organization is looking to increase their services. He will be submitting an application and would appreciate the City's consideration. Councilman Morgan acknowledged what the Group has done and thanked them for their work in the City.

Ms. Annette Pyatt stated that she is the Executive Director of Chester Community Improvement Project, 23 E. 5th Street, Chester, PA. CCIP has been providing housing-related services to residents of Chester for 30+ years and developing affordable housing for low to moderate income families. CCIP plans to submit an application to continue pre-purchase counseling and provide affordable homes. During the pandemic, the housing market rose considerably. Many need housing and desire to become homeowners, and low to moderate income people should not be pushed out of the housing market. Councilman Morgan agreed that there is a need to get the percentage of renters down and build personal wealth within families as they work toward homeownership.

Amy, who is attending the Hearing via the Facebook Live platform asked if homestead projects are eligible for funding. Councilman Morgan explained that additional information is needed to adequately answer this question, and Amy was advised to email or call Mrs. Ruark. The answer to her question will be made available to the public.

DRAFT

Councilman Morgan then repeated CEDA's contact information as follows: e-mail Mrs. Ruark at jar@ceda.cc or call her at (610) 447-7854.

There being no other questions or comments from the public at this time, Councilman Morgan closed the Needs Hearing at 9:40 a.m.

Respectfully submitted,

Jo Ann Ruark

Jo Ann Ruark
Director of Community Development

Note: No calls or emails were received from anyone following the Needs Hearing.

DRAFT

RESOLUTION

NO. 7 - 2022

WHEREAS, the City of Chester intends to submit an application for Fiscal Year 2022 funding under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (HOME) Program; and

WHEREAS, one of the requirements of these programs is to inform the citizens of the City of Chester regarding the City's intended uses for the funds requested from HUD under the CDBG and HOME Programs; and

WHEREAS, the City of Chester is required to prepare a draft of the Fiscal Year 2022 CDBG and HOME Action Plan, which identifies the projects and program activities on which the Program Year 2022 CDBG and HOME funds are proposed to be spent.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it hereby authorize the Chester Economic Development Authority (CEDA) to take the appropriate steps to ensure that the requirements for Action Plan preparation and public notification are met and to advertise the availability of the draft F.Y. 2022 CDBG/ HOME Action Plan in accordance with the appropriate federal regulations.

WE HEREBY CERTIFY that this Resolution was passed Council this 12th day of January, A. D. 2022.

MAYOR

Attest: _____
ACTING CITY CLERK

DRAFT

Delaware Co. Daily & Sunday Times

Publication Logo Unavailable

Publication Name:
Delaware Co. Daily & Sunday Times

Publication URL:

Publication City and State:
Primos, PA

Publication County:
Delaware

Notice Popular Keyword Category:

Notice Keywords:
Notice of Public Display

Notice Authentication Number:
202201180828390303128
1174266388

Notice URL:

DRAFT

Back (/Search.aspx#searchResults)

Notice Publish Date:
Monday, January 17, 2022

NOTICE CONTENT

NOTICE OF PUBLIC DISPLAY AND PUBLIC HEARING F.Y. 2022 ACTION PLAN CITY OF CHESTER, DELAWARE COUNTY, PA In accordance with the Federal regulations at 24 CFR, Part 91, the City of Chester prepared an Action Plan for F.Y. 2022 in order to qualify for direct assistance under certain funding programs of the Department of Housing and Urban Development, including the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program. The F.Y. 2022 Action Plan includes proposed allocations to programs and activities for the period July 1, 2022 through June 30, 2023. The City of Chester's F.Y. 2022 CDBG allocation is estimated to be $1,280,000.00 based on the F.Y. 2021 CDBG allocation. The HOME allocation is estimated to be $360,000.00 based on the F.Y. 2021 HOME allocation. The F.Y. 2022 Action Plan includes the following proposed projects to be funded with CDBG and HOME funds: CDBG PROGRAM Senior Community Services – Chester Senior Center Services $20,000.00 Wesley House Community Corp. – Wesley House Shelter Operations $40,000.00 Domestic Abuse Project – Counseling and Legal Advocacy $20,000.00 Chester Community Improvement Project – Pre-purchase Counseling $20,000.00 Boys & Girls Club of Chester – Afterschool Programs $10,000.00 Entrepreneur Works Fund – Microenterprise Technical Assistance $10,000.00 Chester Police – Purchase of Police Vehicle $60,000.00 Infrastructure Improvements – Streets, Inlets, Sidewalks/ADA, etc.$150,000.00 Parks and Recreation Facilities$150,000.00 Fire Department – Fire and Rescue Equipment and Supplies$100,000.00 Fire Department – Truck Payment 2 of 7$105,127.00 Fire Department – Rehabilitation of Station 2$100,000.00 Chester Fine Arts Center East – Rehabilitation of 17 E. 7th St. $40,000.00 Section 108 Loan – Principal and Interest Repayment$182,744.00 Contingencies – Project Overruns $16,129.00 Administration/Planning$256,000.00 Total CDBG Budget$1,280,000.00 Note: The City of Chester has not received notice of its final F.Y. 2022 CDBG allocation. Once the City receives its final allocation, the City will increase or decrease the following line items accordingly: Infrastructure Improvements and Administration/Planning. Additionally, if funding is decreased, the City will proportionately decrease Public Service activities as necessary to ensure the City does not exceed the 15% Public Service Cap and decrease Administration/Planning to insure the City does not exceed the 20% Administration Cap. HOME PROGRAM Single Family Affordable Housing Initiative$252,000.00 CCIP CHDO Set-Aside for Affordable Housing Development $54,000.00 CCIP CHDO Operating Expenses $18,000.00 Administrative Expenses $36,000.00 Total HOME Budget$360,000.00 Note: The City of Chester has not received notice of its final F.Y. 2022 HOME allocation. Once the City receives its final allocation, the City will proportionately increase or decrease the following line items accordingly: Administrative Expenses, CCIP CHDO Operating Expenses, CCIP CHDO Set-Aside, and Single Family Affordable Housing Initiative line items. The City of Chester will hold an In-Person Public Hearing on Wednesday, February 23, 2022, at 9:00 a.m. in City Council Chambers, 1 Fourth Street, Chester, PA, to solicit citizen comments on the 2022 Action Plan. The Public Hearing will also be live streamed on the City Facebook Live platform. Questions or comments can be submitted during the Public Hearing by calling (610) 447-7700, Extension 7951. If any person requires accommodation to participate in the Hearing or to access the Action Plan information, please contact Mrs. Jo Ann Ruark, Chester Economic Development Authority (CEDA) at (610) 447-7854 or by email at jar@ceda.cc (dial 711 for the hearing impaired). Any non-English speaking person wishing to attend the public hearing should contact Mrs. Ruark at least five (5) calendar days prior to the meeting and a language interpreter will be provided. Cualquier persona que no habla Inglés que desean asistir a la reunión pública deben comunicarse con la Sra. Ruark cinco (5) días del calendario antes de la reunión y un

