CHESTER COUNTY, PENNSYLVANIA

CONSOLIDATED PLAN (2018-2022)

2019 ACTION PLAN

HOUSING, COMMUNITY, & WORKFORCE DEVELOPMENT

Chester County Department of Community Development

Annual Action Plan
2019

OMB Control No: 2506-0117 (exp. 06/30/2018)
<table>
<thead>
<tr>
<th>Provider</th>
<th>Program</th>
<th>Total 2019 Award</th>
<th>CDBG</th>
<th>CSBG</th>
<th>ESG</th>
<th>HOME</th>
<th>HTP</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.Y.W.A.</td>
<td>Gateway Emergency Shelter</td>
<td>$165,000</td>
<td>$45,000</td>
<td>$120,000</td>
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<tr>
<td>Chester County OIC</td>
<td>C.N.A. Training Program</td>
<td>$30,000</td>
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<td>$30,000</td>
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<tr>
<td>Domestic Violence Center of Chester County</td>
<td>Emergency Shelter/Safe House</td>
<td>$15,000</td>
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<td>$15,000</td>
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<tr>
<td>Fair Housing Rights Center in Southeastern PA</td>
<td>Fair Housing Education &amp; Outreach</td>
<td>$15,000</td>
<td>$15,000</td>
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<tr>
<td>Family Service of Chester County</td>
<td>ConnectPoints Coordinated Entry</td>
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<td></td>
<td>$58,554</td>
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<tr>
<td>Family Service of Chester County</td>
<td>Housing Opportunities for Persons with HIV/AIDS</td>
<td>$6,000</td>
<td></td>
<td></td>
<td>$6,000</td>
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<tr>
<td>Good Neighbors, Inc.</td>
<td>Low-Income Home Repair Program</td>
<td>$30,000</td>
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<td>$30,000</td>
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<tr>
<td>Good Samaritan Shelter</td>
<td>Emergency Shelter</td>
<td>$25,000</td>
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<td>$25,000</td>
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<tr>
<td>Good Works, Inc.</td>
<td>Homeowner Rehabilitation Activities</td>
<td>$105,000</td>
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<tr>
<td>Handi-Crafters</td>
<td>Independent Living Solutions</td>
<td>$50,000</td>
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<td>$50,000</td>
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<tr>
<td>Housing Authority of Chester County</td>
<td>Rapid Re-housing Admin</td>
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<td></td>
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<td>$15,000</td>
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<tr>
<td>Housing Authority of Chester County</td>
<td>Housing Locator Program</td>
<td>$60,000</td>
<td>$60,000</td>
<td></td>
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<tr>
<td>Housing Partnership of Chester County</td>
<td>First Time Homebuyer Program and Credit &amp; Budgeting Program</td>
<td>$235,000</td>
<td>$10,000</td>
<td></td>
<td></td>
<td>$145,000</td>
<td>$80,000</td>
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<td>Human Services, Inc.</td>
<td>Rapid Re-housing Admin</td>
<td>$35,000</td>
<td>$20,000</td>
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<td>$15,000</td>
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<td>Human Services, Inc.</td>
<td>Emergency Rental Assistance</td>
<td>$90,000</td>
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<tr>
<td>Human Services, Inc.</td>
<td>SOAR (SSI/SSD Outreach, Access, and Recovery)</td>
<td>$50,000</td>
<td></td>
<td></td>
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<tr>
<td>Kennett Area Community Service</td>
<td>Homeless Prevention, Diversion, and Rapid Re-housing</td>
<td>$50,000</td>
<td>$50,000</td>
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<tr>
<td>Legal Aid SEPA</td>
<td>Advocacy &amp; Education to Prevent Homelessness</td>
<td>$42,000</td>
<td>$42,000</td>
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<tr>
<td>Life Transforming Ministries</td>
<td>Volunteer Income Tax Assistance (VITA)</td>
<td>$15,000</td>
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<td>$15,000</td>
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<td>North Star of Chester County</td>
<td>Homeless Prevention through Rental Assistance and Case Management</td>
<td>$22,000</td>
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<td></td>
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<td>$22,000</td>
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<td>Open Hearth, Inc.</td>
<td>GAP/FIRM/FSP</td>
<td>$85,000</td>
<td>$40,000</td>
<td>$45,000</td>
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<tr>
<td>Open Hearth, Inc.</td>
<td>PHP Admin and PSH CM</td>
<td>$55,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$55,000</td>
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<tr>
<td>PETRA Community Housing</td>
<td>CHDO Administration</td>
<td>$26,000</td>
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<td></td>
<td>$26,000</td>
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<tr>
<td>Safe Harbor of Chester County</td>
<td>Emergency Shelter and Case Management Services</td>
<td>$164,291</td>
<td>$61,079</td>
<td>$103,212</td>
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<tr>
<td>W.C. Atkinson</td>
<td>Shelter for Homeless Men</td>
<td>$66,735</td>
<td>$21,735</td>
<td>$45,000</td>
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</table>

CDBG - Community Development Block Grant, CSBG - Community Services Block Grant, ESG - Emergency Solutions Grant
HTP - Housing Trust Program, CHDO - Community Housing Development Organization
### Chester County Department of Community Development
#### 2019 Housing and Community Development Awards

**10/15/2019**

**Housing Construction**

<table>
<thead>
<tr>
<th>Provider</th>
<th>Program</th>
<th>Total 2019 Award</th>
<th>CDBG</th>
<th>Health Choices</th>
<th>HOME</th>
<th>HOME (CHDO)</th>
<th>HTP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Basics, Inc.</td>
<td>Caln Township Senior Apartments (Aston Parke)</td>
<td>$850,000</td>
<td>$516,664</td>
<td></td>
<td>$333,336</td>
<td></td>
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<tr>
<td>Hankin Group</td>
<td>115 Buchanan St. Senior Housing</td>
<td>$1,000,000</td>
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<td></td>
<td>$1,000,000</td>
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<tr>
<td>Church Housing Corp.</td>
<td>Melton Center Apartments</td>
<td>$850,000</td>
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<td></td>
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<td>$850,000</td>
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<tr>
<td>Pennrose Properties</td>
<td>Liberty House (additional funds for 2018 award)</td>
<td>$625,000</td>
<td>$250,000</td>
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<td></td>
<td>$375,000</td>
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</tbody>
</table>

**Public Works, Rehabilitation, and Acquisition**

<table>
<thead>
<tr>
<th>Provider</th>
<th>Program</th>
<th>Total 2019 Award</th>
<th>CDBG</th>
<th>ESG</th>
<th>HOME</th>
<th>HOME (CHDO)</th>
<th>HTP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chester County OIC</td>
<td>Capital Acquisition and Rehabilitation: New Primary Operating Location in Coatesville (part of 2018 Action Plan Amendment 1)</td>
<td>$300,000</td>
<td>$300,000</td>
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<td></td>
<td></td>
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<tr>
<td>Coatesville Area Public Library Association</td>
<td>Capital Improvement Project (2018: $314,834.80; 2019: $139,286.20)</td>
<td>$454,121</td>
<td>$454,121</td>
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<tr>
<td>Housing Partnership of Chester County</td>
<td>Coatesville Development Project (Part of 2018 Action Plan Amendment 1)</td>
<td>$400,000</td>
<td>$400,000</td>
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<td></td>
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<tr>
<td>Housing Partnership of Chester County</td>
<td>Housing Rehab Program and Senior Home Maintenance Program</td>
<td>$300,000</td>
<td>$200,000</td>
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<td></td>
<td>$100,000</td>
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<tr>
<td>Human Services, Inc.</td>
<td>Acquisition of 50 James Buchanan Place</td>
<td>$485,000</td>
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<tr>
<td>Phoenixville Senior Center</td>
<td>Emergency Facility Stabilization (part of 2018 Action Plan Amendment 2)</td>
<td>$250,000</td>
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<tr>
<td>Valley Township</td>
<td>Hemlock Ave. Bridge Rehab</td>
<td>$348,000</td>
<td>$348,000</td>
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<td></td>
</tr>
</tbody>
</table>

**CDBG** - Community Development Block Grant, **CSBG** - Community Services Block Grant, **ESG** - Emergency Solutions Grant
**HTP** - Housing Trust Program, **CHDO** - Community Housing Development Organization
Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) allocates entitlement block grant funding to local and state governments to carry out a variety of housing and community development activities. The Action Plan presents the specific activities that will be undertaken in 2019 to achieve Chester County's five-year Consolidated Plan (2018-2022) strategies and goals pertaining to affordable housing, homelessness, special needs housing, and economic and community development. In addition, the Action Plan assigns Objectives and Outcomes to each funded activity for 2019. This system facilitates the reporting of accomplishments for each of these activities at the close of the program year. The specific Outcomes and Objectives for each activity can be found in AP-20 Annual goals and objectives. The 2019 Action Plan is the formal application to HUD for these entitlement block grants based on estimated funding levels, and administered by the Chester County Department of Community Development (DCD):

- Community Development Block Grant: $2,522,457
- HOME Investment Partnerships: $1,048,246
- Emergency Solutions Grant: $217,335

The 2019 Action Plan also describes how the County plans to use Housing Trust Program (HTP) funds, which are generated from fees associated with real estate transactions, for affordable housing activities. As Chester County's Community Action Agency, DCD will administer Community Services Block Grant funding, subcontracting with local non-profit agencies to carry out activities such as case management and job readiness program that are designed to help people become self-sufficient.

The many activities and initiatives are designed to strengthen both communities and individuals. Over 95% of the funds will be utilized to benefit low to moderate income county residents. In an effort to focus attention on the areas of greatest need, DCD funding is typically concentrated in urban centers, with resources allocated for countywide activities. DCD will work closely with local governments, nonprofit agencies, housing developers, and concerned residents during 2019 to ensure that the hard work and designated funding has a positive impact throughout the county.

Furthermore, all activities will be completed in accordance with and in an effort to achieve the goals and actions of the Chester County Assessment of Fair Housing, 2018-2022.

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.

Detailed information regarding 2019 goals and objectives is included in section AP-20 of the Annual Plan. The Chester County Consolidated Plan, 2018-2022 identifies the following goals:

- Support Affordable Housing Activities
- Support Efforts to Prevent and End Homelessness
- Support Vital Public Service Activities
- Support Public Facility and Infrastructure Improvements
- Support Economic Development

These goals seek to address priority needs, including:

- Chronically Homeless
- Fair Housing
- General Occupancy Rental Units
- Homeless Prevention
- Housing Stabilization Services
- Promoting and Sustaining Homeownership
- Public Facilities
- Public Infrastructure

Furthermore, the goals and actions in this plan will affirmatively further fair housing by referencing the Chester County Assessment of Fair Housing, 2018-2022.

3. Evaluation of past performance

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

At the end of each program year, a Consolidated Annual Performance and Evaluation Report (CAPER) is compiled. The CAPER explains how the previous year’s activities fared and documents the County's progress toward achieving the Consolidated Plan's goals and objectives.

DCD uses the CAPER as a summary of the accomplishments resulting from funded activities during the preceding calendar year, which helps define how future funds are allocated.

In 2018, DCD restructured its Request for Proposals (RFP) scoring process that takes past performance more strongly into account.
4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

To notify the public about the Action Plan, DCD runs a public announcement ad in the Daily Local News, as well as its newly rebranded e-newsletter launch to approximately 1,000 subscribers, notifying the public the Action Plan is available to view for a 30 day public comment period. The Action Plan is made available for public viewing at the Chester County Department of Community Development’s office, the Chester County Library, and the Coatesville City Hall, as well as online at www.chesco.org/CCDCD. In addition to this, a public hearing is held at an accessible location in which the Action Plan is explained and public comments are recorded.

The 2019 Action Plan Public Hearing was held on October 30, 2018 at the Coatesville Area Public Library to listen to citizens needs and help to direct the County's goals. DCD takes into account public feedback during the goal setting and planning process.

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.

Please reference attached public participation materials.

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

N/A

7. Summary

In addition to implementing the Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Emergency Solutions Grant (ESG), DCD serves as the Continuum of Care (CoC) lead agency in Chester County. DCD also administers Community Services Block Grant (CSBG), Pennsylvania Human Services Block Grant (HSBG), and Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) state housing trust funds.
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.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Agency</td>
<td>CHESTER COUNTY</td>
<td></td>
</tr>
<tr>
<td>CDBG Administrator</td>
<td>CHESTER COUNTY</td>
<td>Department of Community Development</td>
</tr>
<tr>
<td>HOPWA Administrator</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>CHESTER COUNTY</td>
<td>Department of Community Development</td>
</tr>
<tr>
<td>ESG Administrator</td>
<td>CHESTER COUNTY</td>
<td>Department of Community Development</td>
</tr>
<tr>
<td>HOPWA-C Administrator</td>
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</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

Narrative (optional)

Chester County Department of Community Development is responsible for the proper administration of the CDBG, ESG, and HOME Program Funds outlined in this plan.

Consolidated Plan Public Contact Information

Patrick Bokovitz, Director of Chester County Department of Community Development
Government Services Center
601 Westtown Road, Suite 365
West Chester, PA 19380-0991
Phone: 610-344-6900
1. Introduction

The priority needs and goals identified by the Chester County Department of Community Development (DCD) in its Consolidated Plan, 2018-2022 will guide its future funding awards and programming for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME), as well as allocations of its Housing Trust Program. The consolidated planning process began with the development of the Chester County Assessment of Fair Housing, 2018-2022, partnering with the Housing Authority of Chester County (HACC).

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))

DCD has strong partnerships and coordinates with many agencies in the community. For example, DCD has a memorandum of understanding with the Chester County Department of Human Services to administer HealthChoices Reinvestment funds to further housing options for persons with mental health disabilities.

The DCD Director, Deputy Director, and other staff participate in a variety of community activities and boards throughout the county. The DCD Director also serves as the local Workforce Development Board Director and the Chair of the Board of the Housing Authority of Chester County. Decade to Doorways plays a critical role in facilitating these partnerships between public agencies and non-profit organizations, including service providers, through shared data about vulnerable populations.

Decade to Doorways has a Governance Board that oversees a variety of working committees. The committees focus on specific issues such as coordinated entry oversight, system performance outcome measurement, the Continuum of Care application, data quality management, permanent housing options, and community outreach. This strengthens efforts to provide community service, housing, health, workforce, and other needs for Chester County residents.

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.

Chester County, through the Department of Community Development (DCD), serves as the jurisdiction’s Continuum of Care Lead Agency. The Decade to Doorways Plan to Prevent and End Homelessness serves as the guiding document that outlines the goals, strategies and benchmarks to be accomplished to address the needs of persons experiencing homelessness. Program efforts focus
specifically on vulnerable populations, including the chronically homeless and families experiencing homelessness.

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

Serving as the jurisdiction's Continuum of Care Lead Agency, DCD makes funding recommendations to the County Board of Commissioners based on the goals and strategies outlined in the Consolidated Plan and Decade to Doorways Implementation and Governance Structure. The Commissioners ultimately decide whether to approve those recommendations. DCD, as the CoC lead, is also responsible for establishing the policies and procedures and for the administration of the jurisdiction's Chester County Client Information Management System (CCCIMS). DCD employs a dedicated CCCIMS staff person to ensure data integrity and maintain compliance with all federal HMIS and Hearth Act regulations.

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
Table 2 – Agencies, groups, organizations who participated

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>HOUSING AUTHORITY OF CHESTER COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Public Housing Needs</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The Housing Authority of Chester County was consulted regarding the 2019 Action Plan section AP-60. It provided discussion about the actions planned during the next year to address the needs of public housing.</td>
</tr>
</tbody>
</table>

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

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Chester County Department of Community Development</td>
<td>Homeless and Special Needs; Consolidated Plan 2018-2022 Goals</td>
</tr>
<tr>
<td>Workforce Innovation &amp; Opportunity Act Local Plan</td>
<td>Chester County Department of Community Development</td>
<td>The WIOA plan corresponds to workforce goals throughout Chester County and to economic development goals of the Strategic Plan of Consolidated Plan, 2018-2022</td>
</tr>
<tr>
<td>Assessment of Fair Housing, 2018-2022</td>
<td>Chester County Department of Community Development</td>
<td>AFH goals are directly integrated into the Strategic Plan of Consolidated Plan, 2018-2022</td>
</tr>
<tr>
<td>Decade to Doorways 2018-2020 Operational Plan</td>
<td>Chester County Department of Community Development</td>
<td>Homeless and Special Needs; Consolidated Plan 2018-2022 Goals</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Annual Action Plan
2019

OMB Control No: 2506-0117 (exp. 06/30/2018)
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

Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>Public hearing for 2019 draft action plan held on October 30, 2018 at 6:00 p.m. at the Coatesville Area Public Library.</td>
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<tr>
<td>2</td>
<td>Newspaper Ad</td>
<td>Persons with disabilities Non-targeted/broad community</td>
<td>Advertisement of the 2019 draft action plan, October 30, 2018 public hearing, and 30 day comment period.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
</tr>
<tr>
<td>------------</td>
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<td>-----------------------------</td>
<td>---------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>3</td>
<td>Internet Outreach</td>
<td>Non-English Speaking - Specify other language: Google Translate supports 100+ languages Non-targeted/broad community</td>
<td>Advertisement of the 2019 draft action plan, October 30, 2018 public hearing, and 30 day comment period on the DCD website.</td>
<td></td>
<td></td>
<td><a href="http://www.chesco.org/CCDCD">www.chesco.org/CCDCD</a></td>
</tr>
<tr>
<td>4</td>
<td>Internet Outreach</td>
<td>Non-targeted/broad community</td>
<td>DCD e-newsletter regarding 2019 draft action plan, public hearing, and 30 day comment period sent to nearly 1,000 subscribers.</td>
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</tbody>
</table>

Table 4 – Citizen Participation Outreach
Expected Resources

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

Introduction

The County of Chester anticipates receiving Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships Program funds from HUD, during the five year period of this Consolidated Plan. These funding sources will also be leveraged by the county’s Housing Trust Fund and other available resources such as the Community Services Block Grant and the Pennsylvania Housing Trust (PHARE).

