

Goal #1: Increase opportunities for and access to safe decent and affordable permanent housing

| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
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| Develop new affordable rental units in opportunity areas | Create 200 new affordable units in areas of opportunity | 5 years | Chester County HACC | <p>Steeltown Village: 48 units in Phoenixville Borough were completed and occupied in 2018. DCD has additional financial commitments that are awaiting tax credits: DVDC Red Clay Manor activity (61 senior units); Liberty House in Schuylkill Township (rehabilitation of 50 units); Aston Parke Apartments in Caln Township (57 senior units); Phoenixville Senior Housing in Phoenixville Borough (50 senior units). HACC is also supporting rental development at the site of the Charles Melton Center with eight (8) project based vouchers.</p> <p>2019: Awarded \$850,000 of HOME funds to Melton Center Apartments in West Chester (51 general occupancy units). PHFA awarded tax credits to Red Clay Manor (61 units) and the Melton Center. Both activities are expected to begin in spring 2020.</p> <p>2020: Awarded \$480,000 HOME and \$320,000 MH funds to Pikeland Commons in East Pikeland (48 general occupancy units), which also received PHFA tax credits in August 2020; awarded \$800,000 HOME and \$400,000 MH funds to Willows at Valley Run in Caln Township (60 general occupancy units). Began construction on Melton Center Apartments. HACC committed 8 project based vouchers to: Church Housing's Harmony Commons in East Bradford; 6 to Ingerman Group's Willows at Valley Run in Caln Township; 8 to Blackhorse Hills Apartments in Caln Township; 24 to DVDC's Granite Ridge (Phases 1 & 2) in Kennett Township; 24 to Main Street Lofts in Phoenixville; and 12 to Mary Taylor House in West Chester.</p> |
| Develop new affordable homebuyer units | Construction of 20 new affordable homebuyer units | 5 years | Chester County | <p>Committed additional \$1,317,083 of County Community Revitalization Program 2018 funds for 40 new Habitat for Humanity affordable homeownership units in West Grove Borough (total of \$2.5 million of County funding). 2 new homeowners at Cambria Habitat for Humanity site in Coatesville during 2018. Committed \$400,000 for Housing Partnership of Chester County's Coatesville Development Project to acquire, rehabilitate, and resell units to first time homebuyers.</p> <p>2019: Awarded \$120,000 CDBG funds to Habitat for Humanity to purchase 7 lots in Coatesville that will be used for future affordable homeownership units. Cambria units: 3 new homeowners. Groundbreaking occurred at West Grove Habitat site for 40 affordable homeownership units; infrastructure work was completed and first five homes were pre-sold and started.</p> <p>2020: 2 homebuyer units were sold at the Habitat for Humanity Cambria development; 5 units were sold at the Habitat West Grove site.</p> |
| Support homebuyer programs, including the use of housing choice vouchers to promote homeownership | <p>#1: Provide financial support for 50 first-time homebuyers in Chester County</p> <p>#2: Provide financial support for 20 (of the 50) first-time homebuyers in the City of Coatesville</p> | 5 years | Chester County HACC | <p>Funded Housing Partnership of Chester County to operate first time homebuyer program. Results: 12 first time homebuyers; 1 in the City of Coatesville. Two additional Coatesville homeowners occupied new units at the Cambria development.</p> <p>HACC Program in place to assist HCV holders with homeownership; utilized to assist 4 households, 2 of which were dually enrolled in the First Time Homebuyer Program.</p> <p>2019: Held Coatesville homeownership fair on 3/13. Increased first time homebuyer assistance limit to \$20,000 in the City of Coatesville. 18 first-time homebuyers received assistance; 12 were located in the City of Coatesville. One Housing Choice Voucher holder purchased a house through the first time homebuyer program.</p> <p>2020: First Time Homebuyer Program assisted 4 households (decline due to COVID); 1 located in City of Coatesville.</p> |
| Participate in Decade to Doorways' Permanent Housing Action Team activities | <p>#1: Compile affordable housing landlord database</p> <p>#2: Research Healing Place best management practices and provide recommendations</p> | 1 year 2 years | Chester County HACC | <p>As a result of Decade to Doorways 2018-2020 Operational Plan and reorganization, there is now a Landlord Engagement Committee facilitated by HACC staff. HACC had 2018 contract with a realtor to identify rental units in opportunity areas.</p> <p>2019: HACC implemented a targeted e-newsletter for landlords only to increase outreach for engagement efforts; the list includes 700+ landlords. HACC held conversations with a developer regarding affordable housing for chronically homeless individuals. Chester County awarded \$300,000 to create Thistle Hills, a recovery home for victims of human trafficking and addiction.</p> <p>2020: Acquired a permanent home for Thistle Hills. HACC engaged and recruited landlords to assist with permanent housing placements and increase awareness about rental assistance programs to avoid evictions during COVID-19. HACC expanded Housing Locator to include Senior position with 3 additional Locators working on the team.</p> |
| Design, seek funding and implement a flexible subsidy system to create maximum housing options for placement of eligible low-income families | Create a shallow subsidy system utilizing non-housing choice voucher funding | 2 years | HACC | <p>This has been replaced by the implementation of Small Area Fair Market Rents. A grant application has been submitted by HACC for flexible funding that could be used in a similar manner. A specialized subsidy, the Family Unification Program, has been implemented to serve youth ages 18-24 who are exiting foster care.</p> <p>2019: HACC received funding from two separate grants to offer flexible spending for constituents.</p> <p>2020: During last 6 months of 2020, HACC added 25 additional vouchers to Family Unification Program; program will be fully leased up with 47 total vouchers. HACC is partnering with Chester County Human Services to apply for third round of funding.</p> |