DRAFT

intérprete de lenguaje se proporcionará. Copies of the draft Action Plan will be available for public inspection and review from February 1, 2022 to March 4, 2022, on the City's website at www.chestercity.com, on CEDA's website at www.ceda.cc, and in the Office of the City Clerk or CEDA, City Hall, 1 Fourth Street, Chester, PA from 9:00 a.m. until 2:00 p.m. Monday through Friday. The City will be undertaking an evaluation of the projects to be funded in an effort to identify historic and archaeological resources that may be affected by the projects. By this Notice, the City invites parties who may have an interest in projects which may impact historic and archaeological resources to make themselves known. Parties should contact the Chester Economic Development Authority. The City will involve such parties in the notification and review process of the National Advisory Council on Historic Preservation as set forth in 36 CFR Part 800. The City intends to approve the F.Y. 2022 Action Plan at the regularly scheduled City Council meeting on Wednesday, March 23, 2022, and submit the Plan to the U.S. Department of Housing and Urban Development (HUD) on or about April 29, 2022; this is contingent upon the City receiving notification from HUD of the City's final F.Y. 2022 CDBG and HOME allocations. Interested persons are encouraged to express their views on the Action Plan at the public hearing or in writing to CEDA, P. O. Box 407, Chester, PA, 19016 or to jar@ceda.cc. All comments received through March 4, 2022, will be considered. DCT: Jan. 17. a-1 Thaddeus Kirkland, Mayor of the City of Chester

DRAFT

Back (/Search.aspx#searchResults)

Use of this site is governed by our Terms of Use (/Terms-of-Use.aspx) agreement. If you have any questions please send an email to the administrator (mailto:admin@publicnoticePA.com).

Select Language

Powered by Google **Translate (https://translate.google.com)**

Expected Resources

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

Introduction

The City of Chester will receive a total allocation of $1,640,000 in CDBG ($1,280,000) and HOME ($360,00) funds for the FY 2022 program year. The City is using prior year resources, as well to fund projects. The program year runs from July 1, 2022 through June 30, 2023.

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	1,280,000	0	0	1,280,000	2,400,000	16 projects/activities were funded based on FY 2022 CDBG allocations

DRAFT

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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	360,000	0	0	360,000	680,000	4 projects/activities were funded based on FY 2022 HOME allocations

Table 5 - Expected Resources – Priority Table

DRAFT

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

In addition to CDBG and HOME funds, the City of Chester will use a variety of other funds including the following:

- The City of Chester received a grant from Pennsylvania Department of Department of Economic Development (DCED) to light the City with LED lightings.
- The City of Chester's Police Department uses a variety of grants to continue to implement a comprehensive program to improve policing in the community. Over the next year, the Police Department will continue to have funding from the Department of Justice for public safety programs, equipment, and staff. Additionally, through the Pennsylvania Commission on Crime and Delinquency, the Police Department will have funds for public safety programs, equipment, and staff.
- The City of Chester has also encouraged private developers and non-profit groups to participate in community revitalization efforts, particularly in the development of affordable housing. These groups may access such funding sources as the Waterfront Tax Credit Program

or the Low-Income Housing Tax Credit Program to supplement other resources in developing affordable housing for the low income and special needs populations.

- The City of Chester will leverage funds from the Delaware County Demolition Fund for blight remediation throughout the City.
- The City of Chester is participating in Delaware County's Open Space and Greenways Program and received funding for Barry Bridge Park.
- Chester will continue to leverage funds from the Pennsylvania Department of Transportation and the Delaware Valley Regional Planning Commission for transportation infrastructure improvements.

DRAFT

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

The Chester Redevelopment Authority has been assembling a number of parcels within the boundaries of the East Side Neighborhood Revitalization target area and contiguous neighborhoods on the east side of Chester. This property has the ability to be used to expand affordable housing opportunities or to provide needed green space. Land assemblage in contiguous areas has the potential for being used for economic development providing both jobs and retail opportunities for low and moderate income residents. CRA will continue to acquire parcels in strategic locations to complete land assemblage as funding allows.

The Chester Community Improvement Project (CCIP) housing initiative will address a two-fold problem, the Abandonment and subsequent deteriorating housing stock, and the shortage of quality affordable housing for low and moderate-income families.

Discussion

The City will utilize $1,280,000 in FY 2022 CDBG and $360,000 in FY 2022 HOME funds to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

The accomplishments of these projects/activities will be reported in the FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Home Ownership	2020	2024	Affordable Housing	Citywide	Housing Need	CDBG: $20,000 HOME: $18,000	Public service activities for Low/Moderate Income Housing Benefit: 70 Households Assisted Other: 1 Other
2	HS-2 Housing Construction	2020	2024	Affordable Housing	Citywide	Housing Need	HOME: $252,000	Homeowner Housing Added: 1 Household Housing Unit
3	HO-1 Operation/Support	2020	2024	Homeless	Citywide	Homeless Needs	CDBG: $40,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted Homeless Person Overnight Shelter: 150 Persons Assisted
4	SN-1 Social Services	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs	CDBG: $40,000	Public service activities other than Low/Moderate Income Housing Benefit: 2090 Persons Assisted
5	CD-1 Community Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Citywide	Community Development Need	CDBG: $ $356,129	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 73,030 Persons Assisted Other: 1 Other

DRAFT

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD-2 Public Services	2020	2024	Non-Housing Community Development	Citywide	Community Development Need	CDBG: $10,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	CD-3 Public Safety	2020	2024	Non-Housing Community Development	Citywide	Community Development Need	CDBG: $365,127	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 136,060 Persons Assisted
8	ED-1 Employment	2020	2024	Economic Development	Citywide	Economic Development Need	CDBG: $10,000	Businesses assisted: 45 Businesses Assisted
9	AM-1 Overall Coordination	2020	2024	Administration, Planning, and Management	Citywide	Administration, Planning, and Management Need	CDBG: $256,000 HOME: $36,000	Other: 2 Other
10	HS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Housing Need	HOME: $54,000	Homeowner Housing Added: 1 Household Housing Unit
11	CD-5 Revitalization	2020	2024	Non-Housing Community Development	Citywide	Community Development Need	CDBG: $182,744	Other: 1 Other

Table 6 – Goals Summary

DRAFT

Goal Descriptions

1	**Goal Name**	HS-1 Home Ownership
	Goal Description	Assist lower-income homebuyers to purchase a home with down payment and closing cost assistance, including housing counseling.