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Total: $</th>
<th>Expected Amount Available Remainder of ConPlan $</th>
<th>Narrative Description</th>
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</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>2,522,457</td>
<td>0</td>
<td>2,522,457</td>
<td>6,493,087</td>
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<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Expected Amount Available Remainder of ConPlan</td>
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<td></td>
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<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
<td>Total: $</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA</td>
<td>1,048,246</td>
<td>0</td>
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<td>1,048,246</td>
</tr>
<tr>
<td>ESG</td>
<td>public - federal</td>
<td>Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing</td>
<td>217,335</td>
<td>0</td>
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<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Narrative Description</td>
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</tr>
<tr>
<td></td>
<td>public - local</td>
<td>Acquisition Admin and Planning Homeowner rehab Multifamily rental new construction Rapid re-housing (rental assistance)</td>
<td>Expected Amount Available Year 1</td>
<td>Expected Amount Available Remainder of ConPlan $</td>
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<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
<td>Total: $</td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
<td>360,000</td>
<td>0</td>
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<td>360,000</td>
</tr>
</tbody>
</table>

Table 5 - Expected Resources – Priority Table

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

Chester County uses a variety of other sources to supplement its federal entitlement funding from HUD. Additionally, its subrecipients frequently use public funding, foundation and corporate grants, private loans, in kind contributions, and general donations. In many cases, the credibility and commitment that accompany a federal funding award letter reassures other grant makers about the quality of the activity. Knowing this, the Department of Community Development (DCD), takes seriously the obligation to work with its community partners.

The DCD entitlement application requires that applicants identify their efforts in obtaining other public and private resources that address needs identified in the Consolidated Plan, as well as other critical County planning documents. DCD encourages applicants to secure leveraged funding for proposed activities. All agencies receiving entitlement funding are required to provide a certification of any matching funds for the activity. This certification is documented in the agency’s file and is applied to the HOME match report.

DCD receives also receives County Housing Trust Program and administers Community Revitalization Program funding that is allocated to activities supporting housing and community development initiatives. In 2018, DCD leveraged nearly $3 million of these funds to address needs identified in the Consolidated Plan. Housing activities funded by DCD usually utilize some combination of HUD entitlement funds, state grant funding through the Pennsylvania Housing Finance Agency’s PennHOMES or the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) State Housing Trust...
Fund programs, tax credits and other funding such as HUD’s Section 202 program for elderly housing. In 2019, Home4Good awards, provided by the Pennsylvania Housing Finance Agency and Federal Home Loan Bank Pittsburgh, will provide additional new funding sources to Chester County providers. Similarly, community services and homeless assistance activities typically leverage private foundation funding. Leveraged funds for the First Time Homebuyer program come from loans from private lending institutions.

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

N/A

Discussion

In addition to leveraging available funds to offer programs and services to Chester County residents, DCD routinely provides letters of support or certifications of consistency with the Consolidated Plan to agencies when they apply for other funding to support activities that address the identified needs. Projecting entitlement funding allocations through program year 2022 continues to be challenging due to uncertainty in the federal budget. For the purposes of completing the Consolidated Plan (2018-2022), the "Expected Amount Available Remainder of Con Plan" balance uses five year projections initially based on 2017 entitlement amounts.
## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Support Affordable Housing Activities (AFH #1)</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing</td>
<td>Chester County</td>
<td>General Occupancy Rental Units Promoting and Sustaining Homeownership Housing Stabilization Services AFH: Location/type of affordable housing AFH: Availability of affordable units; size ranges AFH: Lack of housing with supportive services</td>
<td>CDBG: $450,000 HOME: $1,504,336 County Housing Trust: $235,000</td>
<td>Rental units constructed: 107 Household Housing Unit Rehabilitated: 130 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Other: 1 Other</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
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</tr>
<tr>
<td>2</td>
<td>Support Efforts to Prevent and End Homelessness</td>
<td>2018</td>
<td>2022</td>
<td>Homeless</td>
<td>Coatesville Neighborhood Revitalizing Strategy Area Chester County County-wide Low Mod Block Group</td>
<td>Homeless Prevention Chronically Homeless Housing Stabilization Services</td>
<td>CDBG: $206,587 ESG: $15,000 County Housing Trust: $95,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homeless Person Overnight Shelter: 275 Persons Assisted Homelessness Prevention: 40 Persons Assisted</td>
</tr>
<tr>
<td>3</td>
<td>Support Vital Public Service Activities (AFH #7)</td>
<td>2018</td>
<td>2022</td>
<td>Non-Homeless Special Needs</td>
<td>Coatesville Neighborhood Revitalizing Strategy Area Chester County</td>
<td>Fair Housing Public Facilities Housing Stabilization Services AFH: Need for awareness</td>
<td>CDBG: $167,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 460 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 135 Households Assisted</td>
</tr>
<tr>
<td>4</td>
<td>Support Public Facilities and Infrastructure Development</td>
<td>2018</td>
<td>2022</td>
<td>Non-Housing Community Development</td>
<td>Coatesville Neighborhood Revitalizing Strategy Area County-wide Low Mod Block Group</td>
<td>Public Facilities Public Infrastructure</td>
<td>CDBG: $1,287,121</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8664 Persons Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
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</tr>
<tr>
<td>5</td>
<td>Support Planning and Administration</td>
<td>2018</td>
<td>2022</td>
<td>Planning and Administration</td>
<td>Coatesville Neighborhood Revitalizing Strategy Area Chester County County-wide Low Mod Block Group</td>
<td>Planning and Administration</td>
<td>CDBG: $504,491 HOME: $104,825 ESG: $16,300</td>
<td>Other: 1 Other</td>
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<tr>
<td>6</td>
<td>AFH: Coordination of providers</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing Homeless</td>
<td>Chester County</td>
<td>AFH: Availability of affordable units; size ranges AFH: Impediments to mobility AFH: Public Housing for those with disabilities AFH: Location of accessible housing</td>
<td>County Housing Trust: $1</td>
<td>Other: 1 Other</td>
</tr>
<tr>
<td>7</td>
<td>AFH: Expand transportation opportunities</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing Public Housing Non-Housing Community Development</td>
<td>Chester County</td>
<td>AFH: Public transportation AFH: Transportation for people with disabilities</td>
<td>County Housing Trust: $1</td>
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</tr>
<tr>
<td>8</td>
<td>AFH: Expanding opportunities</td>
<td>2018</td>
<td>2022</td>
<td>Non-Housing Community Development</td>
<td>Chester County</td>
<td>AFH: Lack of private investment AFH: Location of employers</td>
<td>County Housing Trust: $1</td>
<td>Other: 1 Other</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
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<tr>
<td></td>
<td>AFH: Create awareness</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing</td>
<td>Chester County</td>
<td>AFH: Quality of housing education programs AFH: Need for awareness</td>
<td>County Housing Trust: $1</td>
<td>Other: 1 Other</td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td>Homeless</td>
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<td>Non-Housing</td>
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<td></td>
<td></td>
<td>Community Development</td>
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</tr>
<tr>
<td>10</td>
<td>AFH: Integrate housing efforts</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing</td>
<td>Chester County</td>
<td>AFH: Location/type of affordable housing AFH: Public Housing for those with disabilities AFH: Lack of housing with supportive services AFH: Assistance transitioning: integrated housing AFH: Quality of housing education programs</td>
<td>County Housing Trust: $1</td>
<td>Other: 1 Other</td>
</tr>
<tr>
<td></td>
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<td></td>
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<td>Public Housing</td>
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<td>Homeless</td>
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</tbody>
</table>

Table 6 – Goals Summary
## Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
</table>
| 1 | Support Affordable Housing Activities (AFH #1) | Supporting affordable housing activities includes developing affordable housing, assisting with homeowner rehabilitation, and promoting first time homeownership opportunities. This goal includes Assessment of Fair Housing Goal #1: Increase opportunities for and access to safe decent and affordable permanent housing.  
2019 AFH action item includes:  
• Participate in Decade to Doorways’ Governance Board and related activities  
Funding includes $250,000 in additional CDBG funds for Pennrose's Liberty House Rehabilitation Activity, the details of which are included in the 2018 Action Plan. |
| 2 | Support Efforts to Prevent and End Homelessness | Address efforts to support permanent housing and end homelessness in Chester County.                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3 | Support Vital Public Service Activities (AFH #7) | Public service activities support a variety of activities supporting housing efforts, financial literacy, legal assistance, and fair housing. This goal also includes Assessment of Fair Housing Goal #7: Expand efforts to increase understanding of fair housing rights, responsibilities and affordable housing resources.  
2019 AFH action items include:  
• Review fair housing programming on a regular basis and target fair housing educational efforts to remove barriers to fair housing  
• Provide access to FHIP and legal services for fair housing or other legal matters related to housing  
• Include fair housing education for homebuyer program participants  
• Provide fair housing materials for all residents living in publicly supported housing                                                                                     |
<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Support Public Facilities and Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal Description</strong></td>
<td>Public facilities and infrastructure needs vary by community. In the past, Chester County has supported senior centers, community centers, shelter improvements, and a variety of infrastructure activities, such as street improvements, water and sewer line replacements, and floodway stabilization.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Support Planning and Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal Description</strong></td>
<td>Support administration of Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant programs.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>AFH: Coordination of providers</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal Description</strong></td>
<td>Assessment of Fair Housing Goal #2: Work in coordination with providers and consumers from the disabled, special needs and homeless community to remove physical and institutional barriers to obtain and maintain housing. 2019 action item includes:  - Continue operation of the Housing Locator Program to identify housing opportunities for homeless persons (refer to Consolidated Plan Goal #2: Support Efforts to Prevent and End Homelessness) Funds to support the AFH Goals included in this plan will be budgeted from funding sources outside the scope of the Consolidated Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>AFH: Expand transportation opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal Description</strong></td>
<td>Assessment of Fair Housing Goal #3: Expand transportation opportunities for residents with limited options. 2019 action item includes:  - Explore possibilities for providing transit options for low income residents to connect with job opportunities throughout Chester County and other employment hubs through involvement in the implementation of the Chester County Planning Commission’s comprehensive plan, Landscapes3 Funds to support the AFH Goals included in this plan will be budgeted from funding sources outside the scope of the Consolidated Plan.</td>
</tr>
<tr>
<td>8</td>
<td><strong>Goal Name</strong></td>
</tr>
<tr>
<td>---</td>
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</tr>
</tbody>
</table>
| **Goal Description** | Assessment of Fair Housing Goal #5: Enhance and expand opportunities in underserved communities.  
2019 action item includes:  
• Continue offering career training, GED, and financial stability programs to increase employment capacity  
Funds to support the AFH Goals included in this plan will be budgeted from funding sources outside the scope of the Consolidated Plan. |

<table>
<thead>
<tr>
<th>9</th>
<th><strong>Goal Name</strong></th>
<th>AFH: Create awareness</th>
</tr>
</thead>
</table>
| **Goal Description** | Assessment of Fair Housing Goal #6: Create awareness about the availability of housing, workforce development and community service resources in the county and how to obtain them  
2019 action item includes:  
• Provide information about community events via web site and e-newsletter communications to citizens so that they can access housing, workforce development, and community services within the county  
Funds to support the AFH Goals included in this plan will be budgeted from funding sources outside the scope of the Consolidated Plan. |
<table>
<thead>
<tr>
<th>10</th>
<th>Goal Name</th>
<th>AFH: Integrate housing efforts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Goal Description</td>
<td>Assessment of Fair Housing Goal #8: Integrate housing efforts among County of Chester departments and the Housing Authority of the County of Chester</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2019 action items include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Participate in the Decade to Doorways Plan to Prevent and End Homelessness and issue housing choice vouchers to the most vulnerable homeless citizens of Chester County</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Participate in the Chester County Planning Commission’s Housing Options Task Force to increase housing opportunities for Chester County residents through partnership efforts between private, public and non-profit sectors</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Funds to support the AFH Goals included in this plan will be budgeted from funding sources outside the scope of the Consolidated Plan.</td>
</tr>
</tbody>
</table>
Projects

AP-35 Projects – 91.220(d)

Introduction

The projects outlined below serve as Chester County's organizational structure under which 2019 Action Plan activities can be tracked and associated. All projects listed below align with priorities included in the Consolidated Plan, 2018-2022.

Projects

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Housing and Community Support Services</td>
</tr>
<tr>
<td>2</td>
<td>Homeless Shelter</td>
</tr>
<tr>
<td>3</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>4</td>
<td>Housing Rehabilitation</td>
</tr>
<tr>
<td>5</td>
<td>Community Revitalization</td>
</tr>
<tr>
<td>6</td>
<td>HESG 2019</td>
</tr>
<tr>
<td>7</td>
<td>Planning and Administration</td>
</tr>
</tbody>
</table>

Table 7 - Project Information

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

A diverse array of services will be carried out in 2019 for individuals and families in need. The 2019 activities include a significant emphasis on Affordable Housing, by supporting the construction of two new affordable housing rental developments, continued rehabilitation of Liberty House, the first time homebuyer program, and homeowner rehabilitation activities.

Significant entitlement funding is allocated to Housing and Community Support Service activities that provide financial assistance, support services and other means of assistance aimed at housing stabilization and homelessness prevention. Funding for emergency shelter operations and maintenance is also supported.
### AP-38 Project Summary

<table>
<thead>
<tr>
<th>Project Summary Information</th>
<th>Project Name</th>
<th>Housing and Community Support Services</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td></td>
<td>Chester County</td>
</tr>
</tbody>
</table>
| **Goals Supported**         |              | Support Affordable Housing Activities (AFH #1)  
|                             |              | Support Efforts to Prevent and End Homelessness  
|                             |              | Support Vital Public Service Activities (AFH #7)  |
| **Needs Addressed**         |              | Fair Housing  
|                             |              | Homeless Prevention  
|                             |              | Promoting and Sustaining Homeownership  
|                             |              | Housing Stabilization Services  
|                             |              | AFH: Location/type of affordable housing  
|                             |              | AFH: Impediments to mobility  
|                             |              | AFH: Quality of housing education programs  
|                             |              | AFH: Need for awareness  |
| **Funding**                 |              | CDBG: $778,587  
<p>|                             |              | County Housing Trust: $80,000  |
| <strong>Description</strong>             |              | To support housing and community service activities throughout Chester County.  |
| <strong>Target Date</strong>             |              | 12/31/2019  |
| <strong>Estimate the number and type of families that will benefit from the proposed activities</strong> | | In 2019, approximately 5,395 individuals and 80 households will benefit from the proposed activities. A majority of these individuals and families will be low-income households.  |
| <strong>Location Description</strong>    |              | The activities will occur County-wide.  |</p>
<table>
<thead>
<tr>
<th>Planned Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Fair Housing Rights Center in Southeastern PA: Fair Housing Activities</td>
</tr>
<tr>
<td>• Family Service of Chester County: ConnectPoints Coordinated Entry System</td>
</tr>
<tr>
<td>• The Housing Authority of the County of Chester: Housing Locator Program</td>
</tr>
<tr>
<td>• Housing Partnership of Chester County, Inc.: Housing Counseling Services</td>
</tr>
<tr>
<td>• Human Services, Inc.: Emergency Rental Assistance</td>
</tr>
<tr>
<td>• Human Services, Inc.: Acquisition of 50 James Buchanan Place</td>
</tr>
<tr>
<td>• Kennett Area Community Services: Homeless Prevention, Diversion, and Rapid Rehousing</td>
</tr>
<tr>
<td>• Legal Aid Southeastern Pennsylvania, Inc.: Legal Services</td>
</tr>
<tr>
<td>• Open Hearth, Inc.: Goal Achievement Program, Family Savings Partner Program, Financial Insight Resource Management (GAP/FSP/FIRM)</td>
</tr>
</tbody>
</table>

Other related activities are supported by the Chester County Department of Community Development through a variety of other funding streams, including, but not limited to the Community Services Block Grant, Human Services Block Grant, and state housing trust funds.