Notes:

| 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 | | | | |
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| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
| Provide funding to make housing units accessible for persons with disabilities | Provide funding to make modifications for 50 special needs and disabled households (contingent on state funding) | 5 years | Chester County | In 2018, DCD submitted grant applications to the PA Dept. of Community and Economic Development (\$300,000) and TD Charitable Foundation (\$125,000) for housing modifications. The TD Charitable Foundation funded the \$125,000 grant in November 2018, which will modify a minimum of six (6) units. 2019: Received two awards from PA DCEd for a total of \$400,000 to conduct accessibility modifications. Nine (9) units were modified using TD Charitable Foundation access grant (1 in the City of Coatesville); 9 units were modified with DCEd Access funds. 2020: Issued an RFP for non-congregate emergency housing to use serve most vulnerable individuals experiencing homelessness without any barriers to entry. |
| 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 | 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 | 5 years | Chester County HACC | Steeltown Village: six (6) MH units in Phoenixville Borough were occupied in 2018; Paradise Street in Phoenixville Borough is undergoing rehabilitation which will result in two (2) units. DCD has additional MH financial commitments that are awaiting tax credits: DVDC Red Clay Manor (4 units); Liberty House in Schuylkill Township (2 units); Aston Parke Apartments in Caln Township (8 units). 2019: PHFA awarded tax credits to DVDC Red Clay Manor which includes 4 MH units; Melton Center will not have MH units. 2020: PHFA awarded tax credits to Church Housing's Pikeland Commons which includes 4 MH units. Ingerman's Willows at Valley Run in Caln Township will have 5 MH units if it receives LIHTC funding. |
| Continue operation of the Housing Locator Program to identify housing opportunities for homeless persons | #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 | Ongoing through years 1-5 | Chester County HACC | DCD funded the Housing Locator in 2018 and 2019 for \$60,000. HACC hired a second Housing Locator in 2018. A grant application has been submitted to continue this second position. A total of 278 households were placed in 2018. HACC has engaged 150 landlords, 10 of which were new in 2018. 2019: Served 380 households. HACC landlord e-newsletter includes 700+ recipients. Housing Locator placed 31 voucher holders into opportunity areas. Actively monitoring pahousingsearch.com for landlords to market available units. 2020: HACC reorganized Housing Locator Program to include a Senior Locator with three additional staff members on the team. DCD supported this initiative with \$30,000 in program funding. |
| Create and implement a marketing plan to landlords to encourage leasing to voucher holders with disabilities and/or special needs | #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. | 2 years | HACC | HACC staff oversees the Decade to Doorways Landlord Engagement Committee. HACC applied for and received 45 mainstream vouchers which will allow more opportunities for persons with disabilities. The first 12 have been selected for participation. HACC is mandated to have 90% of those vouchers under lease by October 2019. 2019: D2D created a public awareness campaign and marketing plan to target increased landlord engagement. First allocation of 45 mainstream vouchers were leased up in 10 months; HACC applied for and received 60 additional mainstream vouchers. 2020: HACC was awarded 171 mainstream vouchers in two separate allocations. DCD and HACC worked on press release with 211 for rental assistance resources targeted to renters and landlords, as well as recruiting new landlords. |
| <p>Notes - 2018: HACC applied for and received 45 Mainstream Vouchers for individuals/families who are disabled and under 62, and 21 Family Unification Program vouchers for specific eligible populations.</p> <p>2019: HACC initiated conversations with Housing Alliance of PA and a local developer to pursue an affordable housing development with intensive healthcare services made possible through the expansion of Medicaid in Pennsylvania. HACC received 21 Family Unification Program vouchers and applied for 50 additional vouchers.</p> <p>2020: HACC received 25 Family Unification Program vouchers in June and 68 Veterans Affairs Supportive Housing (VASH) vouchers in December.</p> | | | | |