2	Goal Name	HS-2 Housing Construction
	Goal Description	Increase the supply of decent, safe and sanitary housing that is affordable and accessible through new construction of owner and renter occupied housing.
3	Goal Name	HO-1 Operation/Support
	Goal Description	Assist providers in the operation of facilities, housing, and support services for the homeless and persons at-risk of becoming homeless.
4	Goal Name	SN-1 Social Services
	Goal Description	Support social service programs for the elderly, persons with disabilities, victims of domestic violence, and persons with other special needs.
5	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the City's public facilities, community facilities, and infrastructure through rehabilitation, reconstruction, and new construction.
6	Goal Name	CD-2 Public Services
	Goal Description	Improve and enhance the public and community development services in the City.
7	Goal Name	CD-3 Public Safety
	Goal Description	Improve public safety facilities, equipment, and services.
8	Goal Name	ED-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment and job training services.

DRAFT

9	**Goal Name**	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
10	**Goal Name**	HS-3 Housing Rehabilitation
	Goal Description	Rehabilitate the residential housing stock for homebuyers and tenants in the City, including energy efficiency, weatherization, and accessibility modifications.
11	**Goal Name**	CD-5 Revitalization
	Goal Description	Promote neighborhood revitalization activities in strategic areas through housing development, infrastructure improvements, code enforcement, targeted acquisition, and demolition.

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

In order to address the priority needs of the City of Chester, the FY 2022 Annual Action Plan proposes the following activities:

Projects

#	Project Name
1	Senior Community Services
2	Wesley House Community Corporation, Inc.
3	Domestic Abuse Project of Delaware County, Inc.
4	Chester Community Improvement Project Pre-Purchase Mortgage Counseling
5	Boys and Girls Club of Chester
6	Entrepreneur Works Fund
7	Police Vehicle for Chester Police Department
8	Reconstruction/Repair of Infrastructure
9	Parks and Recreation Facilities
10	Fire Department Equipment and Supplies
11	Fire Department Truck Payment 2 of 7
12	Rehabilitation of Fire Station 2
13	Rehabilitation of Chester Fine Arts Center Building
14	Section 108 Loan Repayment
15	Contingencies
16	CDBG Administration
17	Chester Community Improvement Project - CHDO Operating Expenses
18	Chester Community Improvement Project - CHDO Set-Aside
19	Single Family Affordable Housing Initiative
20	Planning and Administration - HOME

Table 7 - Project Information

DRAFT

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

Each block group in the City of Chester is considered a low/mod area. The funds will benefit a population is over 51% low- and moderate-income. At least 70% of all the City's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and HOME funds will be used during the FY 2022 Annual Action Plan:

- The public services activities are for social service organizations whose clientele have a low

income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.

- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- The housing activities have income eligibility criteria; therefore, the income requirement directs funds to low- and moderate-income households throughout the City.
- Economic development projects will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or making 51% of the jobs available to low- and moderate-income population.

The HOME funds will be used for administration and for housing projects. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-income persons and are located in low- and moderate-income areas.

DRAFT

AP-38 Project Summary

Project Summary Information

DRAFT

1	**Project Name**	Senior Community Services
	Target Area	Citywide
	Goals Supported	SN-1 Social Services
	Needs Addressed	Other Special Needs
	Funding	CDBG: $20,000
	Description	Salaries/operating expenses for the Chester Senior Center to continue the provision of services to elderly residents of the City of Chester through congregate and home-delivered meals, health screening and promotion programs, recreational, social and educational activities, transportation, counseling and legal assistance. The Chester Senior Center is located at 721 Hayes Street, and programs are open to residents on a City-wide basis. Expected to serve 2,000 people.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2,000 LMI Seniors
	Location Description	721 Hayes Street, Chester, PA 19013
	Planned Activities	The National Objective is low/mod limited clientele benefit (LMC) 570.483(b)(2). The Matrix Code is 05A, Senior Services 570.201(e).
2	**Project Name**	Wesley House Community Corporation, Inc.
	Target Area	Citywide
	Goals Supported	HO-1 Operation/Support
	Needs Addressed	Homeless Needs
	Funding	CDBG: $40,000
	Description	Operating expenses for the Wesley House Homeless Shelter at 701 Madison Street, which provides emergency housing, case management and other supportive services to homeless persons. Expected to serve a minimum of 150 homeless clients.
	Target Date	6/30/2023

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	150 Homeless Individuals
	Location Description	701 Madison Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.483(b)(2). The Matrix Code is 03T, Operating Costs Homeless/AIDS Patients Programs 24 CFR 570.201(e).
3	**Project Name**	Domestic Abuse Project of Delaware County, Inc.
	Target Area	Citywide
	Goals Supported	SN-1 Social Services
	Needs Addressed	Other Special Needs
	Funding	CDBG: $20,000
	Description	Counseling, legal advocacy, protection order assistance, court accompaniment and other related services to victims of domestic violence in the City of Chester. The DAP office is located in the Chester Police Station, 160 E. 7th Street. Expected to serve 90 Chester clients.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	90 Victims of Domestic Violence
	Location Description	Chester Police Station, 160 E. 7th Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Clientele, 570.483(b)(2). The Matrix Code is 05G, Battered and Abused Spouses, 570.201(e).
4	**Project Name**	Chester Community Improvement Project Pre-Purchase Mortgage Counseling
	Target Area	Citywide
	Goals Supported	HS-1 Home Ownership
	Needs Addressed	Housing Need
	Funding	CDBG: $20,000

DRAFT

	Description	Salaries/operating expenses for the Pre-purchase Counseling Program for low/moderate income families participating in the City of Chester's Homebuyer Assistance Program. Eight hours of group counseling will include topics such as credit and budgeting, mortgage financing, selecting a real estate agent, mortgage products, settlement, avoiding default, and home inspection. Individual sessions will be conducted to review an applicant's credit report, work history, stability of income, maximum sales price the applicant can afford based upon income and existing debt, establishment of a savings goal, estimate of down payment and closing needs, etc. Services will be provided through CCIP's office at 23 E. 5th Street, 2nd Floor. Expected to counsel 70 people.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	70 LMI Households
	Location Description	23 E. 5th Street, 2nd Floor, Chester, PA 19013
	Planned Activities	The National Objective is, Low/Mod Clientele (LMC), 570.483(b)(2). The Matrix Code is 05U, Housing Counseling only, under 24 CFR 5.100 24 CFR 570.201(e).
5	**Project Name**	Boys and Girls Club of Chester
	Target Area	Citywide
	Goals Supported	CD-2 Public Services
	Needs Addressed	Community Development Need
	Funding	CDBG: $10,000
	Description	Salaries/operating expenses for the Boys & Girls Club of Chester's recreational, cultural, and educational Afterschool Programs for youth from 6 to 18 years of age. The Programs will be held at the George Carter Recreation Center, 201 E. 7th Street. The Programs are expected to serve 100 youth.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 LMI Youth