<table>
<thead>
<tr>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
</tr>
<tr>
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<tr>
<td><strong>Needs Addressed</strong></td>
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<tr>
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<tr>
<td></td>
</tr>
<tr>
<td><strong>Funding</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Description</strong></td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
</tr>
</tbody>
</table>
| **Planned Activities** | • Domestic Violence Center of Chester County: Emergency Shelter and Safe House  
  • Safe Harbor of Chester County: Emergency Shelter and Case Management  
  Other related activities are supported by the Chester County Department of Community Development through a variety of other funding streams, including, but not limited to, the Community Services Block Grant, Human Services Block Grant, and state housing trust funds. |

<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>Affordable Housing</th>
</tr>
</thead>
</table>
| **Target Area** | Chester County  
  County-wide Low Mod Block Group |
| **Goals Supported** | Support Affordable Housing Activities (AFH #1)  
  Support Efforts to Prevent and End Homelessness  
  AFH: Integrate housing efforts |
| **Needs Addressed** | Fair Housing  
  Homeless Prevention  
  General Occupancy Rental Units  
  Promoting and Sustaining Homeownership  
  AFH: Location/type of affordable housing  
  AFH: Availability of affordable units; size ranges  
  AFH: Location of accessible housing |
<p>| <strong>Funding</strong> | HOME: $1,504,336 |
| <strong>Description</strong> | Affordable housing activities support the creation and rehabilitation of rental activities, as well as the first time homebuyers program. |</p>
<table>
<thead>
<tr>
<th><strong>Target Date</strong></th>
<th>12/31/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>Ten (10) households will benefit from the first-time homebuyer program and 107 affordable units will be created in Chester County.</td>
</tr>
</tbody>
</table>
| **Location Description** | • First-time homebuyer activities will occur County-wide  
• The Aston Parke Senior Apartments will be located in Caln Township  
• The Eagleview Senior Housing will be located at 115 Buchanan Street in the Borough of Phoenixville |
| **Planned Activities** | • Community Basics, Inc.: Caln Township Senior Apartments (Aston Parke Apartments)  
• Eagleview Senior Housing (Hankin Group): 115 Buchanan Street Senior Housing  
• Housing Partnership of Chester County, Inc.: First Time Homebuyer Program  
• PETRA Community Housing: CHDO Operating Assistance |

<table>
<thead>
<tr>
<th><strong>4</strong></th>
<th><strong>Project Name</strong></th>
<th>Housing Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>Coatesville Neighborhood Revitalizing Strategy Area Chester County</td>
<td></td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Support Affordable Housing Activities (AFH #1)</td>
<td></td>
</tr>
</tbody>
</table>
| **Needs Addressed** | Fair Housing  
Promoting and Sustaining Homeownership  
Housing Stabilization Services  
AFH: Displacement of residents; economic pressure  
AFH: Location/type of affordable housing  
AFH: Location of accessible housing  
AFH: Deteriorated and abandoned properties |
| **Funding** | CDBG: $200,000  
County Housing Trust: $235,000 |
<p>| <strong>Description</strong> | Support housing rehabilitation activities for eligible low income homeowners throughout Chester County. |</p>
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Community Revitalization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Coatesville Neighborhood Revitalizing Strategy Area</td>
</tr>
<tr>
<td></td>
<td>County-wide Low Mod Block Group</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Support Public Facilities and Infrastructure</td>
</tr>
<tr>
<td></td>
<td>AFH: Expanding opportunities</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Public Facilities</td>
</tr>
<tr>
<td></td>
<td>Public Infrastructure</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $802,121</td>
</tr>
<tr>
<td>Description</td>
<td>To undertake eligible community development efforts in Chester County, including community facilities and public works activities.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>4,864 people will benefit from the proposed activities, the majority of whom will have low to moderate incomes.</td>
</tr>
<tr>
<td>Location Description</td>
<td>The Coatesville Area Public Library Capital Improvement Project will take place in the City of Coatesville, within the Coatesville Neighborhood Revitalization Strategy Area. The Hemlock Avenue Bridge Rehabilitation will take place in Valley Township.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>
| Planned Activities | • Coatesville Area Public Library: Capital Improvement Project  
• Valley Township: Hemlock Avenue Bridge Rehabilitation |
| Project Name | HESG 2019 |
| Target Area | Coatesville Neighborhood Revitalizing Strategy Area  
Chester County  
County-wide Low Mod Block Group |
| Goals Supported | Support Efforts to Prevent and End Homelessness  
Support Planning and Administration  
AFH: Coordination of providers  
AFH: Create awareness  
AFH: Integrate housing efforts |
| Needs Addressed | Homeless Prevention  
Chronically Homeless  
Housing Stabilization Services  
Planning and Administration  
AFH: Lack of housing with supportive services |
| Funding | ESG: $217,335 |
| Description | Includes all federal Emergency Solutions Grant programming, including planning and administration. |
| Target Date | 12/31/2019 |
| Estimate the number and type of families that will benefit from the proposed activities | In 2019, approximately 100 people and 25 households will benefit from the proposed activities, the majority of whom will be low income. |
| Location Description | Services will take place County-wide and in the Coatesville Neighborhood Revitalization Strategy Area. |
| Planned Activities | • Community, Youth, and Women's Alliance: Shelter and Case Management  
• Human Services, Inc.: Rapid Rehousing Administration |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td><strong>Project Name</strong>  Planning and Administration</td>
</tr>
<tr>
<td></td>
<td><strong>Target Area</strong>  Chester County</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong> Support Planning and Administration</td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong> Planning and Administration</td>
</tr>
</tbody>
</table>
|                   | **Funding**  CDBG: $504,491  
HOME: $104,825                                           |
|                   | **Description** Support Planning and Administration        |
|                   | **Target Date**  12/31/2019                               |
|                   | **Estimate the number and type of families that will benefit from the proposed activities** |
|                   | **Location Description**                                  |
|                   | **Planned Activities**  Support planning and administration associated with CDBG and HOME activities. Emergency Solutions Grant planning and administration is included under the project "HESG 2019." |
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 2019 Action plan activities provide services to income-eligible persons throughout Chester County. These activities cover a geographically diverse area, although urban center areas typically see the greatest need for providing assistance to low-income clients. Historically, funding has focused on urban center locations that include the City of Coatesville, Phoenixville, West Chester, Oxford, South Coatesville, and Kennett Square. Efforts have been made in 2019 funding decisions to allocate resources in proximity to these areas of greatest need. Chester County received HUD approval to designate the City of Coatesville as a Neighborhood Revitalization Strategy Area, effective January 1, 2018.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coatesville Neighborhood Revitalizing Strategy Area</td>
<td>16</td>
</tr>
<tr>
<td>Chester County</td>
<td>40</td>
</tr>
<tr>
<td>County-wide Low Mod Block Group</td>
<td>44</td>
</tr>
<tr>
<td>Slum/Blight</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Comprised of 762 square miles, Chester County in a suburban setting, Chester County has a median household income of $96,656 (2017 American Community Survey single-year estimates). Despite the relative wealth, there are many areas of low-income concentration that are found mainly in the urban center municipalities. The rationale for allocating investments to assist low-income populations is formed based on the needs as they exist. DCD works to fund a mix of activities: some that provide services throughout the county and some that are easily accessible to those who live in urban center locations.
Discussion

In 2019, Chester County is funding a wide range of construction and community facility activities. CDBG funding has been allocated to:

- Human Services Inc. for a new office in Thorndale, which is a transit oriented location adjacent to Coatesville
- Coatesville Area Public Library for capital improvements
- Valley Township will rehabilitate the Hemlock Avenue Bridge

Funding for low-mod areas includes:

- Valley Township Hemlock Avenue Bridge
- Phoenixville Senior Housing
- Aston Parke Apartments in Caln Township
- Coatesville Area Public Library Facility Improvements (located within Coatesville Neighborhood Revitalization Strategy Area)
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Housing activities are a significant component of the 2019 Action Plan. By allocating HOME funds to two (2) low income housing tax credit activities, all within opportunity areas, DCD anticipates 107 future affordable units to be located at Aston Parke Apartments in Caln Township and Phoenixville Senior Housing in Phoenixville Borough. Construction and occupancy schedules for these activities will depend on 2019 LIHTC awards from the Pennsylvania Housing Finance Agency. Eighty (80) homeless households will be served in 2019 by Kennett Area Community Service and Human Services, Inc.

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 9 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

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

DCD has a variety of housing activities that will be included in future years’ housing goals:

- Aston Parke Apartments, a 57 unit senior affordable rental property, to be developed by Community Basics Inc. in Caln Township
- Liberty House, a 50 unit affordable rental property owned by Pennrose Properties in Schuylkill Township, will be rehabilitated. This activity is currently competing for low income housing tax credits (initially included in 2018 Action Plan). Liberty House will receive an additional $250,000 for a total of $625,000 of CDBG funds
- Phoenixville Senior Housing, a 50 unit senior affordable rental property, to be developed by The Hankin Group in Phoenixville Borough

Other activities to be accomplished in 2019 include:

- The Housing Partnership of Chester County's (HPCC) First Time Home Buyer program will provide financial assistance to approximately 10 households
- Kennett Area Community Service Homeless Prevention, Diversion, and Rapid Rehousing to benefit 40 homeless households
- Housing rehabilitation by Good Works, Good Neighbors, and HPCC to benefit 130 households
- Human Services Inc. Emergency Rental Assistance to benefit 40 households
- PETRA Community Housing’s rehabilitation of Paradise Street in Phoenixville to create two (2) affordable units
AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Chester County (HACC) has 331 Public Housing (PH) units, of which 125 are owned and managed by other entities. Of the 206 PH units owned and managed by HACC, only 26 are family units; the balance are elderly/disabled apartments in three mid-rise buildings and one garden style complex. It also administers 1,713 Housing Choice Vouchers. The Director of the Chester County Department of Community Development (DCD) was reappointed to the Board of Trustees of the HACC. This involvement helps to guide the activities of HACC, and to increase communication and coordination between DCD and HACC.

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

HACC completed its FY 2019 Annual Plan as well as the Five Year Capital Fund Plan for FY 2018-2022. The Capital Fund Program, which addresses public housing needs only, includes the following activities for FY 2019:

- Maple, Spruce and Locust Courts (only family site), West Chester – major renovation of townhouses as they become vacant; new windows for Locust Court; major drain pipe repair at Spruce/Maple; all sites parking lot repair.
- King Terrace apartments – purchase and installation of uniform air conditioners for each unit (to replace tenant supplied units).
- Oxford Terrace - roof and gutter replacement, as well as new windows.
- For all elderly/disabled sites – modernization of kitchen and baths; replacement of apartment door hardware with “barrier-free” hardware.
- Security camera upgrades at all sites.
- Conduct physical needs assessments for all sites.

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

HACC has established Resident Councils at each development. Elections are held annually, for which HACC monitors and certifies the results. HACC also provides funds to each Resident Council for activities. The president of one of these Resident Councils serves on the HACC’s Board of Commissioners as the resident representative. Concerning homeownership, HACC has a program to encourage and provide assistance to housing choice voucher (HCV) recipients who meet the criteria. The goal of homeownership will be a major program activity for the Family Self-Sufficiency Program. It will continue to be expanded to current HCV holders, with a target of increasing participation to 80 families.

Additionally, HACC has created and will continue to expand its Supportive Services and Special Programs Division.
If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

In 2019, HACC will review and strengthen the effectiveness of the management improvements begun in 2011. Most planned activities have been successfully completed. The website will continue to be retooled and modernized to make it more efficient, viable and user friendly.

The HCV Program administered by the HACC expects to receive approximately $14 million in HUD funding for 2019, although funding levels are uncertain. Failure to receive full funding allocation may result in reductions in program services. Dependent upon adequate federal funding, the HACC will continue to issue vouchers (as available) to those at the top of the waiting list and to VASH referrals from the U.S. Department of Veterans Affairs. HACC was awarded 45 Mainstream Vouchers with funding that begin November 1, 2018.

As funding permits, HACC will continue to support development and redevelopment of affordable housing through the provision of project based vouchers. Effective April 1, 2018 HACC approved Small Area Fair Market Rents, which establish four tiers of payment standards based on zip codes. These FMRs changed again on October 1, 2018 so that the FMRs correspond to six groups according to zip code.

The Housing Authority will continue to implement its preference system in accordance with HUD’s PIH 2013-2015 to facilitate addressing the needs to specific populations such as homeless individuals. This activity is an integral part of its active participation in the County’s Decade to Doorways initiative to end homelessness, working with five agencies that receive homeless shelter funding to implement a referral system for the homeless families. Qualification for this program will be dependent upon positioning of potential referrals on the homelessness assessment known as the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT).
AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section includes an overview of the programs that will be funded in Chester County in 2019, for the homeless and those with special needs. The activities address the emergency shelter and transitional housing needs of homeless individuals and families, along with homeless prevention activities especially for individuals and families with children who have incomes below 30% of the area median income. Activities are also funded to address the special needs of those who are not homeless (i.e., elderly, frail elderly, persons with physical and/or mental disabilities, health, persons with HIV/AIDS, and/or persons with alcohol or other substance abuse problems).

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

In 2019:

- DCD will fund Family Service of Chester County to serve as the provider for Chester County's Coordinated Entry System, ConnectPoints;
- Open Hearth, Inc. is being funded to provide for the Goal Achievement Program; Financial Savings Partner Program; and Financial Insight and Resource Management Program (GAP/FSP/FIRM) to assist those who are homeless or at risk of becoming homeless; emergency housing for those who are homeless and seeking mental health treatment; financial education and counseling, information and social service referral, and an asset development program;
- The Housing Authority of Chester County will further implement Chester County's Housing Locator Program to assist individuals and families experiencing homelessness in finding housing. The following three core services will be provided under the Housing Locator Program; (1) Locate permanent housing for approximately 100 households; (2) Assist with developing a private/internal information database using the existing client management system. This includes developing a databank of landlords and an inventory of affordable housing options available for the community and; (3) Prepare and host a series of training seminars based on guidance from the Decade to Doorways Partnership.

Addressing the emergency shelter and transitional housing needs of homeless persons

- Community, Youth, and Women's Alliance is being funded to provide emergency shelter to 150 households
- Domestic Violence Center of Chester County is being funded to provide emergency shelter for 75 homeless households
• W.C. Atkinson is being funded to provide emergency shelter case management for 100 persons
• Safe Harbor of Chester County is being funded to provide general operating and case management services for 100 single homeless residents

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

In 2017, Chester County's Decade to Doorways introduced the Service Prioritization Decision Assistance Tool (SPDAT) provide a baseline for an individual or household's vulnerability for placement into permanent housing and continued case management support. By having all shelters and case management staff use a uniform assessment tool, providers can more consistently assess client needs and prevent those in permanent housing from returning to homelessness.

Through funding from the Pennsylvania Housing Finance Agency's (PHFA) state housing trust fund, DCD is funding three housing stability case managers to serve those placed into permanent housing in the northern, central, and southern portions of Chester County. An additional <span>PHARE </span>grant was received to continue this program through 2019. This grant will also fund diversion financial assistance and Housing First incentives for providers to place individuals into permanent housing. DCD received a $237,848 grant in December 2018 from the Pennsylvania Department of Community and Economic Development for Emergency Solutions Grant rapid rehousing funds to assist primarily families with children and chronically homeless individuals.

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.

In 2019:

• Human Services, Inc. is being funded to provide rental assistance for housing stabilization and homelessness prevention to 40 households;
• Kennett Area Community Services is being funded to provide homeless prevention, diversion, and intervention assistance to 40 households;
• Legal Aid of Southeastern Pennsylvania is receiving funding to provide legal advice and
representation to prevent 55 low income Chester County residents from experiencing homelessness by helping them maintain current housing and stabilize expenses.

Discussion

Decade to Doorways (D2D): The Community Plan to Prevent and End Homelessness is a county-wide, solution-focused, strategic action plan to prevent and end homelessness in Chester County. The plan outlines a “systems change” approach that aligns all sectors of our community, in a collaborative and coordinated response to preventing and ending homelessness. This change occurs by shifting from a current system that manages homelessness to a new approach that diverts, prevents and rapidly re-houses individuals and families; recognizing that housing is a primary human need and a right for everyone in our community.