| Goal #3: Expand transportation opportunities for residents with limited options | | | | |
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| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
| 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 | Expand ridership and access to transportation by establishing a program that will accommodate 1,000 annual trips for residents of affordable housing properties | 3-4 years | Chester County HACC | HACC Supportive Services Director started asking residents to identify transportation needs and attends DCD's paratransit advisory committee meetings. 2019: DCD is a joint participant in Rover Transportation Service Analysis for Chester County. 2020: Reviewed DVRPC "Gaps and Bridges" to improve economic and social opportunity in the region by improving access to essential services for vulnerable populations. DCD continued participation in Chester County Transportation Analysis with a private consultant to assess strategic plan for paratransit options, with recommendation of preparing RFI/RFP for 2021. |
| 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 | Coordinate efforts with Chester County Planning Commission to provide transportation access to low-income persons and those with disabilities | Ongoing through years 1-5 | Chester County HACC | DCD has participated in Landscapes3 steering committee and public meetings, leading up to its adoption in November 2018. The new "Connect" goal in Landscapes3 seeks to further transportation priorities. The Chester County Commissioners sent SEPTA a letter requesting that regional rail service be extended from Thorndale into the City of Coatesville. 2019: SEPTA announced return of regional rail service to Coatesville. County Commissioners committed \$1 million of CRP funding to Coatesville train station parking garage. Completed construction at Oxford Multi-Modal Transportation Center (includes \$1.078 million of CRP funds). Included Mobile Workforce Navigator as part of One Stop Operator workforce development RFP guidelines to expand reach of services provided throughout the county. 2020: The Chester County Workforce Development Board's Addressing Barriers Committee initiated discussion to focus on transportation issues. DCD will participate with United Way of Chester County's effort to expand transportation along the 322 corridor to Honeybrook. |
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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)

| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
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| Implement Small Area Fair Market Rent (SAFMR) Program to encourage mobility | Implementation and compliance with SAFMR Program | 1 year | HACC | HACC Board approved SAFMR four tiered payment structure on March 27, 2018 for implementation on April 1, 2018 (later updated to six zones). 2019: Payment standards have been revised based on FY 2020 SAFMRs, resulting in increased payment standards throughout Chester County. Future partnership with Poverty & Race Research Action Council to increase mobility among HCV recipients in the County and region. HACC will monitor opportunity for HUD Mobility Program that offers flexible housing assistance to complement rapid rehousing programs in the County. 2020: Continued SAFMR participation; HCV distribution data showed progress in areas of opportunity. Due to COVID pandemic, HACC increased SAFMR payment standards with most zip codes at 110% of allowable rents and none lower than 100%. This change allowed voucher holders to remain stably housed and avoid applying for rental assistance. |
| Educate new voucher holders during application intake and orientation, current vouchers holders during annual re-certifications, and rapid re-housing recipients about homeownership programs and housing options in higher opportunity areas | #1: Develop educational protocol to be used by Housing Specialists when processing new voucher holders #2: Create an educational brochure (to be distributed with re-certification packages) on homeownership and mobility opportunity programs | 1 year | HACC | New voucher holders and current voucher holders wanting to move are informed about opportunity areas and SAFMR program. A brochure has been developed for use during intake and recertification. 2019: HACC posted educational web based tenant training, "Becoming a Great Tenant in Chester County," to provide preparedness certification from PA Link. 2020: CLOSED. HACC continues to provide and encourage tenant training with online course for voucher holders. |
| Conduct annual evaluation of housing choice voucher locations to monitor mobility efforts | 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) | 5 years | HACC | HACC completes a monthly evaluation of mobility efforts to track movement of voucher holders. 2016: 43.9% of 1525 HCV units in Coatesville 2017: 43.3% of 1716 units 2018: 43.9% of 1715 units. <i>Note: HACC released 18 project based vouchers to existing residents at the Brandywine Center in Coatesville.</i> 2019: 43.4% of 1731 units 2020: 41.5% of 1843 units |
| 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 | 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) | 3 years | HACC | Steel Town Village: 26 PBVs; Red Clay Manor: 31 PBVs, Aston Parke Apartments: 12 PBVs (pending). Additional allocation to Melton Center development (8 PBVs). 2019: PHFA awarded tax credits to Red Clay Manor and Melton Center Apartments. HACC committed 8 PBVs to Hankin Senior Housing in Phoenixville; 13 PBVs to Domestic Violence Center of Chester County permanent housing; 12 PBVs at Pennrose Oxford Village; 11 PBVs at Pennrose Fairview Village; 6 PBVs at Church Housing Phoenixville Bungalows (pending award of tax credits from PHFA). 2020: HACC issued an RFP to issue PBVs in spring 2020. See Goal #1.1 for overview of allocation of PBVs. |