DRAFT

	Location Description	George Carter Recreation Center, 201 E. 7th Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Clientele (LMC), 570.483(b)(2). The Matrix Code is 05D, Youth Services 570.201(e).
6	**Project Name**	Entrepreneur Works Fund
	Target Area	Citywide
	Goals Supported	ED-1 Employment
	Needs Addressed	Economic Development Need
	Funding	CDBG: $10,000
	Description	Provision of technical assistance, advice and business support services to owners of microenterprises and persons developing microenterprises in the City of Chester. Services will be provided at the Entrepreneur Works Delaware County office located at 419 Ave. of the States. Entrepreneur Works expects to provide assistance to approximately 45 Chester residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	45 LMI Individuals
	Location Description	419 Avenue of the States, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Clientele, 570.483(b)(2). The Matrix Code is 18B, Technical Assistance 24 CFR 570.203(c).
7	**Project Name**	Police Vehicle for Chester Police Department
	Target Area	Citywide
	Goals Supported	CD-3 Public Safety
	Needs Addressed	Community Development Need
	Funding	CDBG: $60,000
	Description	Purchase and outfitting of SUV for use by the Chester Police Department to assist in the provision of public safety services for residents on a City-wide basis.
	Target Date	6/30/2023

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	Chester Police Station, 160 E. 7th Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03Z, Other Public Improvements Not Listed in 03A-03T 24 CFR 570.201(c).
8	**Project Name**	Reconstruction/Repair of Infrastructure
	Target Area	Citywide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: $150,000
	Description	The City of Chester's Engineer will identify deteriorated streets, storm sewers and storm sewer inlets, tree wells/trees, curbs, sidewalks, ADA ramps, streetscapes, security cameras, lighting, and signs in low and moderate-income primarily residential areas of the City. Based on the severity of deterioration, the Engineer will prioritize sites requiring reconstruction, prepare plans and specifications, and oversee construction work. The project includes applicable ADA curb cuts.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	5,000 LMI Individuals
	Location Description	Citywide
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03K, Street Improvements 570.201(e).
9	**Project Name**	Parks and Recreation Facilities
	Target Area	Citywide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: $150,000

DRAFT

	Description	Continuation of improvements to City-owned parks, playgrounds, recreation areas and fields of play. Work may include, but is not limited to, new playground equipment, replacement of existing equipment, paving, curbs and sidewalks, parking areas, athletic surfacing, ADA improvements, security cameras, benches, basketball standards, soccer goals, and general site improvements, including demolition, site grading, lighting, fencing, pedestrian maintenance gates, and seeding. The City Engineer will prepare plans and specifications and oversee construction work. Parks and recreation areas are available to residents on a City-wide basis.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	Citywide
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03F, Parks and Recreation Facilities 570.201(c).
10	**Project Name**	Fire Department Equipment and Supplies
	Target Area	Citywide
	Goals Supported	CD-3 Public Safety
	Needs Addressed	Community Development Need
	Funding	CDBG: $100,000
	Description	Purchase of equipment, including air packs, turn-out gear, suppression equipment, truck tools, vehicles, apparatus, and station equipment, washers/dryers, rescue rope, hose, and other fire-fighting equipment for use by the Chester Fire Department during fire and rescue operations. The City is served by two (2) Fire Stations that cover the City-wide service area. Station 81 is located at 1501 W. 3rd Street. Station 82 is located at 320 E. 14th Street.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)

DRAFT

	Location Description	Station 81 is located at 1501 W. 3rd Street. Station 82 is located at 320 E. 14th Street.
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03O, Fire Stations/Equipment 570.201(c).
11	**Project Name**	Fire Department Truck Payment 2 of 7
	Target Area	Citywide
	Goals Supported	CD-3 Public Safety
	Needs Addressed	Community Development Need
	Funding	CDBG: $105,127
	Description	Truck Payment number 2 of 7 for the purchase of a Seagrave Marauder HydroForce fire truck for use by the Chester Fire Department during fire and rescue operations. The vehicle will provide service on a City-wide basis through Station 82 located at 320 E. 14th Street.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	320 E. 14th Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03O, Fire Stations/Equipment 570.201(c).
12	**Project Name**	Rehabilitation of Fire Station 2
	Target Area	Citywide
	Goals Supported	CD-3 Public Safety
	Needs Addressed	Community Development Need
	Funding	CDBG: $100,000
	Description	Rehabilitation of Fire Station 2 located at 320 E. 14th Street, including roof replacement. Fire Station 2 provides services on a City-wide basis.
	Target Date	6/30/2023

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	320 E. 14th Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03O, Fire Stations/Equipment 570.201(c).
13	**Project Name**	Rehabilitation of Chester Fine Arts Building
	Target Area	Citywide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: $40,000
	Description	Health and Safety improvements to the Chester Fire Arts Center Building, 17 E. 7th Street. The building is a public facility open to residents on a City-wide basis for various arts and cultural activities such as dance drama, music, art, and theater.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	17 E. 7th Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03F, Parks and Recreation Facilities 570.201(c).
14	**Project Name**	Section 108 Loan Repayment
	Target Area	Citywide
	Goals Supported	CD-5 Revitalization
	Needs Addressed	Community Development Need
	Funding	CDBG: $182,744

DRAFT

	Description	Principal Repayment 16 of 17 and interest payment in connection with Section 108 loan made to the City of Chester for the expansion of Barry Bridge Park, a waterfront park located along the Delaware River from just east of Reaney Street to just east of Flower Street. The Park is available to residents on a City-wide basis.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	Barry Bridge Park, 1 Flower Street, Chester, PA 19013
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 19F, Planned Repayment of Section 108 Loan Principal.
15	**Project Name**	Contingencies
	Target Area	Citywide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: $16,129
	Description	Unprogrammed funds available for project cost overruns.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	Citywide
	Planned Activities	The National Objective is Low/Mod Area Benefit (LMA) 570.483(b)(2). The Matrix Code is 03K, Street Improvements 570.201(e).
16	**Project Name**	CDBG Administration
	Target Area	Citywide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Need

DRAFT

	Funding	CDBG: $256,000
	Description	Oversight, management, monitoring and coordination of CDBG programs and projects. Also, includes the provision of technical assistance, program development, and the preparation of required documentation.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	Chester Economic Development Authority, City Hall, 1 Fourth Street, Chester, PA 19016
	Planned Activities	The Matrix Code is 21A, General Program Administration 570.206.
17	**Project Name**	Chester Community Improvement Project - CHDO Operating Expenses
	Target Area	Citywide
	Goals Supported	HS-1 Home Ownership
	Needs Addressed	Housing Need
	Funding	HOME: $18,000
	Description	Provision of reasonable and necessary costs for the operation of the CHDO. Chester Community Improvement Project will receive funds to assist with operating expenses.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI Household
	Location Description	23 E. 5th St 2nd Floor, Chester, PA 19013
	Planned Activities	The Matrix Code is 21I, CHDO Operating Expenses.
18	**Project Name**	Chester Community Improvement Project - CHDO Set-Aside
	Target Area	Citywide
	Goals Supported	HS-3 Housing Rehabilitation
	Needs Addressed	Housing Need