In 2017, D2D underwent an evaluation by the National Alliance to End Homelessness (NAEH) to improve its homeless response system. These findings and recommendations will guide its Operational Plan for 2018-2020 as Chester County continues to promote a Housing First philosophy. ConnectPoints administers the countywide coordinated entry service that helps to better prevent, divert, and connect those experiencing homelessness with appropriate referrals, including shelter placement. Housing Stabilization Specialists take phone calls and triage clients to determine the immediate needs of the household through use of the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). In 2019, ConnectPoints will continue to connect clients to resources that will assist in obtaining and maintaining permanent housing. ConnectPoints operates in compliance with U.S. Department of Housing and Urban Development (HUD) requirements as described in the HEARTHA Act, and leverages the capability of Homeless Management Information System (HMIS) to track client and program performance data.
AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Chester County Department of Community Development (DCD) supports local housing initiatives by ensuring that diverse and affordable housing options are available across the county. Within Chester County, there is a high cost of housing. According to the 2017 American Community Survey (ACS) single year estimates, the median value of a home in Chester County is $355,000, which is almost double the median value for Pennsylvania of $181,200. Generally, Chester County has a low supply of affordable renter and homeowner housing. Developing new affordable housing is limited due to the availability of land high opportunity areas in conjunction with the high land values and development costs such as site infrastructure. Chester County ACS data also reports a median rent of $1,250 and that 44.2% of county residents pay more 30% of their monthly income toward housing costs.

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

Several actions are currently in effect to remove and ameliorate barriers to affordable housing within the county. ConnectPoints, the countywide program helps to prevent, divert and rapidly re-house those experiencing homelessness, will continue to operate in 2019. Through ConnectPoints, Housing Stabilization Specialists take phone calls and triage clients to determine the immediate emergency needs. They are the single point of access to emergency shelter. The program operates in compliance with U.S. Department of Housing and Urban Development (HUD) requirements as described in the HEARTH Act, and leverages the capability of Homeless Management Information System (HMIS) to track client and program performance data.

Other strategies to be implemented in 2019:

- Sharing information from the Housing Authority of Chester County (HACC) on the Housing Choice Voucher Program and HACC public housing with landlords, residents, and municipal officials.
- The Department of Community Development’s (DCD) Entitlement Application for program years 2019-2020 required municipal applicants to submit a zoning ordinance and Fair Housing Compliance Certification Form.
- Housing agencies will continue to be supported by DCD funding in their efforts to provide homeownership counseling and down payment/closing cost assistance to first time homebuyers. DCD will fund fair housing workshops throughout the year that will be available to municipal officials, service providers, Chester County staff, and the community. Public Awareness activities with a focus on Fair Housing will be held on an ongoing basis. DCD will also
prepare and send a minimum of four (4) fair housing e-newsletters.

- DCD will continue meeting with the Chester County Planning Commission to engage regional affordable housing developers in efforts to discuss how to remove barriers to affordable housing in Chester County.
- HACC will continue to provide Housing Locator services, which are an important component to continue Chester County’s approach to rapid rehousing and the Housing First philosophy in dealing with the issues of homelessness. The Housing Locator will assist in finding affordable housing for individuals and families experiencing homelessness, as well as organize the Chester County Landlord Forum, which will be held twice in 2019.

Discussion:
AP-85 Other Actions – 91.220(k)

Introduction:

The Housing Authority of Chester County (HACC) and Chester County have organized a Landlord Forum the past nine years to facilitate the increase in supply and effectiveness of housing for low income families, people with disabilities, and older adults in the County. The goals of these forums are to inform landlords of community resources, learn from landlords about their positive and negative experiences with target populations, and to identify ways to collaborate with landlords to overcome barriers and increase affordable housing opportunities. Collaborative efforts continue to focus on recruiting new landlords and to dispel misconceptions about the Housing Choice Voucher Program, as well as highlighting the Program's benefits for landlords. Due to recent success of landlord forums, there will be a spring and fall event in 2019.

Actions planned to address obstacles to meeting underserved needs

The following activities will be funded in 2019 to address obstacles to meeting underserved needs:

- Domestic Violence Center of Chester County is being funded to operate its emergency shelter.
- HACC’s Housing Locator will assist in finding affordable housing for 100 individuals and families experiencing homelessness within Chester County.
- The Housing Partnership of Chester County (HPCC) will provide credit counseling for individuals who are having credit issues in order to prevent future credit problems, develop a household budget, and set goals in which results would be achieved. Many individuals have succeeded in this program and gone on to purchase homes through HPCC's first time homebuyer program.

To serve those with disabilities, DCD funds a variety of activities through non-entitlement funding sources:

- Handi-Crafters will receive 2019 funding for its Independent Living Solutions Program, which provides one-on-one case management focused on housing placement services for those who are disabled and facing homelessness, dealing with a housing crisis or in a shelter looking for safe, stabilized, appropriate and affordable housing across Chester County.
- As the lead entity for the Chester County Continuum of Care, DCD funds a variety of housing options for those with mental health needs. A County staff member focuses specifically on serving individuals with mental health needs to maintain stable housing.
- DCD received a $125,000 grant from the TD Charitable Foundation in December 2018 and a $300,000 grant in April 2019 from the PA Department of Community and Economic Development to conduct accessible housing modifications.

The Chester County Department of Community Development Language Access Plan (LAP) for Limited English Proficient (LEP) Persons was adopted in 2017. This LAP uses the four factor analysis to identify
how to improve access to federally assisted programs and activities for LEP individuals. DCD, through the provision of translated materials, use of bilingual staff, and access to a language access line, will utilize available tools to meet underserved needs among those that do not speak English.

In 2017, DCD updated its Affirmative Marketing Plan and its strategies in accordance with HUD guidelines to more effectively reach those least likely to apply for housing.

DCD will include efforts to expand outreach to minority and women owned businesses (MBE/WBE). DCD will leverage the Pennsylvania Housing Finance Agency’s MBE/WBE business directory (https://mwbe.phfa.org/), which includes search options to filter down to the county level and desired business type or trade. Additional efforts include posting information to the DCD website for eligible businesses that want to be added to the directory. The complete listing of MBE/WBE businesses will be provided by DCD’s construction team at pre-bid meetings, as well as at the request of municipalities and organizations carrying out construction activities.

**Actions planned to foster and maintain affordable housing**

In 2019, the Fair Housing Rights Center in Southeastern Pennsylvania (FHRC) will be funded to conduct education and outreach activities for housing consumers, housing providers, social service agencies, and other stakeholders in Chester County in an effort to further its mission to ensure equal access to housing opportunities for all persons. In addition, the Education and Outreach program will assist local municipalities, landlords, realtors, and mortgage brokers to affirmatively further fair housing and remain compliant with the federal Fair Housing Act. These efforts will assist community residents with maintaining current housing, avoiding costly evictions, premature moves and help prevent homelessness. FHRC will also continue to participate in the Landlord Forum, educating landlords on Fair Housing Act.

FHRC will assist in the preparation of fair housing e-newsletters and conduct targeted mailings to Chester County landlords and libraries, and distribute fair housing materials. FHRC brochures and educational materials will be provided to the Chester County Department of Community Development (DCD), the County Assistance Office, Coatesville Veterans Affairs, and the Social Security office to distribute to consumers, residents, and landlords who reside and/or operate real estate businesses in Chester County. It will also facilitate two fair housing presentations to be sponsored by DCD.

**Proposed pro bono services for Chester County:**

- Advocacy support for each complaint recorded, researched, and action taken by the Director of Enforcement.
- Testing is an investigative method used to determine evidence that can be used in a court of law. This will include telephone testing, rental testing, and sales testing. Pro bono advocacy and testing services will be conducted in Chester County to monitor and investigate alleged reports of housing discrimination. In 2019, compliance with fair housing zoning requirements will
continue to be a mandatory component of the Chester County Department of Community Development application process.

The Housing Authority of Chester County's (HACC) Housing Locator will assist in identifying affordable housing opportunities that exist in Chester County. This outreach includes targeted efforts to expand the database of known affordable units in Chester County, as well as the number of landlords that accept Housing Choice Vouchers, particularly in opportunity areas.

DCD and HACC will also coordinate efforts and meet regularly to ensure progress toward meeting identified goals in the Chester County Assessment of Fair Housing (AFH), 2018-2022 (see attached AFH Action Plan for description of activities to be undertaken in 2019).

**Actions planned to reduce lead-based paint hazards**

The County’s Emergency Lead Hazard Reduction Program Policy combines the forces of the Chester County Health Department (CCHD), Department of Community Development (DCD), and Housing Partnership of Chester County (HPCC) in utilizing CDBG funds to eliminate lead hazards in low income households. CCHD is thoroughly familiar with the requirements of HUD’s Regulations on Lead Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance. HPCC administers the Lead Hazard Reduction Program for DCD in conjunction with its Homeowners Rehabilitation Program. All contractors participating in the Homeowners Rehabilitation Program have U.S. Environmental Protection Agency Lead Hazard Control Certifications, which are regulated through the Commonwealth of Pennsylvania.

When CCHD determines that lead hazards exist in a home, the owner of the property is issued a written notice to reduce or eliminate the hazard. Qualifying families receive CDBG funds to cover the cost of the lead hazard control work.

This lead hazard control process has been designed with the rehabilitation hard costs predetermined to be between $5,000 and $25,000, which is typical for most rehabilitation activities in the County. Per HUD Lead Regulations, rehabilitation hard costs are the construction costs excluding the costs to reduce lead hazards. The rehabilitation work performed as a result of the lead based paint risk assessment will not be considered rehabilitation hard costs, but will instead be identified as lead reduction. If the rehabilitation hard costs exceed $25,000 per unit, then the activity must abate all of the lead based paint hazards in the unit. The rehabilitation activities over $25,000 per unit will be addressed on an individual basis. Otherwise all rehabilitation activities under $25,000 will utilize interim controls that best suit the property.

DCD uses the most cost effective controls available for the situation, which will eliminate future lead based paint hazards while providing attractive, safe, and affordable housing. The manner in which the lead hazard reduction will occur is made based on the recommendation of the CCHD’s Inspector and Environmental Health Specialist Risk Assessor conducting the risk assessment. CCHD is currently under a
contract with DCD to provide risk assessments and clearance examinations for rehabilitation of properties within the county. The County of Chester will continue its efforts to reduce the harmful effects of lead based paint over the next year. CCHD and DCD will continue to work together to monitor the health and safety risks created by lead based paint. Areas identified as having greater than 27% pre-1970 housing units will be emphasized as high risk areas in terms of possible lead poisoning hazards. Housing units identified as having lead based paint and containing residents under six years of age will be referred to the appropriate resource for mitigation measures. In addition, the County will seek to further inform and educate municipal officials, landlords, and homeowners in Chester County of the dangers associated with lead based paint, especially for children.

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

The Department of Community Development funds a number of poverty reduction activities through the Community Services Block Grant Program (2019) and through its oversight of the Chester County Workforce Development Board (WDB). An example of CSBG programming includes Open Hearth’s Goal Achievement Program, Family Savings Partner Program, and Financial Insight and Resource Management Program, which were developed to provide uniform intake and consistent budgeting and household finance assistance, financial/credit counseling, long range planning, social service referrals and advocacy. Please refer to the attached 2019 funding awards sheet for a list of additional CSBG activities.

The WDB oversees the innovative partnership between the PA CareerLink - Chester County and the United Way Financial Stability Center. This one stop structure creates easy access to a coordinated network of employment and financial stability resources from a variety of governmental agencies and non-profit organizations. Resources available through PA CareerLink - Chester County and the United Way Financial Stability Center partners include employer hiring events, career skills development, job training opportunities, programs for displaced workers, re-entry efforts for those formerly incarcerated, youth training and education, and many other innovative activities.

**Actions planned to develop institutional structure**

In 2019, DCD will work to expand institutional structure by continuing to promote organizational capacity and coordination through the work of its own committees and work groups, and by participating in outside groups. These groups include:

- Chester County Workforce Development Board (WDB) – The DCD Director is also the Executive Director of the WDB, an interdisciplinary panel that advises DCD on workforce development initiatives.
- Community Action Association of Pennsylvania - promotes statewide and regional collaboration on critical Community Service Block Grant funded issues.
- Decade to Doorways Partnership - Chester County’s Plan to Prevent and End Homelessness,
focusing on the implementation of its 2018-2020 Operational Plan. With support and endorsement of the Chester County Board of Commissioners, the goal of the Partnership is to oversee a coordinated community-wide systemic approach to prevent and end homelessness among homeless service providers, private and religious organizations, state and local agencies, foundations, businesses, elected officials, and other organizations while stimulating public opinion and interest, motivating community action, and preventing homelessness.

- **Financial Stability Partnership** - collaborative effort that coordinates comprehensive guidance for consumers and service providers to access the best suited financial stability services available in Chester County.

- **Permanent Housing Options Committee** - specifically developed to address the issue of limited resources for people with disabilities in the community, prominent organizations in the disability and housing communities come together to combine their existing resources and, as a result, more effectively serve the community. The goal is to assist people with disabilities over the age of 18, in coordinating a comprehensive array of services and resources essential in reaching their individual, permanent housing goals.

- **Local Management Committee** - PA Department of Human Services mandated local workgroup that sets policies for and coordinates EARN and Work Ready initiatives in Chester County.

- **Mental Health Housing Subcommittee**: a subcommittee of the Adult Mental Health Board focused on providing housing and supportive services for homeless and low-income clients diagnosed with mental illness. As a member of the subcommittee, DCD was instrumental in providing technical assistance in the development of the MH Housing Plan and will serve as the Fund Administrator for the Chester County MH Health Choices Reinvestment funds.

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

In 2019, the Chester County Department of Community Development (DCD) will continue to lead “Decade to Doorways: The Community Plan to Prevent and End Homelessness in Chester County”. DCD currently serves as the lead agency for the PA-505 Continuum of Care (Chester County Continuum of Care) for the U.S. Department of Housing and Urban Development (HUD). In this role, DCD also serves as the Coordinating Agency for the Decade to Doorways Partnership and the plan. The Coordinating Agency, under the direction of its Executive Director, will provide administrative support, leadership and staffing in support of the Partnership.

Public and private housing and social service agencies and organizations in Chester County have achieved a high level of collaboration in administering programs benefiting low- and moderate-income people and families. The ongoing implementation of Decade to Doorways will continue throughout 2019 and will have a positive impact on enhancing the coordination between public and private housing providers and social service agencies, strengthening service delivery systems and outcomes. This initiative, guided by its recent 2018-2020 Operational Plan, will be convened through the following structure to carry out the coordination of services.
The implementation structure includes multiple organizational elements and is led by a Governance Board comprised of various community leaders. The Governance Board will oversee a variety of committees to manage the detailed oversight of the Plan. The Coordinating Agency is responsible for the ongoing administrative operational and staff support to provide oversight to Action Teams formed around the strategic goals and objectives of the Plan.

DCD will continue to fund HACC in 2019 to serve as Chester County's Housing Locator, which is an important component to continue Chester County’s approach to Rapid Rehousing and the Housing First philosophy in dealing with the issues of homelessness. The Housing Locator, which now includes two staff members, will assist in finding affordable housing for individuals and families experiencing homelessness as well as organize the Chester County Landlord Forum. The Housing Locator will also work in conjunction with Decade to Doorways efforts focusing on permanent housing and housing stabilization. This includes participation in the Decade to Doorways Landlord Engagement Committee and providing information about the status of housing relocation and stabilization services.

**Discussion:**

The actions for 2019 outlined in this section will help Chester County further realize the successful implementation of strategies to enhance resident's access to quality housing, housing stabilization, homeownership, promoting understanding of diverse populations, and building effective partnerships to maximize resources.

With a unique structure that houses DCD, the Workforce Development Board, and Decade to Doorways, the department is able to provide a broad spectrum of services and funding to respond to community needs. This capability leverages affordable housing, community development, community services, homeless initiatives, and workforce development not as individual issues but as a system that DCD has been highly effective making a positive impact for Chester County residents.
Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

DCD does not limit beneficiaries or give preference to a particular segment of the low income population. DCD integrated its Assessment of Fair Housing (AFH), 2018-2022 to ensure that consideration was given to providing opportunity access. DCD continues to work toward achieving the goals identified in the AFH Action Plan, which addresses communities with disproportionate access to opportunity and individuals in the Coatesville Racially/Ethnically Concentrated Area of Poverty (R/ECAP). Part of this effort includes the proposed Neighborhood Revitalization Strategy Area (NRSA) for the City of Coatesville. DCD’s AFH partner, the Housing Authority of Chester County, adopted its Small Area Fair Market Rent program on March 27, 2018 to enhance opportunity area access for low income individuals.

DCD used a two year entitlement application competition for Program Years 2019 and 2020 to solicit and fund projects. This process begins with preparing a timeline for soliciting applications and making funding decisions, as well as preparing detailed application guidelines that include program information, eligibility criteria, and other critical details for administering HUD programs. All applications are submitted to DCD using its online grant portal.

In April 2018, DCD published a public notice in the Chester County Daily Local News (4/15/18) regarding the request for proposals, posted all application guidelines and related content on the DCD website, sent an e-newsletter advertising the RFP availability, and held workshops on May 1, 2018 for the following applications 1) Community Services, 2) Public Works, and 3) Housing and Community Construction.

DCD ensures that all grantees meet compliance requirements, including Uniform Guidance, for making its Program Year 2019 awards.

