CITY OF CHESTER
Minutes of Public Hearing
Draft F.Y. 2024 Action Plan
Community Development Block Grant Program (CDBG)
HOME Investment Partnership Program (HOME)

February 21, 2024
9:02 A.M.

At 9:02 a.m., Mr. Leonard Lightner, City of Chester Chief of Staff, opened the Public Hearing on the City of Chester's Draft Action Plan for the use of Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) funds provided by the U. S. Department of Housing and Urban Development. He welcomed those individuals in attendance at City Hall and also those participating on line.

Mr. Lightner provided the following information in connection with the Action Plan development process:

The purpose of this Public Hearing is to give citizens and other interested parties an opportunity to comment on the Draft 2024 Action Plan. The Plan was advertised on January 29, 2024, and notification was sent to various parties who expressed interest in the process. The Draft went on display on February 1, 2024, and will be available through March 5, 2024. It is available in the offices of the City Clerk and the Chester Economic Development Authority (CEDA) at City Hall and is posted on the City's website at www.chestercity.com and on CEDA's website at www.ceda.cc.

The City has not yet received actual funding amounts for the F.Y. 2024 CDBG and HOME Programs. Therefore, for preparation of the draft Action Plan, the following estimates of funding were used based on 2023 funding:

2024 CDBG Estimate - $1,260,000. The City also plans to reprogram prior year CDBG funds as follows: 2009 First Responders Monument - $10,000; Crozer Park Trail - $150,000; 2022 Chester Fine Arts Rehabilitation - $40,000; Unprogrammed - $37,000. No program income for the CDBG Program is anticipated. This results in a total of $1,497,000 being available for CDBG projects and activities.

2024 HOME Estimate - $400,000. The City also plans to reprogram prior year HOME funds as follows: 2020, 2021, and 2022 Single Family Affordable Housing Initiative (currently not site specific) - $591,671; 2023 Chester Community

Improvement Project (CCIP) Community Housing Development Organization (CHDO)* Set-Aside (currently not site specific) - $61,070; 2021 CCIP Acquisition/Rehabilitation/Resale - $115,000; Unprogrammed and sales proceeds - $210,297. No program income for the HOME Program is anticipated. This results in a total of $1,378,038 being available for HOME projects and activities.

***The definition of a Community Housing Development Organization is a private non-profit community-based organization with proven capacity to develop affordable housing in the community it services.**

The timeline for the remainder of the schedule is as follows: All comments and/or questions received at this meeting, submitted in writing or communicated through other forms of formal contact during the comment period, will be forwarded to the Office of the Mayor and reviewed for consideration. Written comments can be emailed to the Chester Economic Development Authority at jar@ceda.cc or mailed to CEDA, P.O. Box 407, Chester, PA 19016. Any revisions to the draft documents requested by the Office of the Mayor will be finalized by March 8, 2024. The present schedule calls for City Council to consider the Action Plan for approval at their Regular Meeting on March 27, 2024. However, the Action Plan will not be submitted until such time as HUD provides the actual allocations for F.Y. 2024.

Mr. Lightner then presented the following summary of the Draft 2024 CDBG/HOME Action Plan, which was developed while keeping in mind the priorities established in the F.Y. 2020-2024 Consolidated Plan:

CDBG Program

Senior Community Services – Chester Senior Center	**$ 20,000.00**
Wesley House – Shelter Operations	**$ 40,000.00**
Domestic Abuse Project – Counseling & Legal Advocacy	**$ 20,000.00**
Chester Community Imp. Project – Pre-purchase Counseling	**$ 20,000.00**
Salvation Army Chester Corps – Case Mgmt. Services	**$ 15,000.00**
Making A Change Group – Connected Visions Program	**$ 10,000.00**
Boys & Girls Club – Afterschool Programs	**$ 10,000.00**
Entrepreneur Works Fund – Microenterprise Dev.	**$ 10,000.00**
Chester Education Foundation – Resource HUB	**$ 10,000.00**
Infrastructure Imp. – Streets, Sidewalks, Lighting etc.	**$350,000.00**
Fire Dept. – Truck Payment 4 of 7	**$105,127.00**
Fire Dept. – Equipment and Supplies	**$ 50,000.00**
Chester Creek Trail	**$150,000.00**
Sun Village Park Improvements	**$100,000.00**
Demolition and Site Clearance – Scattered Sites	**$250,000.00**
Administration/Planning	**$252,000.00**
Contingencies – Project Overruns	**$ 84,873.00**
Total CDBG Budget	**$1,497,000.00**

HOME Program

Silvercare Senior Housing – 2600 W. 9th Street	
Phase I – 45 one and two-bedroom units	**$ 300,000.00**
Grace Manor Affordable Housing Development –	
For-Sale Affordable Housing – 2820 W. 7th Street	
Phase I – 10 Units, Phase II – 11 Units	**$ 896,968.00**
Chester Community Improvement Project – Community	
Housing Dev. Organization (CHDO) Set-Aside for	
Grace Manor	**$ 121,070.00**
Chester Community Improvement Project – CHDO	
Operating Expenses	**$ 20,000.00**
Administration and Planning	**$ 40,000.00**
Total HOME Budget	**$1,378,038.00**

Mr. Lightner opened the Hearing for public comments.

Ms. Susan Harmon, representing the Pennell Street Black Association, stated that she has submitted a written critique of the Draft Action Plan to the Mayor. She also provided a copy to Mr. Lightner. It is her opinion that the F.Y. 2024 budget is well planned; however, she is also of the opinion that Chester is being swindled given the small amount of money that is projected to be provided for the CDBG and HOME Programs. Mr. Lightner thanked Ms. Harmon for her submission and stated that he would speak to the Mayor.

Ms. Annette Pyatt, Executive Director of Chester Community Improvement Project, expressed CCIP's appreciation to the Mayor, City Council, and the City of Chester for allowing CCIP to partner with them for the 2024 year to assist with the City's housing goals. Funding for the Pre-Purchase Counseling Program and the partnership to develop new affordable housing in the City are vital to Chester's revitalization.

Mr. Lightner thanked CCIP for all that the organization has done for the City. He also thanked Ms. Harmon for the information she provided. He stated that he has had conversations regarding HUD funding and believes that Chester should receive more funding.

There being no further comments or questions, Mr. Lightner concluded the Hearing at 9:20 a.m.

Respectfully submitted,

Jo Ann Ruark

JO ANN RUARK
Director of Community Development