DRAFT

	Funding	HOME: $54,000
	Description	CHDO set-aside allocation for the continuation of Chester Community Improvement Project's Affordable Housing Initiatives including acquisition, new construction, or rehabilitation of properties for affordable single-family homeownership.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI Household
	Location Description	Census Tracts 4044, 4045, 4046, and 4047
	Planned Activities	The Matrix Code is 14G, Rehab Acquisition.
19	**Project Name**	Single Family Affordable Housing Initiative
	Target Area	Citywide
	Goals Supported	HS-2 Housing Construction
	Needs Addressed	Housing Need
	Funding	HOME: $252,000
	Description	Acquisition, construction or rehabilitation of properties for affordable single-family homeownership or rental housing. Eligible uses include construction of homes on vacant or cleared lots as well as housing rehabilitation. Properties will be identified as part of a wide neighborhood revitalization effort in furtherance of providing additional affordable housing options. Developers, including certified Community Development Housing Organizations (CHDOs) may submit applications for HOME funding directly to the Single Family Affordable Housing Initiative. Such applications will be evaluated and considered in accordance with HOME regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI Household
	Location Description	Census Tracts 4044, 4045, 4046, and 4047

DRAFT

	Planned Activities	The Matrix Code is 12, Construction of Housing 24 CFR 570.201(m).
20	**Project Name**	Planning and Administration - HOME
	Target Area	Citywide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Need
	Funding	HOME: $36,000
	Description	Oversight, management, monitoring and coordination of HOME programs. Also, includes the provision of technical assistance, program development, and the preparation of required documentation.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34,015 Individuals (City of Chester 2015 Population)
	Location Description	Chester Economic Development Authority, City Hall, 1 Fourth Street, Chester, PA 19016
	Planned Activities	The Matrix Code is 21A, General Program Administration 570.206.

DRAFT

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 following information provides a profile of the population, age, and racial/ethnic composition of the City of Chester. This information was obtained from the U.S. Census Bureau American Factfinder website, http://factfinder.census.gov. The 2011-2015 American Community Survey 5 Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of Chester. The 5 year estimates are the most recent data available for the City. The 2010 U.S. Census data is included where necessary.

Population

Key points are:

- Between 1980 and 2020, the population decreased by approximately 28.8%
- The City population was 33,972 in the 2010 Census.
- The City population was 32,605 in the 2020 Census.

Age

Key points are:

- Median age in Chester is 30.4 years old
- Youth under age 18 account for 26.4% of the population
- Seniors age 62 or over are 14.1% of the population

Race/Ethnicity

Composition from 2011-2015 American Community Survey Data:

- 72.6% are Black or African American
- 19.6% are White
- 0.6% are Asian
- 4.1% Some Other Race
- 2.5% are Two or More Races

Income Profile

The Median Income for a family of four (4) in the City of Chester, Pennsylvania HMFA is $94,500 for FY

DRAFT

2021. The following is a summary of income statistics for the City of Chester:

- At the time of the 2011-2015 American Community Survey, median household income in the City of Chester was $27,365 which was significantly lower than Delaware County ($65,123) and the Commonwealth of Pennsylvania ($53.599).
- 32.7% of households have earnings received from Social Security income.
- 7.4% of households have earnings received from public assistance.
- 18.5% of households have earnings, received retirement income.
- 39.9% of female headed households were living in poverty.
- 47.4% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile

The low- and moderate-income profile for City of Chester is a measurement of the area's needs. The City of Chester has an overall low- and moderate-income percentage of 79%.

Economic Profile

According to the U.S. Labor Department, the seasonally unadjusted unemployment rate for the Philadelphia-Camden-Wilmington, PA-NJ-DE—MD MSA in November 2021 was 4.6% compared to 5.7% for the Commonwealth of Pennsylvania, and a national unemployment rate of 4.2%. The following illustrates the economic profile for the City of Chester as of the 2011-2015 American Community Survey:

- 19.6% of the employed civilian population had occupations classified as management, business, science, and arts.
- 23.8% of the employed civilian population had occupations classified as sales and office.
- 35.3% were in the service sector.
- 6.0% of the employed civilian population had occupations classified as natural resources, construction, and maintenance.
- 15.3% of the employed civilian population had occupations classified as production, transportation, and material moving.
- 71.7% of workers were considered in the private wage and salary class.
- 11.9% of workers were considered in the government class.
- 3.3% of workers were considered in the unpaid family workers class.
- 1.1% of workers were considered in the self-employed in own not incorporated business workers class.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 8 - Geographic Distribution

DRAFT

Rationale for the priorities for allocating investments geographically

Of the City of Chester's total population, 79% are considered low- and moderate-income. As such, any activity under the CDBG and HOME Programs that the City of Chester undertakes to benefit the City as a whole, is considered a benefit to the low- and moderate-income individuals in the City. However, for projects with a localized benefit, the City of Chester will allocate its CDBG and HOME funds to those geographic areas whose populations are over 51% low and moderate income. At least 70% of all the City's CDBG and HOME funds that are budgeted for activities will principally benefit low and moderate income persons. The following guidelines for allocating CDBG and HOME funds will be used by the City for the FY 2022 Program Year:

- The Public Facilities Improvements activities are either located in a low and moderate income census tract/block group or have a service area benefit or clientele which are over 51% low and moderate income.
- The Homebuyer Assistance Program has an income eligibility criterion; therefore, the income requirement restricts funds to low and moderate income households.
- The Public Services activities are for social service organizations which serve low income clientele in the City.

The proposed activities under the FY 2022 CDBG Program Year are located in areas with the highest percentages of low and moderate income persons and those block groups with a percentage of minority persons above the average for the City of Chester. All census tracts have over 51% low and moderate income residents.

Discussion

The HOME funds will be used for administration and for housing projects. The HOME funds will be allocated to income eligible households to purchase an affordable house. All of the funds will principally benefit low and moderate income persons (100%).

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Chester will utilize its CDBG and HOME funds to rehabilitate and/or to support the construction of new affordable housing units. The one year goals for affordable housing in the City of Chester for FY 2022 are the following:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	0
Total	**2**

Table 9 - 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	2
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	**2**

Table 10 - One Year Goals for Affordable Housing by Support Type

DRAFT

Discussion

The City of Chester will fund the following projects with FY 2022 CDBG and HOME funds:

- Chester Community Improvement Project – Pre-Purchase Mortgage Counseling ($20,000.00 CDBG) Salaries/operating expenses for the Pre-purchase Counseling Program for low/moderate income families participating in the City of Chester's Homebuyer Assistance Program. Eight hours of group counseling will include topics such as credit and budgeting, mortgage financing, selecting a real estate agent, mortgage products, settlement, avoiding default, and home inspection. Individual sessions will be conducted to review an applicant's credit report, work history, stability of income, maximum sales price the applicant can afford based upon income and existing debt, establishment of a savings goal, estimate of down payment and closing needs, etc. Services will be provided through CCIP's office at 23 E. 5th Street, 2nd Floor. Expected to counsel 70 people.
- Chester Community Improvement Project CHDO Set-Aside ($54,000.00 HOME) CHDO set-aside allocation for the continuation of Chester Community Improvement Project's Affordable Housing Initiatives including acquisition, new construction, or rehabilitation of properties for affordable single-family homeownership.