Chester County DCD determines its own locally calculated 95% homeownership limits in compliance with 24 CFR 92.254(a)(2)(iii). Most recently, DCD provided housing data from the Chester County Assessment Office using the date range of 1/1/2018 through 9/1/2018 for Chester County single family properties. HUD received the proposed Program Year 2019 95% value limit of $318,763 on 10/9/18.
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  
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.  
3. The amount of surplus funds from urban renewal settlements  
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  
5. The amount of income from float-funded activities  
Total Program Income:  

Other CDBG Requirements

1. The amount of urgent need activities  
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.  

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 Department of Community Development (DCD) may use County Housing Trust Program (HTP) funds to supplement HOME funds for eligible activities when available. In the past, the Chester County Department of Human Services has also leveraged Health Choices funding that it oversees to fund affordable rental units.

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:

The Department of Community Development will execute and record a mortgage and promissory
note (and when applicable a declaration of restrictions) with all eligible homeowners. This will secure HOME funding during the required affordability period. The appropriate resale or recapture language will be included in the recorded documents.

Please see full recapture guidelines attached as an appendix.

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:

The Department of Community Development (DCD) will execute and record a mortgage and promissory note (and when applicable a declaration of restrictions) with all eligible homeowners. This will secure HOME funding during the required affordability period. The appropriate resale or recapture language will be included in the recorded documents. DCD's full recapture guidelines are attached as an appendix document. To maintain proper oversight for HOME rental properties in Chester County, DCD will conduct the following financial monitoring practices:

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:

Historically, the Department of Community Development has not provided any HOME funds for financing existing debt activities.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Written Standards for Providing ESG Assistance are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

On July 1, 2013 Decade to Doorways launched the coordinated entry system, ConnectPoints. Through a request for proposals (RFP) and review process, Family Service of Chester County was selected as the provider for ConnectPoints and serves as the single point of access to emergency shelter. Housing Stabilization Specialists take phone calls and conduct the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) to coordinate and determine access for immediate emergency needs.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Recipients of additional 2019 and future Emergency Solutions Grant funding to eligible applicants will be selected as a result of a competitive application process, which is made publicly available. The application process will include ongoing technical assistance prior to submittal, review of the applications, site visits where appropriate, rankings, and evaluation discussions. Only applications that comply with federal eligibility guidelines, especially utilization of the HMIS, and that are strategically aligned with at least one of the goals from the Consolidated Plan and Decade to Doorways will be considered for funding. Applicant organizations must describe in detail their Program Management and Organizational Capacity and the proposed Program Design and Service Strategy, which are then scored and ranked by DCD staff. Additionally, all Uniform Guidance compliance criteria will be incorporated when evaluating providers' organizational capacity.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Chester County consults with homeless/formerly homeless individuals by ensuring a membership position on the Decade to Doorways (D2D) Governance Board. The Governance Board is a main fixture in the Partnership structure for Decade to Doorways: The Community Plan to Prevent and End Homelessness in Chester County and its 2018-2020 Operational Plan. The Governance Board serves as the principle body to lead Annual Action Plan activities and govern the D2D Plan. It ensures the implementation, monitoring, and achievement of the systemic approach of the D2D Plan in preventing and ending homelessness. The Governance Board is made up of no more than 20 members drawn from a cross section of county-wide leaders, including the business sector, government entities, faith community, funders, and human service providers, and will include the D2D committee chairs. The Governance Board meets bi-monthly. To ensure representation for homeless and formerly homeless individuals, a participant with lived homeless experience serves on the board as well.

5. Describe performance standards for evaluating ESG.

Chester County recognizes the need to collaborate with stakeholders to not only meet but exceed the performance standards outlined below. The performance standards selected will contribute to the ability of Chester County to meet its goals by preventing and ending homelessness across its continuum.
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<thead>
<tr>
<th>ACTION</th>
<th>FACTORS</th>
<th>ISSUES</th>
<th>OUTCOME</th>
<th>TIME</th>
<th>RESPONSIBLE PARTICIPANT</th>
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</thead>
<tbody>
<tr>
<td>Develop new affordable rental units in opportunity areas</td>
<td>Displacement of residents due to economic pressures; Location/type of affordable housing</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Need</td>
<td>Create 200 new affordable units in areas of opportunity</td>
<td>5 years</td>
<td>Chester County HACC</td>
</tr>
<tr>
<td>Develop new affordable homebuyer units</td>
<td>Location and type of affordable housing</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Need</td>
<td>Construction of 20 new affordable homebuyer units</td>
<td>5 years</td>
<td>Chester County</td>
</tr>
<tr>
<td>Support homebuyer programs, including the use of housing choice vouchers to promote homeownership</td>
<td>Location and type of affordable housing; Availability of affordable units in range and sizes</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Need</td>
<td>#1: Provide financial support for 50 first-time homebuyers in Chester County</td>
<td>5 years</td>
<td>Chester County HACC</td>
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<td></td>
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<td></td>
<td>#2: Provide financial support for 20 (of the 50) first-time homebuyers in the City of Coatesville</td>
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<tr>
<td>Participate in Decade to Doorways’ Permanent Housing Action Team activities</td>
<td>Location and type of affordable housing; Displacement of residents due to economic pressures; Availability of affordable units in a range of sizes; Impediments to mobility; Access to publicly supported housing for persons with disabilities</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Needs; Public Housing; Disability and Access</td>
<td>#1: Compile affordable housing landlord database</td>
<td>1 year</td>
<td>Chester County HACC</td>
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<td></td>
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<td>#2: Research Healing Place best management practices and provide recommendations</td>
<td>2 years</td>
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<tr>
<td>Design, seek funding and implement a flexible subsidy system to create maximum housing options for placement of eligible low-income families</td>
<td>Location and type of affordable housing; Availability of affordable units in a range of sizes</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Need</td>
<td>Create a shallow subsidy system utilizing non-housing choice voucher funding</td>
<td>2 years</td>
<td>HACC</td>
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**Goal #1: Increase opportunities for and access to safe decent and affordable permanent housing**

FINAL - Approved by HUD June 1, 2017
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<tr>
<th>ACTION</th>
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<th>RESPONSIBLE PARTICIPANT</th>
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<tbody>
<tr>
<td>Provide funding to make housing units accessible for persons with disabilities</td>
<td>Lack of affordable, accessible housing in range of unit sizes</td>
<td>Disability and Access</td>
<td>Provide funding to make modifications for 50 special needs and disabled households (contingent on state funding)</td>
<td>5 years</td>
<td>Chester County</td>
</tr>
<tr>
<td>Develop new affordable rental units in opportunity areas through strategic leveraging of housing resources, which may include Community Development Block Grant, HOME Investment Partnerships, HealthChoices Reinvestment, County Housing Trust Program, or other available funds. Number of units per year may vary based on funding availability and proposals received</td>
<td>Location and type of affordable housing; lack of affordable, accessible housing in range of unit sizes; lack of affordable, integrated housing for individuals who need supportive services; lack of assistance for transitioning from institutional settings to integrated housing</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disability and Access</td>
<td>Develop 25 new affordable units for individuals with mental health needs through DCD’s annual RFP process to create an average of 5 new rental units per year</td>
<td>5 years</td>
<td>HACC</td>
</tr>
<tr>
<td>Continue operation of the Housing Locator Program to identify housing opportunities for homeless persons</td>
<td>Access to publicly supported housing for persons with disabilities; Lack of affordable, accessible housing in range of unit sizes; Location of accessible housing; Impediments to mobility</td>
<td>Public Housing; Disability and Access</td>
<td>#1: Placement of 50 households annually #2: Add 20 active participant landlords to the housing locator on an annual basis to reach a total of 150</td>
<td>Ongoing through years 1-5</td>
<td>Chester County</td>
</tr>
<tr>
<td>Create and implement a marketing plan to landlords to encourage leasing to voucher holders with disabilities and/or special needs</td>
<td>Lack of affordable, accessible housing in range of unit sizes, Access to publicly supported housing for persons with disabilities</td>
<td>Disproportionate Housing Need, Public Housing, Disability and access</td>
<td>#1: Partner with agencies that have funds for rental unit accommodations #2: Implement marketing plan to landlords at designated events including bi-annual Landlord Forums.</td>
<td>2 years</td>
<td>HACC</td>
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</tbody>
</table>
## Goal #3: Expand transportation opportunities for residents with limited options

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<tr>
<th>ACTION</th>
<th>FACTORS</th>
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<tbody>
<tr>
<td>Coordinate paratransit services to residents with limited mobility options that reside in Chester County affordable housing developments so that they have greater access to required services, including medical appointments</td>
<td>Availability, type, frequency and reliability of public transportation; Access to transportation for persons with disabilities</td>
<td>Disparities in Access to Opportunities, Disability and Access</td>
<td>Expand ridership and access to transportation by establishing a program that will accommodate 1,000 annual trips for residents of affordable housing properties</td>
<td>3-4 years</td>
<td>Chester County HACC</td>
</tr>
<tr>
<td>Explore possibilities for providing transit options for low income residents to connect with job opportunities throughout Chester County and other employment hubs through involvement in the development and implementation of the Chester County Planning Commission’s comprehensive plan, Landscapes3</td>
<td>Availability, type, frequency and reliability of public transportation; Access to transportation for persons with disabilities</td>
<td>Disparities in Access to Opportunities; Disability and Access</td>
<td>Coordinate efforts with Chester County Planning Commission to provide transportation access to low-income persons and those with disabilities</td>
<td>Ongoing through years 1-5</td>
<td>Chester County HACC</td>
</tr>
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</table>
## Goal #4: Provide more diverse housing opportunities and encourage mobility among low-income residents living in areas of poverty, particularly among those in Coatesville's racially and ethnically concentrated area of poverty (R/ECAP)

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<tr>
<th>ACTION</th>
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<th>OUTCOME</th>
<th>TIME</th>
<th>RESPONSIBLE PARTICIPANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implement Small Area Fair Market Rent (SAFMR) Program to encourage mobility</td>
<td>Availability of affordable units in a range of sizes; Impediments to mobility</td>
<td>R/ECAP, Disparities in Access to Opportunities; Public Housing</td>
<td>Implementation and compliance with SAFMR Program</td>
<td>1 year</td>
<td>HACC</td>
</tr>
<tr>
<td>Educate new voucher holders during application intake and orientation, current voucher holders during annual re-certifications, and rapid re-housing recipients about homeownership programs and housing options in higher opportunity areas</td>
<td>Location and type of affordable housing; Impediments to mobility; Availability of affordable units in a range of sizes</td>
<td>Segregation, R/ECAP, Disparities in Access to Opportunities; Public Housing</td>
<td>#1: Develop educational protocol to be used by Housing Specialists when processing new voucher holders &lt;br&gt; #2: Create an educational brochure (to be distributed with re-certification packages) on homeownership and mobility opportunity programs</td>
<td>1 year</td>
<td>HACC</td>
</tr>
<tr>
<td>Conduct annual evaluation of housing choice voucher locations to monitor mobility efforts</td>
<td>Location and type of affordable housing; Impediments to mobility; Availability of affordable units in a range of sizes</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Public Housing</td>
<td>Decrease vouchers in City of Coatesville from 43.9% to 39% of total under issuance and lease in Chester County (rate is averaged at 1% per year)</td>
<td>5 years</td>
<td>HACC</td>
</tr>
<tr>
<td>Target two future allocations of project based housing vouchers to developments either existing in or proposed for geographical areas of higher opportunity to increase mobility</td>
<td>Source of income discrimination; Impediments to mobility; Location and type of affordable housing</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Public Housing</td>
<td>Provide minimum of two allocations of project based vouchers for a total commitment of 35 units of affordable housing (dependent upon availability of federal funding)</td>
<td>3 years</td>
<td>HACC</td>
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**FINAL - Approved by HUD June 1, 2017**
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<tr>
<th>Task</th>
<th>Measure</th>
<th>Duration</th>
<th>Responsible Party</th>
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<tbody>
<tr>
<td>Submit an application to become a Moving to Work (MTW) housing authority in order to have maximum flexibility and creativity in creating housing strategies to further fair housing opportunities in Chester County.</td>
<td>Location and type of affordable housing; Availability of affordable units in a range of sizes; Segregation; R/ECAP, Disparities in Access to Opportunities; Public Housing</td>
<td>3 years</td>
<td>HACC</td>
</tr>
<tr>
<td>Research the geographic location preferences for participants in the housing choice voucher (Section 8) Program including new applicants who are searching for housing and those currently living in subsidized units who wish to move</td>
<td>Location and type of affordable housing; Impediments to mobility; Availability of affordable units in a range of sizes; Segregation; R/ECAP; Disparities in Access to Opportunities; Public Housing</td>
<td>1 year</td>
<td>HACC</td>
</tr>
<tr>
<td>#1: Create a comprehensive survey to assess housing needs and preferences among housing choice voucher holders</td>
<td>#2: Implement survey, and collect and analyze the results of the responses to inform future housing policies and programming</td>
<td>2-3 years</td>
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<tr>
<td>Continue efforts to attract private investments, such as the Gateway project and new train station in Coatesville, and in other urban areas in need of revitalization to create healthier communities with more opportunities</td>
<td>Lack of private investments in specific neighborhoods; Deteriorated and abandoned properties</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Needs; Public Housing</td>
<td>Achieve 5% growth in tax assessments for the City of Coatesville</td>
</tr>
</tbody>
</table>
| Continue offering career training, GED and financial stability programs to increase employment capacity | Lack of private investments in specific neighborhoods; Location of employers | Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Needs; Public Housing | #1: Increase number of visitors to PA CareerLink - Chester County 3% annually  
#2: Increase number of visitors from the Coatesville zip code (19320) to PA CareerLink - Chester County 5% annually | Ongoing through years 1-5 | Chester County |

Goal #5: Enhance and expand opportunities in underserved communities

FINAL - Approved by HUD June 1, 2017
## Goal #6: Create awareness about the availability of housing, workforce development and community service resources in the county and how to obtain them