- Single Family Affordable Housing Initiative ($252,000.00 HOME) Acquisition, construction or rehabilitation of properties for affordable single-family homeownership or rental housing. Eligible uses include construction of homes on vacant or cleared lots as well as housing rehabilitation. Properties will be identified as part of a wide neighborhood revitalization effort in furtherance of providing additional affordable housing options. Developers, including certified Community Development Housing Organizations (CHDOs) may submit applications for HOME funding directly to the Single Family Affordable Housing Initiative. Such applications will be evaluated and considered in accordance with HOME regulations. One (1) LMI household will be assisted.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The Chester Housing Authority manages approximately 2,400 units, including 800 public housing units in ten developments, and 1,600 Housing Choice Vouchers. The mission of the Housing Authority is to provide quality, safe, and affordable housing for low and moderate-income households in a discrimination-free environment. In doing so, the Housing Authority strives to integrate CHA residents and developments into the neighboring communities and to serve as a catalyst for revitalization and development for participant families in the city of Chester, Pennsylvania. The Housing Authority is annually recognized by HUD as an above-average performer.

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

The Housing Authority is using its capital funds to improve the conditions of the public housing units and to provide a more suitable living environment. The Chester Housing Authority received a FY 2022 Capital Fund Program Grant Award amount of $ 2,328,178. The FY 2022 Capital Fund allocation will be distributed as follows:

- Authority-wide - $986,678 for operations, management, contract administration and appliances.
- William Penn (160 units) - $180,000 for physical improvements.
- Ruth L. Bennet Homes (261 units) - $684,000 for physical improvements.
- Chatham Family (110 units) - $147,500 for physical improvements.
- Chatham Estates Senior Village (40 units) - $105,000 for physical improvements.
- Wellington Ridge (110 units) – $225,000 for physical improvements.

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

The Chester Housing Authority 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. Voucher holders are also encouraged to participate in regular PHA meetings. During the next Program Year, the Chester Housing Authority will continue to fund and support these projects. In response to resident feedback, the Housing Authority is also seeking funding for the installation of video surveillance cameras in the Public Housing Communities.

The Housing Authority provides the following community programs:

- **ANUME** is a health education initiative to reduce cardiovascular risk among participants through

DRAFT

health education and health-promoting activities.

- **Community Farming** through the Ruth Bennett Community Farm, a two-acre community farm, provides residents the opportunity to participate in farm and environmental education.
- **Fathers Are Talking** is a support network for community fathers.
- **Resident Training Academy** provides residents training in healthcare, technology, and personal development.
- **Women's Circle** is a support network for community women.
- **Year-End Giving** during the holidays CHA holds a Holiday Village to distribute donations from St. Luke's Greek Orthodox Church in Broomall.

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

The Chester Housing Authority is not classified as "troubled" by HUD and is performing satisfactorily according to HUD guidelines and standards.

Discussion

The City of Chester has identified that there is a need for housing to address the households affected by housing problems, severe housing problems, and housing cost over burden. The Housing Authority is an important part of the City of Chester's housing strategy. The CHA is the primary assisted housing provider for extremely low income, very low income, and lower income residents of the City of Chester.

DRAFT

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

Introduction

The Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Chester, PA. The following goals and objectives for the City of Chester's Homeless Strategy have been identified for the five year period of FY 2020 through FY 2024.

- HO-1 Operation/Support - Assist providers in the operation of facilities, housing, and support services for the homeless and persons at-risk of becoming homeless.
- HO-2 Housing - Support the CoC's efforts to provide emergency shelter, transitional housing, permanent housing, rapid rehousing and homeless prevention programs.

The Delaware County Homeless Services Coalition is the County-wide organization formed to address the needs of the homeless in Delaware County including those in the City of Chester, Upper Darby Township, Haverford Township, and the remaining 46 municipalities within the geographical border of Delaware County. Members of the CoC include representatives from the County government, the Delaware County Housing Authority, the Coatesville VA Medical Center, and various social service organizations throughout Delaware County. Services are provided to homeless individuals and families through the HMIS case management system. Case managers work directly with the clients to identify the specific needs and challenges facing the homeless. Case managers refer them to support and housing services.

DRAFT

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 Delaware County Homeless Services Coalition CoC has relied on its member organizations to conduct homeless outreach and assessments. Outreach workers visits known encampments to offer assistance and to provide information on supportive and health care services. Shelters offer meals, services, bathing and shower facilitates to homeless individuals and families. Care management services are provided on an individual basis to assist in referrals for housing, shelter, health care, and other human services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Chester will undertake the following activities during the FY 2022 Program Year to address the needs of the homeless in the City:

- Wesley House Community Corporation, Inc. ($40,000.00 CDBG) Operating expenses for the Wesley House Homeless Shelter at 701 Madison Street, which provides emergency housing, case management and other supportive services to homeless persons. Expected to serve a minimum of 150 homeless clients.

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 City of Chester will support the efforts of local agencies that provide transitional housing for Veterans and their families, families with children and families that are victims of domestic violence, and individuals dealing with mental health or substance abuse problems, to move them into more permanent housing solutions. The City will also assist by matching homeless service providers with other supportive services that can help their clients to become self-sufficient.

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.

The City of Chester will support the efforts of local agencies that provide assistance to families and individuals in transitional situations and will refer residents of the City that are at risk of becoming homeless to these agencies for help with financial literacy counseling, emergency rent/mortgage or utility payments, and job training so that they can remain self-sufficient and avoid homelessness.

Discussion

The City of Chester will undertake the following activities during the FY 2022 Program Year to address the other special needs in the City:

- Senior Community Services ($20,000.00 CDBG) Salaries/operating expenses for the Chester Senior Center to continue the provision of services to elderly residents of the City of Chester through congregate and home-delivered meals, health screening and promotion programs, recreational, social and educational activities, transportation, counseling and legal assistance. The Chester Senior Center is located at 721 Hayes Street, and programs are open to residents on a City-wide basis. Expected to serve 2,000 people.
- Domestic Abuse Project of Delaware County, Inc. ($20,000.00 CDBG) Counseling, legal advocacy, protection order assistance, court accompaniment and other related services to victims of domestic violence in the City of Chester. The DAP office is located in the Chester Police Station 160 E. 7th Street. Expected to serve 90 Chester clients.

DRAFT

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

The largest housing problem in the City of Chester is affordability. According to the 2011-2015 ACS data, 58.8% of all renter households are cost overburdened by 30% or more, and 31.9% of all owner households are cost overburdened by 30% or more.

The City of Chester also experiences a lack of accessible affordable housing for the elderly and disabled. The housing stock is older and most single family residential structures are two stories in height and therefore are not accessible.