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</table>
| Provide information about community events via website and e-newsletter communications to citizens so that they can access housing, workforce development, and community services within the county | Quality of affordable housing information programs; Opportunity access | Public Housing; Disparities in Access to Opportunities | #1: Publish 50 housing and community services e-newsletters annually  
#2: Participate in 25 housing and community services workshops annually | Ongoing through years 1-5 | Chester County  
HACC |
| Ensure that individuals with Limited English Proficiency can access resources | Quality of affordable housing information programs | Public Housing; Disparities in Access to Opportunities | Evaluate outreach efforts to LEP individuals and provide recommendations to improve access | 3 years | Chester County  
HACC |
| Provide rental preparation educational program materials to HACC waiting list prospects before searching for housing | Quality of affordable housing information programs | Public Housing; Disparities in Access to Opportunities | #1: Prepare materials to be distributed at voucher briefings  
#2: Prepare a video training for rental preparation and make it accessible from HACC website | 2 years | HACC |
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<tr>
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<tbody>
<tr>
<td>Review fair housing programming on a quarterly basis and target fair housing educational efforts to remove barriers to fair housing</td>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Fair Housing</td>
<td>#1: Conduct 2 fair housing events annually</td>
<td>Ongoing through years 1-5</td>
<td>Chester County</td>
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<td>#2: Publish 4 quarterly fair housing e-newsletters annually</td>
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<td>HACC</td>
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<td>#3: Distribute fair housing information at 15 public events annually</td>
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<tr>
<td>Provide access to FHIP and legal services for fair housing or other legal matters related to housing</td>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Fair Housing</td>
<td>Receive 150 referrals annually</td>
<td>Ongoing through years 1-5</td>
<td>Chester County</td>
</tr>
<tr>
<td>Include fair housing education for homebuyer program participants</td>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Fair Housing</td>
<td>Provide education to 35 individuals annually</td>
<td>Ongoing through years 1-5</td>
<td>Chester County</td>
</tr>
<tr>
<td>Provide fair housing materials for all residents living in publicly supported housing</td>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Fair Housing</td>
<td>#1: Include fair housing education supplement as part of HACC informational materials</td>
<td>Ongoing through years 1-5</td>
<td>Chester County</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>#2: Ensure recipients of affordable housing funding provide fair housing materials to residents</td>
<td></td>
<td>HACC</td>
</tr>
<tr>
<td>Task Description</td>
<td>Target Area</td>
<td>Responsible Party</td>
<td>Goal</td>
<td>Duration</td>
<td></td>
</tr>
<tr>
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<td>------------------------------------------------------------------------------</td>
<td>------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>-----------</td>
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</tr>
<tr>
<td>Host Landlord Forum and include fair housing and source of income components for current and prospective housing choice voucher landlords</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>Chester County</td>
<td>Fair Housing</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Chester County</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>Host 2 Landlord Forms annually</td>
<td></td>
<td>Chester County</td>
<td>Host 2 Landlord Forms annually</td>
<td>Ongoing through years 1-5</td>
<td></td>
</tr>
<tr>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Fair Housing; Disability and Access</td>
<td>Chester County</td>
<td>Review municipal ordinances after entitlement funding applications are received and increase compliance to 15 CDBG eligible municipalities</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>State or local laws policies or practices that discourage individuals with disabilities from being placed in or living in integrated settings; Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Review municipal ordinances after entitlement funding applications are received and increase compliance to 15 CDBG eligible municipalities</td>
<td>Chester County</td>
<td>Review municipal ordinances after entitlement funding applications are received and increase compliance to 15 CDBG eligible municipalities</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>Pursue the design of a model density bonus system by the Chester County Planning Commission to help municipalities meet Fair Share requirements and provide incentives for developers that agree to set aside affordable housing units in newly constructed rental projects</td>
<td>Review municipal ordinances after entitlement funding applications are received and increase compliance to 15 CDBG eligible municipalities</td>
<td>Chester County</td>
<td>Fair Housing</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Creation of model ordinance by the Chester County Planning Commission</td>
<td>Chester County</td>
<td>Creation of model ordinance by the Chester County Planning Commission</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>Promote compliance with fair housing laws for municipalities participating in the Chester County Vision Partnership Program to provide technical assistance for comprehensive plans, ordinances, official maps, and special planning projects</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>Chester County</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Fair Housing</td>
<td>Chester County</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>Review municipal ordinances for applicants seeking federal Community Development Block Grant funding to ensure compliance with fair housing laws, increasing fair housing compliance among the 30 eligible municipalities with designated low- to moderate-income areas (LMAs) so that 15 (or 50%) are in compliance</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>Chester County</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td>State or local laws policies or practices that discourage individuals with disabilities from being placed in or living in integrated settings; Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>Chester County</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>5 years</td>
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<tr>
<td>Pursue the design of a model density bonus system by the Chester County Planning Commission to help municipalities meet Fair Share requirements and provide incentives for developers that agree to set aside affordable housing units in newly constructed rental projects</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>Chester County</td>
<td>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>5 years</td>
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<tr>
<td>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</td>
<td>Creation of model ordinance by the Chester County Planning Commission</td>
<td>Chester County</td>
<td>Creation of model ordinance by the Chester County Planning Commission</td>
<td>5 years</td>
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**FINAL - Approved by HUD June 1, 2017**
<table>
<thead>
<tr>
<th>ACTION</th>
<th>FACTORS</th>
<th>ISSUES</th>
<th>OUTCOME</th>
<th>TIME</th>
<th>RESPONSIBLE PARTICIPANT</th>
</tr>
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<tbody>
<tr>
<td>Participate in the Decade to Doorways Plan to Prevent and End Homelessness and issue housing choice vouchers to the most vulnerable homeless citizens of Chester County</td>
<td>Location and type of affordable housing; Access to publicly supported housing for persons with disabilities; Lack of affordable, integrated housing for individuals who need supportive services; Lack of assistance for transitioning from institutional settings to integrated housing</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Needs; Public Housing; Disability and Access</td>
<td>Ongoing coordination of Vulnerability Index System Prioritization Decision Assistance Tool (VI-SPDAT) and placement of homeless individuals</td>
<td>Ongoing through years 1-5</td>
<td>Chester County HACC</td>
</tr>
<tr>
<td>Participate in the Chester County Planning Commission's Landscapes3 Comprehensive Plan Update, including membership in stakeholder teams, provision of housing data and review of draft materials</td>
<td>Location and type of affordable housing; Access to publicly supported housing for persons with disabilities; Quality of affordable housing information programs</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Needs; Public Housing; Disability and Access</td>
<td>Provide assistance about housing conditions in Chester County throughout Landscapes3 planning effort</td>
<td>3 years</td>
<td>Chester County HACC</td>
</tr>
<tr>
<td>Participate in the Chester County Planning Commission’s Housing Options Task Force to increase housing opportunities for Chester County residents through partnership efforts between private, public and non-profit sectors</td>
<td>Location and type of affordable housing; Access to publicly supported housing for persons with disabilities; Quality of affordable housing information programs</td>
<td>Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Needs; Public Housing; Disability and Access</td>
<td>Engage in Housing Options Task Force meetings and provide support for housing initiatives in Landscapes3</td>
<td>Ongoing through years 1-5</td>
<td>Chester County HACC</td>
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</table>
Atglen Borough

Legend

- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Block Group</th>
<th># Persons</th>
<th># Low/Mod</th>
<th>% Low/Mod</th>
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Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Avondale Borough

<table>
<thead>
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<th>Census Tract</th>
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Legend

- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
### Census Tract Block Group # Persons # Low/Mod % Low/Mod

<table>
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<th># Low/Mod</th>
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<tr>
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</table>
City of Coatesville

Area is located in the City of Coatesville but included in Census Tract 305300, Block Group 3

Legend
- Roads
- Census Tracts 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

Census Tract Block Group # Persons # Low/Mod % Low/Mod
305400 1 2295 1615 70.37%
305400 2 1755 1010 57.55%
305500 1 1845 1545 83.74%
305500 2 1470 1005 68.37%
305600 1 2245 1815 80.85%
305600 2 1075 935 86.98%
305700 1 790 435 55.06%
305700 2 1550 990 63.87%

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
<table>
<thead>
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<th># Low/Mod</th>
<th>% Low/Mod</th>
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<tr>
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<td>3100</td>
<td>860</td>
<td>27.74%</td>
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</table>
Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Elverson Borough

<table>
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<th>% Low/Mod</th>
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<tbody>
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<td>43.91%</td>
</tr>
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</table>

Legend
- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
## Kennet Square Borough

### Map Legend
- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

### Table: Low/Moderate Income Summary Data

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Block Group</th>
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<th># Low/Mod</th>
<th>% Low/Mod</th>
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Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
London Grove Township

Legend

- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

<table>
<thead>
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<th># Low/Mod</th>
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<td>311700</td>
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<td>945</td>
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<tr>
<td>311700</td>
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<tr>
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<td>34.80%</td>
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Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Lower Oxford Township

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Legend

- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Malvern Borough

<table>
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Legend
- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019 (based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
New Garden Township

<table>
<thead>
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<th>Census Tract</th>
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Legend

- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
North Coventry Township

Legend
- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

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Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Phoenixville Borough

<table>
<thead>
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<th>Census Tract</th>
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Legend

- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
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  - Eligible

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
<table>
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Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019 (based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019 (based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Census Tract | Block Group | # Persons | # Low/Mod | % Low/Mod
---|---|---|---|---
301100 | 1 | 1675 | 1195 | 71.34%
301100 | 2 | 670 | 440 | 65.67%
301100 | 3 | 985 | 365 | 37.06%

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019 (based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Census Tract | Block Group | # Persons | # Low/Mod | % Low/Mod
---|---|---|---|---
311403 | 1 | 2680 | 700 | 26.12%
311403 | 2 | 615 | 240 | 39.02%
311404 | 1 | 1505 | 440 | 29.24%
311404 | 2 | 2535 | 1165 | 45.96%

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
### West Chester Borough

**Legend**
- Roads
- Census Tracts 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

### Table: Household Income Breakdown

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Block Group</th>
<th># Persons</th>
<th># Low/Mod</th>
<th>% Low/Mod</th>
</tr>
</thead>
<tbody>
<tr>
<td>302300</td>
<td>1</td>
<td>1025</td>
<td>310</td>
<td>30.24%</td>
</tr>
<tr>
<td>302300</td>
<td>2</td>
<td>820</td>
<td>445</td>
<td>54.27%</td>
</tr>
<tr>
<td>302300</td>
<td>3</td>
<td>895</td>
<td>375</td>
<td>41.90%</td>
</tr>
<tr>
<td>302400</td>
<td>1</td>
<td>745</td>
<td>380</td>
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<tr>
<td>302400</td>
<td>2</td>
<td>795</td>
<td>505</td>
<td>63.52%</td>
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<td>302400</td>
<td>3</td>
<td>2225</td>
<td>1235</td>
<td>55.51%</td>
</tr>
<tr>
<td>302500</td>
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<td>1435</td>
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<td>302500</td>
<td>2</td>
<td>1330</td>
<td>865</td>
<td>65.04%</td>
</tr>
<tr>
<td>302500</td>
<td>3</td>
<td>785</td>
<td>150</td>
<td>19.11%</td>
</tr>
<tr>
<td>302600</td>
<td>1</td>
<td>670</td>
<td>150</td>
<td>22.39%</td>
</tr>
<tr>
<td>302600</td>
<td>2</td>
<td>930</td>
<td>855</td>
<td>91.94%</td>
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<td>302600</td>
<td>3</td>
<td>910</td>
<td>600</td>
<td>65.93%</td>
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<tr>
<td>302600</td>
<td>4</td>
<td>1345</td>
<td>1305</td>
<td>97.03%</td>
</tr>
<tr>
<td>302600</td>
<td>4</td>
<td>970</td>
<td>735</td>
<td>75.77%</td>
</tr>
<tr>
<td>302000</td>
<td>5</td>
<td>660</td>
<td>380</td>
<td>57.58%</td>
</tr>
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</table>

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
### Census Tract 3063

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Block Group</th>
<th># Persons</th>
<th># Low/Mod</th>
<th>% Low/Mod</th>
</tr>
</thead>
<tbody>
<tr>
<td>306300</td>
<td>1</td>
<td>1445</td>
<td>725</td>
<td>50.17%</td>
</tr>
<tr>
<td>306300</td>
<td>2</td>
<td>1415</td>
<td>670</td>
<td>47.35%</td>
</tr>
</tbody>
</table>

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
West Nottingham Township

Legend

- Roads
- Census Tract 2010
- Block Groups 2010
- CDBG Eligibility
  - Not Eligible
  - Eligible

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Block Group</th>
<th># Persons</th>
<th># Low/Mod</th>
<th>% Low/Mod</th>
</tr>
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<tr>
<td>308200</td>
<td>1</td>
<td>2715</td>
<td>1330</td>
<td>48.99%</td>
</tr>
</tbody>
</table>

Source: HUD Low/Moderate Income Summary Data, Effective April 1, 2019
(based on U.S. Census American Community Survey 5 Year Estimates, 2011-2015)
To ensure affordability of units with homebuyer assistance provided by the HOME Investment Partnerships Program (HOME), the Chester County Department of Community Development (DCD) will impose recapture requirements that comply with the standards of § 92.254(a)(5)(i)(ii) of the HOME Final Rule 24 CFR Part 92, and set forth the requirements in its consolidated plan. DCD will incorporate the policy into the executed written agreement with the subrecipient providing homebuyer assistance.

Recapture provisions ensure that DCD will recapture all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. DCD imposes recapture provisions by written agreement and by recorded lien. The HOME-assisted homebuyer may sell its unit at any time during the period of affordability, to any willing buyer, and at the price the market will bear. The period of affordability is based upon the total amount of HOME funds subject to recapture described in paragraph (a)(5)(ii)(A)(5) of this section.

(1) DCD will use the following options for recapture requirements. DCD is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

(A) Recapture entire amount. For First Time Homebuyer Program down-payment assistance, DCD may recapture the entire amount of direct subsidy provided with HOME investment from the homeowner.

(B) Shared net proceeds. This option will only be pursued at the discretion of DCD for First Time Homebuyer Program with Construction. Any activity involving shared net proceeds shall obtain prior written permission from HUD for choosing one of the following options in accordance with § 92.254 (a)(5)(ii)(A):

If the net proceeds are not sufficient to recapture the full HOME investment (or a reduced amount as provided for in paragraph (a)(5)(ii)(A)(2) of this section) plus enable the homeowner to recover the amount of the homeowner's downpayment and any capital improvement investment made by the owner since purchase, DCD may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

\[
\frac{\text{HOME investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}
\]

\[
\frac{\text{Homeowner investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{amount to homeowner}
\]
The ESG program provides funding to:

- Engage homeless individuals and families living on the street;
- Improve the number and quality of emergency shelters for homeless individuals and families;
- Help operate emergency shelters;
- Provide essential services to emergency shelter residents,
- Rapidly rehouse homeless individuals and families,
- Prevent families/individuals from becoming homeless.

I. **Standard policies and procedures for evaluating individuals’ and families’ eligibility for assistance under Emergency Solutions Grant (ESG).**

When working with ESG program income limits, released by HUD in the spring, providers must be aware of the following key points:

- **Extremely Low Income vs. Area Median Income Limits.** The “Extremely Low Income (ELI) families" limits do NOT apply to the ESG or Continuum of Care (CoC) programs. ESG does not use the ELI measure to establish income limits but instead uses the 30% of Area Median Income (AMI) income limits. Please use the 30 percent AMI tables. If ESG recipients/subrecipients were to use the ELI standard, some applicants for ESG assistance might be falsely determined to be eligible for homelessness prevention assistance, when actually their incomes were over 30 percent AMI.

Under the ESG program, income eligibility is based on the HUD income limits in effect at the time of income verification. Income eligibility is not based on HUD income limits that correspond with the grant year under which the ESG funds were awarded.

- **Rapid Re-Housing Income Requirements.** Please keep in mind for program participants receiving ESG "Rapid Re-Housing" assistance, an income assessment is not required at initial evaluation. At re-evaluation - which must take place not less than once annually for rapid re-housing - the participant's household must have an annual income that does not exceed 30 percent of median family income for the area, as determined by HUD.

- **Homelessness Prevention Income Requirements.** The ESG Program Interim Rule limits eligibility for homelessness prevention assistance to individuals and families with incomes below 30 percent of AMI at intake and incomes that do not exceed 30 percent of AMI at re-evaluation, which must take place not less than once every 3 months.

- **Data Requirements.** To ensure program compliance, all client information will be entered into the Chester County Client Information Management System (CCCIIMS) and the client case file. Information that should be filed include the initial assessment, documentation of income, case notes and other documentation (as appropriate) that demonstrate the participant’s eligibility, financial resources, support networks, and subsequent housing options. The policies and procedures of providers funded under
ESG shall be consistent with the definitions of homeless and at risk of homelessness in 24 CFR 576.2 and the recordkeeping requirements in 24 CFR 576.500(b), (c), (d), and (e).

II. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

Policy: All agencies receiving ESG funding will be required to coordinate with homeless prevention/assistance providers, mainstream resources, and housing providers. Specifically, they will be required to coordinate with the following services:

Section 576.400 (b): Homeless Services
- Shelter Plus Care
- Supportive Housing Program
- Section 8 Moderate Rehabilitation SRO
- HUD-Veterans Affairs Supportive Housing (HUDVASH)
- Education for Homeless Children and Youth Grants
- Grants for the Benefit of Homeless Individuals
- Healthcare for the Homeless
- Programs for Runaway and Homeless Youth
- Projects for Assistance in Transition from Homelessness (PATH)
- Services in Supportive Housing Grants
- Emergency Food and Shelter Program
- Transitional Housing Assistance Grants for Victims of Sexual Assault, Domestic Violence, Dating Violence, and Stalking Program
- Homeless Veterans Reintegration Program
- Domiciliary Care for Homeless Veterans Program
- VA Homeless Providers Grant and Per Diem Program
- Health Care for Homeless Veterans Program
- Homeless Veterans Dental Program
- Supportive Services for Veterans Families Program
- Veteran Justice Outreach Initiative

Section 576.400 (c): Mainstream Resources
- Public housing programs
- Housing programs receiving tenant based or project based assistance under Section 8
- Supportive Housing for Persons with Disabilities (Section 811)
- HOME Investment Partnerships Program
- Temporary Assistance to Need Families (TANF)
- Health Center Program
- State Children’s Health Insurance Program
- Head Start
- Mental Health and Substance Abuse Block Grants
- Services funded under the Workforce Innovation and Opportunity Act (WIOA)

In addition, the Chester County Department of Community Development strongly encourages collaboration with the following programs/agencies:

- Community Development Block Grant-(CDBG)
- Continuum of Care Funding (CoC)
- Community Services Block Grant (CSBG)
Building partnerships is one of the key principles of Decade to Doorways: The Community’s 10 Year Plan to Prevent and End Homelessness in Chester County. The role of ESG funding as part of a larger plan to prevent and end homelessness will be discussed by the Decade to Doorways Governance Committee, which meets bi-monthly. This committee will create a place where stakeholders from the above organizations will communicate, coordinate, dialogue, network, and share information and resources. Additionally, the aforementioned organizations’ staff and programs are incorporated through the Decade to Doorways organizational structure and comprise the Continuum of Care.

III. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid rehousing assistance.

Policy: Those households currently experiencing literal homelessness on the street, in an emergency shelter, or a place not meant for human habitation will be prioritized to receive rapid rehousing assistance. All referrals and outreach efforts to recruit eligible participants for rapid rehousing must come directly from the Service Prioritization Decision Assistance Tool (SPDAT) Queue in CCCIMS. Individuals and families that are currently on the Individual and Family SPDAT Queue(s) that fit the rapid rehousing criteria by way of the SPDAT acuity score will be contacted by a Rapid Re-Housing Specialist. If prevention services are provided, they will be targeted to households who are most likely to become homeless based on county data of households currently in the shelter system.

Individuals and families will have a SPDAT completed to determine eligibility for rapid rehousing services at the Coordinated Entry, Emergency shelter, or Transitional Housing providers in Chester County. The goal of rapid rehousing is to get the most valuable households into permanent housing as quickly as possible while connecting them to the mainstream supports with which housing is maintained.

IV. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

Policy: Providers will provide “the least amount of assistance needed, for the shortest period of time” to help the household to stabilize. It is the policy of Chester County that each individual or family receiving financial assistance through ESG will be assessed to determine their participant pay liability while receiving rapid re-housing services. All households must pay a minimum of 30% of their gross monthly income toward their rent. Exceptions are made for extenuating circumstances due to extremely low incomes, but the household must
be actively pursuing employment or benefits to increase their income in a short period of
time. Any household moving to new housing may receive: 1) security deposit only; 2) one
month's rent and deposit; or 3) full or partial security deposit plus a short to medium-term
rental subsidy.

If only utility assistance is needed, households will pay at least 30% towards utilities. In the
case of arrearages, the ESG program does not require 30%, but participants should be asked
to contribute what they can.

Financial assistance provided will vary depending on the household and their individual
needs. These needs will be assessed by the Rapid Re-Housing Specialist and evaluated at
least monthly. This will ensure that households obtain and maintain housing with the least
amount of resources in the shortest amount of time possible.

V. **Standards for determining how long a particular program participant will be
provided with rental assistance and whether and how the amount of that
assistance will be adjusted over time.**

Policy: Chester County will use a model of “progressive engagement,” like the model outlined
by both the National Alliance to End Homelessness and also Alameda County, California. This
model provides a small amount of services and resources at first to a household but allows
for flexibility if a household needs more assistance. For some households, the initial
assistance will be enough assistance to help them to obtain stable and permanent housing.

This type of engagement is cost-effective and helps to conserve resources for those who
need them most. The Rapid Rehousing Specialists will work with households to determine
their needs, length, type, and amount of assistance on a case by case basis.

Additionally, if a household receives project-based rental assistance, they must have a lease
that is for a period of 1-year, regardless of the length of rental assistance. Moreover,
households receiving rapid rehousing assistance must be re-evaluated at least once every
year and program participants receiving homelessness prevention assistance are required to
be re-evaluated at least once every 3 months. Lastly, no program participant may receive
more than 24 months of assistance in a 3-year period.

VI. **Standards for determining the type, amount, and duration of housing
stabilization and/or relocation services to provide a program participant,**

- Including the limits, if any, on the homelessness prevention or rapid rehousing
  assistance that each program participant may receive, such as the maximum
  amount of assistance, maximum number of months the program participant
  receives assistance; or the maximum number of times the program participant
  may receive assistance.

Policy: The types, amount, and duration of housing stabilization and relocation services will
be determined on a case-by-case basis using progressive engagement. The maximum time
that a household may receive housing search and placement assistance is 24 months.
However, Rapid Rehousing Specialists will be focused on providing the least amount of
assistance during the shortest time period, stabilizing households as quickly as possible. The
following are eligible ESG Rapid Rehousing costs:

- Short term rental assistance (up to 3 months)
- Medium term rental assistance (4-24 months)
• Rental arrears (one-time payment of up to 6 months of rent in arrears, including any late fees on those arrears).
• Rental application fees - As needed. A comparison of standard application fees will be done to determine if the amount is reasonable.
• Security deposit - No more than 2 month’s rent.
• Last month’s rent - Only if necessary and not to exceed one month’s rent. It will be included in the total months of rental assistance which will count toward the 24 month maximum in a 3 year period.
• Utility payments - Includes gas, electric, water, and sewage only. Up to 24 months in a 3 year period, per utility service, including up to 6 months of arrears which would be deducted from the 24 month period.
• Moving costs - As needed. It may include truck rental or hiring a moving company as well as payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the household began receiving assistance and before moving into permanent housing. Payment of temporary storage fees in arrears is not eligible.
• Service costs:
  ➢ Housing search and placement
  ➢ Housing stability case management
  ➢ Mediation
  ➢ Legal Services
  ➢ Credit Repair
ILEAL LEGAL NOTICES

Tooth. The Court has fixed the date of February 3, 2020, at 9:30 a.m. in the Court Room No. 4, at Chester County Courthouse, West Chester, Pennsylvania. Notice of the hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why a decree of said petition should not be granted. DNL 11/10 / 1a

LEGAL NOTICES

West Chester, PA 19380
Coatesville, PA 19320

The 2020 Action Plan represents a year 3 of funding under the Chester County Consolidated Plan 2018-2022. The 2020 Action Plan focuses primarily on the following three HUD entitlement programs administered by Chester County through DCD. The programs and projected amounts for 2020 are: Community Development Block Grant (CDGB) $2,522,437; HOME Investment Partnership Funds $1,948,466; Emergency Solutions Grants (ESG) $217,335.

The 2020 Action Plan also describes how the County plans to use Chester County Housing Trust Fund programs. The Plan includes activities that will provide affordable and safe homes, improve the environment, and help families develop the skills necessary for community development. Over 96% of the funds will be utilized to benefit low- and moderate-income county residents.

DCD is also submitting an amendment to its 2019 Action Plan, Public Comment is requested.

The proposed amendment includes the following funding change: Chester Housing Corp. will receive $380,000 of HOME Investment Partnerships Program funding for the Melton Center Apartments which includes construction of 51 affordable rental units in the Borough of West Chester.

Written comments will be accepted until December 12, 2019 and should be addressed to Rick Brockway, Director, Department of Community Development, 601 West Street Road, Suite 365, West Chester, PA 19380-0990 or emailed to ccd@chesco.org.

Please contact DCD at 610-344-6600 or ccd@chesco.org in advance of the hearing if you plan to attend and are in need of the services of an Interpreter for the Deaf.

LEGAL NOTICES

You are a person with a disability who wishes to attend the hearings. The County will provide the following services: Notice of the hearing, written testimony, and service of an Interpreter for the Deaf. If you are a person with a disability who requires the services of a qualified Interpreter in the office of the prothonotary of our said court, within fifteen days after the service of this writ upon you, if no affidavit of defense is filed within

LEGAL NOTICES

said time, judgment may be entered against you by the Chester County prothonotary, on the whole claim, and the property described in the claim may be sold to recover the amount of judgment.

Witness the Honorable Judge of our said court, this day of October 16, 2019, A.D. 29.9. MATT HOLLIDAY. prothonotary

Chester County, Pennsylvania Date: Deputy DNL 11/9/10 & 17 / 1a

ESTATE NOTICES

EXECUTOR OF THE ESTATE OF ADRIANNE SAPIER, late of West Brandywine Township

Executor: Cynthia Lehrer 44 Mason Farm Road Ringoes NJ 08551

Attorney: Cary B Flesher Esquire HARDucci MOORE FLEISHER ROSEBERG & WOLFE LLP 402 Walnut Street Suite 300 Blue Bell, PA 19422 DNL 11/10, 17 & 24 / 3a

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LEGAL NOTICES
Community Developments

2020 Action Plan
2019 Action Plan Amendment
November 2019

Visit DCD Website

The following, as required by the U.S. Department of Housing and Urban Development (HUD), are available for public review and comment during the period of November 12, 2019 through December 12, 2019:

- Draft 2020 Action Plan
- 2019 Action Plan, Amendment 2

All documents may be accessed on the Chester County Department of
Community Development (DCD)’s website (www.chesco.org/ccdcd) and at the following locations:
- Chester County Department of Community Development, 601 Westtown Road, Suite 365, West Chester, PA 19380
- Chester County Library, 450 Exton Square Pkwy., Exton, PA 19341
- Coatesville City Hall, One City Hall Place, Coatesville, PA 19320

A public hearing to solicit comments on the proposed Action Plan and Amendment will be held at 6:00 p.m. on Tuesday, November 19, 2019 at the Chester County OIC, 22 N. 5th Avenue, Coatesville, PA 19320.

The 2020 Action Plan focuses primarily on the following three HUD entitlement programs administered by Chester County through DCD. The programs and projected amounts for 2019 are:
- Community Development Block Grant (CDBG): $2,522,437
- HOME Investment Partnerships: $1,048,246
- Emergency Solutions Grant (ESG): $217,335

The 2020 Action Plan also describes how the County plans to use Chester County Housing Trust Program funds. The Plan includes activities that address affordable housing, homeless assistance, municipal infrastructure, and community development. Over 95% of the funds will be utilized to benefit low- and moderate-income county residents.

DCD is also submitting an Amendment to its 2019 Action Plan. Public comment is requested. The proposed Amendment includes the following funding change:
- Church Housing Corp. will receive $850,000 of HOME Investment Partnerships Program funding for the Melton Center Apartments which includes construction of 51 affordable rental units in the Borough of West Chester.

Written comments will be accepted until December 12, 2019 and should be addressed to: Patrick Bokovitz, Director, Department of Community Development, 601 Westtown Road, Suite 365, West Chester, PA 19380-0990 or emailed to ccdcd@chesco.org.

Please contact DCD at 610-344-6900 or ccdcd@chesco.org in advance of the hearing if you plan to attend and are in need of the services of an interpreter. In addition, if you are a person with a disability who wishes to attend the meeting, or provide comments, and you require an auxiliary aid, service, or other accommodation to do so, please contact DCD to discuss how your needs may best be accommodated.

Board of Commissioners
# 2019 Amendment #2 & 2020 Action Plan Public Hearing

November 19, 2019 – 6:00 p.m.
Chester County OIC
22 N 5th Ave, Coatesville, PA 19320

<table>
<thead>
<tr>
<th>Name</th>
<th>Representing</th>
<th>Phone</th>
<th>E-Mail</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</table>

There were no attendees present at the public hearing.
No public comments regarding the 2019 Action Plan – Amendment 2 were submitted at the Public Hearing on November 19, 2019 or during the public comment period.
STATE OF PENNSYLVANIA, COUNTY OF CHESTER

The undersigned being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News 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:

CHESCO DEPT OF COMMUNITY DEVELOPMENT

Published in the following edition(s):
Daily Local News 07/14/19
Daily Local News Digital 07/14/19

Sworn to the subscribed before me this 7-16-2019.

Notary Public, State of Pennsylvania
Acting in County of Chester

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joan M. Dupuis, Notary Public
Exton Twp, Chester County
My commission expires September 18, 2021

Advertisement Information
Client Id: 945369  Ad Id: 1837649  PO:  
Sales Person: 018300
The Department of Community Development (DCD) is submitting an amendment to its 2019 Action Plan, which will include:

- $375,000 of HOME Investment Partnerships Program funding for the rehabilitation of affordable rental units at Liberty House
- $44,291 of Community Development Block Grant (CDBG) funding for Safe Harbor of Chester County Emergency Shelter and Case Management
- $21,735 of CDBG funding for W.C. Atkinson Emergency Shelter and Case Management

A public hearing to solicit comments on the proposed funding will be held. Please visit the DCD website for more information.
amendment will be held on Wednesday, July 17, 2019 at 3:30 p.m. in DCD's office located at the Chester County Government Services Center, 601 Westtown Road, Suite 365, West Chester, PA 19380.

The 2019 Action Plan Amendment is available for review on DCD's website and in the Chester County DCD office in the Government Services Center, Suite 365. Comments for the amendment must be submitted from July 15 to August 14, 2019 to the attention of Patrick Bokovitz, Director via the DCD email or to the DCD address listed above.

---

Board of Commissioners

Michelle H. Kichline, Chair
Kathi Cozzone
Terence Farrell

---

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<table>
<thead>
<tr>
<th>Name</th>
<th>Representing</th>
<th>Phone</th>
<th>E-Mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laune Richmond</td>
<td>Handi Credon</td>
<td>610 899 3690</td>
<td>ext 213</td>
</tr>
</tbody>
</table>

**PCD Staff:**
- Dolores Calligan
- Gene Suski
- Trish Hannessy
- Shawn Bolig
No public comments regarding the 2019 Action Plan – Amendment 1 were submitted at the Public Hearing or during the public comment period.
CHESCO DEPT OF COMMUNITY DEVELOPMENT
601 WESTTOWN RD, STE 365
WEST CHESTER, PA 19382
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF CHESTER

The undersigned _______ , being duly sworn the
he/she is the principal clerk of Daily Local News, Daily Local News 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:

CHESCO DEPT OF COMMUNITY DEVELOPMENT

Published in the following edition(s):
Daily Local News 10/09/18
Daily Local News Digital 10/09/18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAUREEN SCHMID, Notary Public
Lansdale Boro., Montgomery County
My Commission Expires March 31, 2021

Sworn to the subscribed before me this 10/19/2018.

Maureen Schmid
Notary Public, State of Pennsylvania
Acting In County of Chester

Advertisement Information
Client Id: 945369 Ad Id: 1675150 PO: Sales Person: 093304
PUBLIC NOTICE
2019 Action Plan
2018 Action Plan
Amendment 1

The following, as required by
the U.S. Department of
Housing and Urban Development
(DHUD), are available for public
review and comment during the
period of October 9, 2018 to
November 9, 2018:
• Draft 2019 Action Plan
• 2018 Action Plan, Amend-
ment 1

All documents are available
for review on the Chester
County Department of Com-
mittee Development (CCD)
website (www.chesco.org/
cddcd) and at the following
locations:
• Chester County Dept of
Community Development, 601
Westover Road, Suite 305,
West Chester, PA 19380
• Chester County Library, 450
Exton Square Pkwy. Exton, PA
19341
• Coatesville City Hall, One
City Hall Place, Coatesville,
PA 19320

A public hearing to solicit
comments on the proposed
Action Plan and Amendment 1
will be held at 6:00 p.m. on
Tuesday, October 30, 2018 at the
Coatesville Area Public
Library, 501 Lincoln Pkwy,
Coatesville, PA 19320.

The 2019 Action Plan rep-
resents year 2 of funding under
the Chester County Contri-
bution Plan 2018-2022. The
2019 Action Plan focuses pri-
marily on the following three
HFA entitlement programs
administered by Chester
County through CCD. The pro-
grams and projected amounts
for 2019 are:
• Community Develop-
ment Block Grant (CDBG): $2,563,349
• HOME Investment Partners-
ships: $1,152,294
• Emergency Solutions Grant
(ESG): $101,176

The 2019 Action Plan also de-
scribes how the County plans
to use Chester County Hous-
ing Trust Program funds. The
Plan includes activities that
address affordable housing,
homeless assistance, mu-
nicipal infrastructure, and
community development.
Over 95% of the funds will be
utilized to benefit low-
and moderate-income county
residents.

CCD is also submitting an
Amendment to its 2018 Ac-
tion Plan. Public comment
is requested. The proposed
Amendment includes the fol-
lowing changes:
• Chester County Opportunitys
Industrialization Center (CIC) will receive $100,000 in
2019 CDBG funds for the Capi-
tal Acquisition of 22 N. 5th
Avenue, Coatesville, PA 19301.
• Friends Association for the
Care and Protection of Child-
ren will receive an additional
$18,546 in CDBG funds for Ho-
tel/Relocation and Transi-tion in
Place assistance.
• Housing Partnership of
Chester County will receive
$400,000 in 2018 CDBG funds
for the acquisition and reha-
bitillation of four homes in
the City of Coatesville for First
Time Homebuyers.

Written comments will be ac-
cepted until November 9, 2018
and should be addressed to:
Patrick Sokolove, Director,
Department of Community
Development, 601 Westover
Road, Suite 305, P.O. Box 2747,
West Chester, PA 19380-6990
or emailed to ccdd@chesco.
gov.

Please contact CCD at 610-
344-6900 or ccdd@chesco.
gov in advance of the hear-
ing if you plan to attend and
are in need of the services of
an interpreter, in addition,
if you are a person with a dis-
ability who wishes to attend
the meeting, or provide com-
ments, and you require an
auxiliary aid, service, or oth-
er accommodation to do so,
please contact CCD to discuss
your needs may best be
accommodated.

DL-Oct 9-1a
The following, as required by the U.S. Department of Housing and Urban Development (HUD), are available for public review and comment during the period of October 9, 2018 through November 9, 2018:

- Draft 2019 Action Plan
- 2018 Action Plan, Amendment 1

All documents are available for review on the Chester County Department of Community Development (DCD)’s website (www.chesco.org/ccdcd) and at the following locations:
A public hearing to solicit comments on the proposed Action Plan and Amendment will be held at 6:00 p.m. on Tuesday, October 30, 2018 at the Coatesville Area Public Library, 501 Lincoln Hwy., Coatesville, PA 19320.

The 2019 Action Plan represents year 2 of funding under the Chester County Consolidated Plan 2018-2022. The 2019 Action Plan focuses primarily on the following three HUD entitlement programs administered by Chester County through DCD. The programs and projected amounts for 2019 are:

- Community Development Block Grant (CDBG): $2,561,340
- HOME Investment Partnerships: $1,152,764
- Emergency Solutions Grant (ESG): $209,176

The 2019 Action Plan also describes how the County plans to use Chester County Housing Trust Program funds. The Plan includes activities that address affordable housing, homeless assistance, municipal infrastructure, and community development. Over 95% of the funds will be utilized to benefit low- and moderate-income county residents.