In coordination with this Consolidated Plan the City of Chester has prepared an Analysis of Impediments to Fair Housing Choice (AI). The impediments identified by the AI that relate to affordable housing include the following:

DRAFT

Impediment 2: Need for Affordable Housing

Nearly two out of every three (58.8%) renter households in the city are paying over 30% of their monthly incomes on housing costs. Nearly, one out of every three (31.9%) owner households with a mortgage are paying over 30% of their monthly income on housing costs. The number of households that are housing cost burdened significantly increases as household income decreases.

Goal: Increase the supply of decent, safe, and sanitary housing that is affordable and accessible through the new construction and rehabilitation of various types of housing, especially housing that is affordable to lower income households.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- 2-A: Support and encourage private developers and non-profit housing providers to create, through construction or rehabilitation, affordable and mixed-income housing.
- 2-B: Support and encourage the rehabilitation of existing renter-occupied and owner-occupied housing units in the City for households below 80% AMI.
- 2-C: Support homebuyer education, training programs, and closing cost/down payment assistance to increase the number of owner-occupied housing units.
- 2-D: Provide federal, state and local funding in response to HMDA data discrimination patterns to support higher loan to value ratios for minority homebuyers.
- 2-E: Create a database of decent, safe, and sanitary housing that is affordable and accessible for households below 80% AMI.

Impediment 3: Need for Accessible Housing

There is a lack of accessible housing units in the City of Chester as the supply of accessible housing has not

kept pace with the demand of individuals desiring to live independently.

Goal: Increase the supply of accessible housing through new construction and rehabilitation of accessible housing for persons with disabilities.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- 3-A: Promote the need for accessible and visitable housing by supporting and encouraging private developers and non-profits to develop, construct, or rehabilitate housing that is accessible to persons with disabilities.
- 3-B: Promote the need for accessible and visitable housing by supporting and encouraging private developers and non-profits to develop, construct, or rehabilitate housing that is accessible to persons with disabilities.
- 3-C: Promote and enforce the ADA and Fair Housing requirements for landlords to make "reasonable accommodations" to their rental properties so are accessible to tenants.

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.

The City of Chester is committed to removing or reducing barriers to the development of affordable housing whenever possible throughout the City. A variety of actions include, among others, to reduce the cost of housing to make it affordable. To achieve this goal, the City of Chester plans to:

- Provide developers with incentives for construction of affordable housing
- Provide down payment and closing cost assistance to lower-income homebuyers
- Promote Federal and State financial assistance for affordable housing

The City is in the process of soliciting Requests for Proposals to update the City's Comprehensive Plan.

Discussion:

The City of Chester will fund the following projects with FY 2022 CDBG and HOME funds:

- Chester Community Improvement Project – Pre-Purchase Mortgage Counseling ($20,000.00 CDBG) Salaries/operating expenses for the Pre-purchase Counseling Program for low/moderate income families participating in the City of Chester's Homebuyer Assistance Program. Eight hours of group counseling will include topics such as credit and budgeting, mortgage financing, selecting a real estate agent, mortgage products, settlement, avoiding default, and home inspection. Individual sessions will be conducted to review an applicant's credit report, work history, stability

DRAFT

of income, maximum sales price the applicant can afford based upon income and existing debt, establishment of a savings goal, estimate of down payment and closing needs, etc. Services will be provided through CCIP's office at 23 E. 5th Street, 2nd Floor. Expected to counsel 70 people.

- Chester Community Improvement Project CHDO Set-Aside ($54,000.00 HOME) CHDO set-aside allocation for the continuation of Chester Community Improvement Project's Affordable Housing Initiatives including acquisition, new construction, or rehabilitation of properties for affordable single-family homeownership.
- Single Family Affordable Housing Initiative ($252,000.00 HOME) Acquisition, construction or rehabilitation of properties for affordable single-family homeownership or rental housing. Eligible uses include construction of homes on vacant or cleared lots as well as housing rehabilitation. Properties will be identified as part of a wide neighborhood revitalization effort in furtherance of providing additional affordable housing options. Developers, including certified Community Development Housing Organizations (CHDOs) may submit applications for HOME funding directly to the Single Family Affordable Housing Initiative. Such applications will be evaluated and considered in accordance with HOME regulations.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Chester has developed the following actions which addresses obstacles to meeting underserved needs, fosters affordable housing, reduces lead-based hazards, reduced the number of poverty families living in, develops institutional structures, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs.

The City, under its FY 2022 CDBG Program Year, will take the following actions to address obstacles to meeting the underserved needs:

- Continue to provide funds for new housing construction and rehabilitation that are decent, sound, affordable, and accessible.
- Continue to work on the vacant housing issues to help strengthen neighborhoods vitality.
- Continue to fund rehabilitation program to help bring the older existing housing stock up to code standards.
- Continue training to projects that assist business, employment training, and career counseling.
- The City will continue to leverage its financial resources and apply for additional public and private funds.

DRAFT

Actions planned to foster and maintain affordable housing.

According to the 2011-2015 American Community Survey, the City of Chester, 53.7% of renter occupied households are cost overburdened by 30% or more and 27.4% of owner occupied households are cost overburdened by 27.4% by 30% or more.

According to the 2011-2015 CHAS data, 34.3% of renter households are cost overburdened by 50% or more and 13.2% of owner occupied households are cost overburdened by 50% or more.

The City of Chester will fund the following projects with FY 2022 CDBG and HOME funds:

- Chester Community Improvement Project – Pre-Purchase Mortgage Counseling ($20,000.00 CDBG) Salaries/operating expenses for the Pre-purchase Counseling Program for low/moderate income families participating in the City of Chester's Homebuyer Assistance Program. Eight hours of group counseling will include topics such as credit and budgeting, mortgage financing, selecting a real estate agent, mortgage products, settlement, avoiding default, and home inspection. Individual sessions will be conducted to review an applicant's credit report, work history, stability of income, maximum sales price the applicant can afford based upon income and existing debt, establishment of a savings goal, estimate of down payment and closing needs, etc. Services will

be provided through CCIP's office at 23 E. 5th Street, 2nd Floor. Expected to counsel 70 people.

- Chester Community Improvement Project CHDO Set-Aside ($54,000.00 HOME) CHDO set-aside allocation for the continuation of Chester Community Improvement Project's Affordable Housing Initiatives including acquisition, new construction, or rehabilitation of properties for affordable single-family homeownership.
- Single Family Affordable Housing Initiative ($252,000.00 HOME) Acquisition, construction or rehabilitation of properties for affordable single-family homeownership or rental housing. Eligible uses include construction of homes on vacant or cleared lots as well as housing rehabilitation. Properties will be identified as part of a wide neighborhood revitalization effort in furtherance of providing additional affordable housing options. Developers, including certified Community Development Housing Organizations (CHDOs) may submit applications for HOME funding directly to the Single Family Affordable Housing Initiative. Such applications will be evaluated and considered in accordance with HOME regulations.