DCD is also submitting an Amendment to its 2018 Action Plan. Public comment is requested. The proposed Amendment includes the following funding changes:

- Chester County Opportunities Industrialization Center (OIC) will receive $300,000 in 2018 CDBG funds for the Capital Acquisition of 22 N. 5th Avenue, Coatesville, PA 19320.
- Friends Association for the Care and Protection of Children will receive an additional $18,566 in CDBG funds for Hotel/Motel stays and Transition in Place assistance.
- Housing Partnership of Chester County will receive $400,000 in 2018 CDBG funds for the acquisition and rehabilitation of four homes in the City of Coatesville for First Time Homebuyers.

Written comments will be accepted until November 9, 2018 and should be addressed to Patrick Bokovitz, Director, Department of Community Development, 601 Westtown Road, Suite 365, P.O. Box 2747, West Chester, PA 19380-0990 or emailed to ccdcd@chesco.org. Please contact DCD at 610-344-6900 or ccdcd@chesco.org in advance of the hearing if you plan to attend and are in need of the services of an interpreter. In addition, if you are a person with a disability who wishes to attend the meeting, or provide comments, and you require an auxiliary aid, service, or other accommodation to do so, please contact DCD to discuss how your needs may best be accommodated.
### Chester County Department of Community Development

**Coatesville Area Public Library**
**October 30, 2018**

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heather Grayberg</td>
<td>Revival Productions</td>
<td><a href="mailto:heathergrayberg@revival-productions.com">heathergrayberg@revival-productions.com</a></td>
</tr>
<tr>
<td>Pat Bush</td>
<td>Coatesville Library</td>
<td><a href="mailto:patbush1@verizon.net">patbush1@verizon.net</a></td>
</tr>
<tr>
<td>Cheryl Mulholland</td>
<td>Good Samaritan Service</td>
<td><a href="mailto:chehr@gmail.com">chehr@gmail.com</a></td>
</tr>
<tr>
<td>Matrie Johnson</td>
<td>Home on the Sparrow</td>
<td><a href="mailto:mgjohnson@homeofthesparrow.org">mgjohnson@homeofthesparrow.org</a></td>
</tr>
<tr>
<td>Denise Murphy</td>
<td>C.C. OIC</td>
<td><a href="mailto:denisemurphy36@yahoo.com">denisemurphy36@yahoo.com</a></td>
</tr>
<tr>
<td>Tara Rucci</td>
<td>C.C. OIC</td>
<td><a href="mailto:torarucci@gmail.com">torarucci@gmail.com</a></td>
</tr>
<tr>
<td>Chris Cavaliere</td>
<td>C.O.C</td>
<td><a href="mailto:chriscavaliere@mac.com">chriscavaliere@mac.com</a></td>
</tr>
<tr>
<td>Javonna Wylie</td>
<td>C.O.C</td>
<td><a href="mailto:jwylie@cc-oic.org">jwylie@cc-oic.org</a></td>
</tr>
<tr>
<td>J. Chester</td>
<td>C.O.C</td>
<td><a href="mailto:jchester@cc-oic.org">jchester@cc-oic.org</a></td>
</tr>
<tr>
<td>Phyllis Weir</td>
<td>CCED/WDE</td>
<td><a href="mailto:phyllisweir@chesco.org">phyllisweir@chesco.org</a></td>
</tr>
<tr>
<td>Nicole Romero</td>
<td>CCED</td>
<td></td>
</tr>
<tr>
<td>Nakea Morris</td>
<td>Coatesville Library</td>
<td><a href="mailto:nakea25@yahoo.com">nakea25@yahoo.com</a></td>
</tr>
<tr>
<td>Penny Williams</td>
<td>Coatesville Library</td>
<td><a href="mailto:pwiliiams@ccis.org">pwiliiams@ccis.org</a></td>
</tr>
<tr>
<td>Cheryl Sabb</td>
<td>C.O.C</td>
<td>crobinson9@<a href="mailto:200@gmail.com">200@gmail.com</a></td>
</tr>
<tr>
<td>Robert Barr</td>
<td>Revival Productions</td>
<td><a href="mailto:robertbarr@revival-productions.com">robertbarr@revival-productions.com</a></td>
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</tbody>
</table>
2019 Action Plan Public Hearing
Coatesville Area Public Library
October 30, 2018 – 6:00 p.m.

Comment: Where are the Aston Parke Apartments going to be?

Response: The proposed development site is near Route 340 and the Route 30 bypass behind the Turkey Hill in Thorndale. There will be 57 units of affordable housing for individuals 55 and older.

Comment: Will there be a pathway for people who are currently renting in Coatesville so they can stay if there is a higher demand for living here?

Response: The hope is that residents will also benefit from the new initiatives and economic development that is expected to occur. We will be reaching out with informational resources and engaging community members to make them aware of what is happening in the City.

Comment: I am really excited about the investment that is happening in Coatesville, specifically the affordable housing and workforce activities. Will there be an emphasis on financial literacy? Is Open Hearth, which administers these types of programs, going to increase its efforts in Coatesville? Or is there going to be someone else who will focus on this problem?

Response: There is a continued emphasis on this issue. There is a mobile workforce navigator which visits the Coatesville Library, and other County libraries, on a weekly basis. The Department of Community Development can look at other financial literacy programs that can be supported for this area.

Comment: Are there any initiatives to attract employers into Coatesville, like tax reduction programs?

Response: There are periodic efforts to look at options for tax reduction programs. In addition, the new federal tax legislation contains opportunity zones, which are designated by the governor and allow individuals to defer inclusion of taxable income for capital gains reinvested in an opportunity zone. Within Chester County, these zones are only located in the City of Coatesville. There are already efforts to speak with individuals of wealth in the larger community for this opportunity. They will be able to attract employers and employees who want to be here. We will see how this plays out.

Comment: Does Coatesville have the highest rate of homelessness in Chester County?

Response: That is a hard Comment to answer because the number of people on the street or in shelter varies on a daily basis. The real time data that DCD has access to indicates that Coatesville does not have the highest number of homeless individuals. The Coatesville community is very embracing of having people stay with them. It also has to do with affordable housing; in Coatesville, there is more affordable housing available to rent.

Comment: Are there any plans to bring public transportation into Coatesville?
Response: We have the Route A bus that travels from Coatesville into Exton and the West Chester Transportation Center. The County is trying to get SEPTA to extend the Paoli-Thorndale regional rail line to the Coatesville train station. Once the new train station is completed, it will be ready for SEPTA service.

Comment: With all the discussion about making Coatesville accessible to others and its residents, is there any way that we can get a supermarket or some type of food store into the area? Many residents have to go to Thorndale or even Downingtown to go food shopping. There are the small stores, like Walgreens, but they don’t offer a lot of options and they’re expensive.

Response: There have been attempts to attract a grocer. The Chester County Food Bank operates the Mobile Food Market that offers fresh produce just outside of the Library. There was some talk about bringing a food cooperative to Coatesville. This is something that we will look into.
**Application for Federal Assistance SF-424**

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<tr>
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<td>☒ New</td>
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<td>☐ Application</td>
<td>☐ Continuation</td>
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<tr>
<td>☐ Changed/Corrected Application</td>
<td>☐ Revision</td>
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| **3. Date Received:** | **4. Applicant Identifier:** |
| 23-6003040 |   |

| **5a. Federal Entity Identifier:** | **5b. Federal Award Identifier:** |
| 23-6003040 | B-19-UC-42-0007 |

**State Use Only:**

| **6. Date Received by State:** | **7. State Application Identifier:** |
|   |   |

**8. APPLICANT INFORMATION:**

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<tr>
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<tbody>
<tr>
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<td>County of Chester</td>
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<tr>
<td><strong>d. Address:</strong></td>
<td></td>
</tr>
<tr>
<td>Street1:</td>
<td>313 West Market Street, Suite 6202</td>
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<tr>
<td>Street2:</td>
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<tr>
<td>City:</td>
<td>West Chester</td>
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<td>County/Parish:</td>
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<tr>
<td>* Country:</td>
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<td>* Zip / Postal Code:</td>
<td>19380-0991</td>
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<tr>
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<td>Community Development</td>
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<td>Division Name:</td>
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<tr>
<td><strong>f. Name and contact information of person to be contacted on matters involving this application:</strong></td>
<td></td>
</tr>
<tr>
<td>Prefix:</td>
<td>Mr.</td>
</tr>
<tr>
<td>First Name:</td>
<td>Patrick</td>
</tr>
<tr>
<td>Middle Name:</td>
<td>E.</td>
</tr>
<tr>
<td>Last Name:</td>
<td>Beckovitz</td>
</tr>
<tr>
<td>Suffix:</td>
<td></td>
</tr>
<tr>
<td>Title:</td>
<td>Director</td>
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<tr>
<td>Organizational Affiliation:</td>
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<tr>
<td>* Telephone Number:</td>
<td>610-344-6900</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>610-344-6925</td>
</tr>
<tr>
<td>* Email:</td>
<td><a href="mailto:cccdcd@chesco.org">cccdcd@chesco.org</a></td>
</tr>
</tbody>
</table>
Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:
   
   B: County Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant Program

* 12. Funding Opportunity Number:

N/A

* Title:

2019 Community Development Block Grant

13. Competition Identification Number

N/A

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

15. Descriptive Title of Applicant's Project:

2019 CDBG funds will be used for infrastructure improvements, community construction, housing activities, fair housing activities, and community services.

Attach supporting documents as specified in agency instructions.
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant: 6
   * b. Program/Project: 6

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 01/01/2019
   * b. End Date: 12/31/2019

18. Estimated Funding ($):
   * a. Federal: 2,522,457.00
   * b. Applicant: 
   * c. State: 
   * d. Local: 
   * e. Other: 
   * f. Program Income: 
   * g. TOTAL: 2,522,457.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   - a. This application was made available to the State under the Executive Order 12372 Process for review on
   - b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   - c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   - Yes
   - No

   If "Yes", provide explanation and attach

21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

   ** I AGREE

   ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:     Mo.     * First Name: Michelle
Middle Name:         
* Last Name: Kichline
Suffix:        

* Title: Chair, Chester County Board of Commissioners

* Telephone Number: 610-344-6100    Fax Number: 

* Email: mkichline@chesco.org

* Signature of Authorized Representative: [Signature]

* Date Signed: 4/30/19
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official: [Signature]
Date: 4/30/19
Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

[Signature/Authorized Official]  [4/30/19]

Chair, Board of Commissioners
Title
OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

[Signature/Authorized Official]  [4/30/19]

Date

Chair, Board of Commissioners
Title
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.
Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of a project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of a real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.

5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific state(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1968 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 103(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. §7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

[Signature]

APPLICANT ORGANIZATION

County of Chester

DATE SUBMITTED

4/50/19

SF-424D (Rev. 7-97) Back
**Application for Federal Assistance SF-424**

**1. Type of Submission:**
- [ ] Preapplication
- [X] Application
- [ ] Changed/Corrected Application

**2. Type of Application:**
- [X] New

**3. Date Received:**
23-5803040

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**
23-6003040

**5b. Federal Award Identifier:**
M-19-UC-42-0208

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**a. Legal Name:**
County of Chester

**b. Employer/Taxpayer Identification Number (EIN/TIN):**
23-6003040

**c. Organizational DUNS:**
159889220000

**d. Address:**

**Street1:**
113 West Market Street, Suite 6202

**City:**
West Chester

**County/Parish:**
Chester

**State:**
PA: Pennsylvania

**Province:**

**Country:**
USA: UNITED STATES

**Zip / Postal Code:**
19380-0991

**e. Organizational Unit:**
Department Name:
Community Development

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**
Mr.

**First Name:**
Patrick

**Middle Name:**
E.

**Last Name:**
Bokovitz

**Suffix:**

**Title:**
Director

**Organizational Affiliation:**

**Telephone Number:**
610-344-6300

**Fax Number:**
610-344-6925

**Email:**
cddcd@chesco.org
Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:
- County Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

* Other (specify):

10. Name of Federal Agency:
- Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
- 14-239

CFDA Title:
- HOME Investment Partnerships Program

12. Funding Opportunity Number:
- N/A

* Title:
- 2019 HOME Investment Partnerships Program

13. Competition Identification Number:
- N/A

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:
- 2019 HOME funds will be used for first-time home buyer assistance, housing construction, and community housing development organization activities.

Attach supporting documents as specified in agency instructions.
**Application for Federal Assistance SF-424**

16. Congressional Districts Of:

- **a. Applicant**: 
- **b. Program/Project**: 

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

- **a. Start Date**: 01/01/2019
- **b. End Date**: 12/31/2019

18. Estimated Funding ($):

- **a. Federal**: 1,048,246.00
- **b. Applicant**
- **c. State**
- **d. Local**
- **e. Other**
- **f. Program Income**
- **g. TOTAL**: 1,048,246.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on
- [X] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [ ] c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If “Yes,” provide explanation in attachment.)

- [ ] Yes
- [X] No

If “Yes”, provide explanation and attach

**21. By signing this application, I certify (1) to the statements contained in the list of certifications**
and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

- [X] I AGREE

**The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.**

**Authorized Representative:**

- **Prefix**: Mr.
- **First Name**: Michelle
- **Middle Name**: 
- **Last Name**: Kichline
- **Suffix**: 

**Title**: Chair, Chester County Board of Commissioners

**Telephone Number**: 610-344-6100

**Fax Number**: 

**Email**: mkichline@chesco.org

**Signature of Authorized Representative**: [Signature]

**Date Signed**: 4/30/19
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Michelle Kindler
Signature/Authorized Official
4/30/19
Date

Chair, Board of Commissioners

Title
ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the tenure of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.

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8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

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Standard Form 424D (Rev. 7-97)

Prescribed by OMB Circular A-102
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits: (a) engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (b) engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (c) using forced labor in the performance of the award or subawards under the award.

**SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL**

**APPLICANT ORGANIZATION**
County of Chester

**DATE SUBMITTED**
04/30/19

**TITLE**
Chair, Chester County Board of Commissioners

SF-424D (Rev. 7-97, Back)
Application for Federal Assistance SF-424

1. Type of Submission:  
   [ ] Preapplication  [x] Application  [ ] Changed/Corrected Application

2. Type of Application:  
   [x] New  [ ] Continuation  [ ] Revision

3. Date Received:  
   [ ]

4. Applicant Identifier:  
   23-6003040

5a. Federal Entity Identifier:  
   23-6003040

5b. Federal Award Identifier:  
   B-19-UC-42-0007

State Use Only:

6. Date Received by State:  
   [ ]

7. State Application Identifier:  
   [ ]

8. APPLICANT INFORMATION:

   a. Legal Name:  
      County of Chester

   b. Employer/Taxpayer Identification Number (EIN/TIN):  
      23-6003040

   c. Organizational DUNS:  
      159889220000

   d. Address:
      313 West Market Street, Suite 6202

   e. Organizational Unit:
      Department Name:  
      Community Development

   f. Name and contact information of person to be contacted on matters involving this application:
      Prefix:  
      [ ] Mr.  [x] Mrs.  [ ] Miss  [ ] Ms.  [ ] Dr.

      First Name:  
      Patrick

      Middle Name:  
      [ ]

      Last Name:  
      Bokovitz

      Suffix:  
      [ ]

      Title:  
      Director

      Organizational Affiliation:  
      [ ]

      * Telephone Number:  
      610-344-6900

      Fax Number:  
      610-344-6925

      * Email:  
      cccdcheaco.org
Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

[ ] County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant Program

* 12. Funding Opportunity Number:

N/A

* Title:

2019 Emergency Solutions Grant Program

13. Competition Identification Number:

N/A

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

[Add Attachment] [Delete Attachment] [View Attachment]

* 15. Descriptive Title of Applicant's Project:

2019 ESG funds will be used for homelessness prevention activities and emergency shelter operations.

Attach supporting documents as specified in agency instructions.

[Add Attachments] [Delete Attachments] [View Attachments]
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant
   * b. Program/Project
   (Attach an additional list of Programs/Projects if needed)

17. Proposed Project:
   * a. Start Date: 01/01/2019
   * b. End Date: 12/31/2019

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL 217,335.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ________
   ☑ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   ☐ c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   ☐ Yes    ☑ No
   If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1091)

   ☑ ** I AGREE

   ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms.  * First Name: Michelle
Middle Name: 
* Last Name: Richline
Suffix: 

* Title: Chair, Chester County Board of Commissioners

* Telephone Number: 610-346-6100  Fax Number:

* Email: mrichline@chesco.org

* Signature of Authorized Representative: [Signature]

* Date Signed: 4/30/19
ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from
publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Chair, Board of Commissioners

Title
Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.

5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM’s Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activity is funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

**SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL**

![Signature](Signature.png)

**TITLE**

Chair, Chester County Board of Commissioners

**APPLICANT ORGANIZATION**

County of Chester

**DATE SUBMITTED**

4/30/19