DRAFT

Actions planned to reduce lead-based paint hazards.

The Chester Bureau of Health administers the Chester Childhood Lead Poisoning Prevention Program (CLPP) providing community-based collaboration with the State Health Department and educational services to prevent children from being exposed to lead. The Health Bureau also conducts tracking and follow-up services with children with elevated blood lead levels to reduce their future exposure to lead.

- Lead based paint hazard reduction has been integrated into the City's housing policies and programs as follows.
- Units rehabilitated comply with the lead based paint hazards at 24 CFR Part 35.
- Either certified testers conduct risk assessment testing for lead contamination, or the developer assumes all painted building components contain lead based paint and the components are removed as part of rehabilitation process. If required by the risk assessment, the containment of lead paint in all housing rehabilitation activities is completed. A certified firm tests the property at the completion of rehabilitation to confirm that the property complies with 24 CFR part 35.
- All units purchased with funds from the City of Chester's Homebuyers Assistance Program require an inspection for chipped and peeling paint and for the seller to remediate any lead-based paint problems prior to sale.

Actions planned to reduce the number of poverty-level families.

According to the 2011-2015 American Community Survey, approximately 34.3% of the City of Chester's residents live in poverty. Female-headed households with children are particularly affected by poverty at 39.9%, and 49.6% of all youth under the age of 18 were living in poverty. This information is taken from the U.S. Census "2011-2015" ACS Five Year Estimates.

The City's anti-poverty strategy is based on attracting a range of businesses and supporting workforce

development, including job-training services for low income residents. In addition, the City's strategy is to provide supportive services for target income residents.

Annually, the City of Chester provides CDBG funds to public service agencies to assist households below the poverty level with services. The City will continue work with the County and service providers to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, heath care, children's services, services to the elderly, job training and employment development.

Actions planned to develop institutional structure.

The City of Chester continues to interact with the various public and non-profit institutions that provide housing and supportive services to low income residents. Although the agencies are independent of one another, they work together to ensure that their programs and services are coordinated and that residents are served. The City's primary means of connecting and networking with housing and service providers in Chester and the surrounding region is through the following organizations:

- Delaware County Homeless Services Coalition (HSC) is responsible for the implementation of the action steps in the Continuum of Care strategy. HSC meets quarterly, brining all interested parties to the table to review the homeless service system and to provide an educational form for its members.
- The City provides strong leadership and planning to coordinate activities and functions and facilitate communication between City departments and their staffs. Through public meetings and hearings on projects and applications for funding, the City of Chester will continue to provide a forum where private and public entities can discuss community development, housing, and other issues.
- The City will consider its activities in relation to Federal, State and County agencies to coordinate activities and make use of available funds. The City will consider opportunities to work with County and local non-profit agencies to coordinate efforts to provide necessary services. These coordinated efforts will provide affordable housing opportunities to low income persons.
- The City of Chester and Delaware County will work closely to address issues in the City that impact the County as a whole. Some of the areas include public safety, economic development, housing, health, and public improvements. Delaware County has provided funding to help support the development of new homeownership units in Chester, the demolition of vacant blighted properties, and improvements to the Barry Bridge Park. The City is included in the County's Lead Based Paint Remediation Project.
- The Riverfront Alliance of Delaware County (RADC) is a 501(c) 3 organization made up of private sector corporations and non-profit institutions who are working together to implement physical, economic, and social programs to stimulate the development of the Delaware County waterfront. RADC's Chester initiatives include the purchase and installation of security cameras, an employer assisted housing program to help employees purchase a home in the City and help existing homeowners with exterior repairs, and the development of a Waterfront Master Plan to be used

DRAFT

as a tool for economic development. RADC has also partnered with the Chester Economic Development Authority and the Chester Community Improvement Project to develop four (4) new units of affordable housing known as the Arbor Estates development. RADC is pursuing a middle neighborhoods concept as a housing development strategy. Middle neighborhoods are relatively stable communities which have the possibility of either increasing in value or declining due to disinvestment. The Nova Vista and Irvington Hills communities, located north of I-95, fall into this category. These residential neighborhoods are predominately owner-occupied but are starting to show signs of deferred maintenance as well as conversions from homeownership to rental properties. Funding from private grants and State tax credits will allow RADC to invest in exterior improvements that will act to stabilize the few remaining homeownership neighborhoods in Chester. These strategic investments will serve to enhance curb appeal in these low/moderate income neighborhoods. Moreover, it will support the significant investment being made in the development of the four (4) new homes at Arbor Estates located in the Nova Vista neighborhood.

Actions planned to enhance coordination between public and private housing and social service agencies.

The City of Chester is a member of the Delaware County Homeless Services Coalition Continuum of Care. The Continuum of Care is the network for all social service providers in the region. They include the housing authority, health department, and other agencies. The City will continue to develop its relationship with the Housing Authority to provide affordable housing to lower-income Chester residents.

Discussion:

The City continues its relationship with the Chester Economic Development Authority (CEDA) which was created by the City to serve as the administrative agent for the City's economic, housing, and community development programs and activities. Through this partnership, the Authority continues to promote business growth, attract new investment, develop Chester as a safe, livable, sustainable community, and to address the needs identified in this plan.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Under the FY 2022 CDBG Program, the City will receive a grant in the amount of $1,280,000 and anticipates $0 in Program Income. The City will budget $256,000, or 20%, for general program administration and planning. The balance of funds ($1,024,000) will be allocated to activities which principally benefit low- and moderate-income persons in the amount of $1,024,000 (100%) and $0 for the removal of slums and blight (0%).

Under the FY 2022 HOME Program, the City will receive a grant in the amount of $360,000 and anticipates $0 in program income. The City will budget $36,000, or 10%, for general program administration and planning and the balance of funds ($324,000) will be allocated to housing activities. CHDO Set Aside is $54,000, or 15%, and CHDO Operating Expense is $18,000, or 5%. The City does not have a HOME Match requirement; it is waived by HUD.

DRAFT

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	0
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

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. 100.00%

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 City of Chester does not anticipate the receipt of any additional program income funds prior to July 1, 2022 that is has not yet programmed. Not applicable.

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:

   See appendix attachment.

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:

   See appendix attachment.

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 City of Chester does not intend to use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds. Not applicable.

HOME Match Requirements:

- The City of Chester is exempt from the HOME Match Requirement.

CHDO Organizations:

- The City of Chester has one CHDO, the Chester Community Improvement Project (CCIP).

HOME Program Misc.:

DRAFT

- The City of Chester uses the 95% of median area purchase price guidelines.

CDBG Program Income:

- The City of Chester anticipates it will receive $0 in CDBG Program Income from loan repayments.

Funding Application Process:

The City of Chester provides sub-recipient grants or loans to eligible public or private agencies and organizations through a competitive application process. Applications are reviewed by CEDA's staff and the City's CDBG/HOME Compliance Monitor. Recommendations are submitted to the City Council for approval.

DRAFT