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| <p>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</p> | <p>Develop Moving to Work Action Plan submission to HUD</p> | <p>3 years</p> | <p>HACC</p> | <p>HUD published new MTW regulations; monitoring for future submission. The first notice for applications has been published, however HACC was not eligible due to number of vouchers exceeding the limits. 2019: Decision was made that the HACC will not pursue becoming a MTW agency. CLOSED</p> |
| <p>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</p> | <p>#1: Create a comprehensive survey to assess housing needs and preferences among housing choice voucher holders #2: Implement survey, and collect and analyze the results of the responses to inform future housing policies and programming</p> | <p>1 year 2-3 years</p> | <p>HACC</p> | <p>HACC is working to develop survey and align with other areas for which it is seeking input. Once complete, survey will be administered to all current voucher holders. HACC is also exploring the addition of relevant questions on questionnaires distributed to voucher holders who are actively looking to relocate. 2019: HACC implemented surveys for the Housing Locator and rapid rehousing, issued at intake, 3, 6, 9 and 12 months. Questions include income, household size, goals, and housing preferences (at 12 months). 2020: HACC partnered with City of Chester Housing Authority on Brandywine Housing Partnership to apply for mobility demonstration project.</p> |

| Goal #5: Enhance and expand opportunities in underserved communities | | | | |
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| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
| 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 | Achieve 5% growth in tax assessments for the City of Coatesville | 5 years | Chester County | <p>Tax Assessments: 2017 - \$254,679,890 (3,607 parcels); 2018 - \$253,075,813. (-.0063%); 2019 - \$252,527,533 (-.0085%); 2020: \$251,638,168 (-.01194%)</p> <p>2018: Current efforts include construction of the Coatesville Gateway, new route 30 & 82 interchange, near completion of streetscaping on 3rd & 4th Avenues. A Wells Fargo Regional Foundation implementation grant provided funding to hire a residential coordinator. A Neighborhood Assistance Program grant from the state will allow for hiring a downtown manager. Coatesville is also the location of the only designated Opportunity Zone and Neighborhood Revitalization Strategy Area in Chester County.</p> <p>2019: Downtown manager position began in summer of 2019. Series of workshops promoted Coatesville Opportunity Zone; nth Solutions, H2O Connected relocated into Coatesville and will add 10,000 square feet of redevelopment for an incubator and manufacturing facility. Currently have a potential \$200+ million redevelopment for the 21-acre Flats area of the city.</p> <p>2020: H2O Solutions broke ground on its new development in the Coatesville Opportunity Zone. City Council received proposals for strategic redevelopment of the Flats parcel and is in the process of finalizing its decision.</p> |
| Continue offering career training, GED and financial stability programs to increase employment capacity | <p>#1: Increase number of visitors to PA CareerLink - Chester County 3% annually</p> <p>#2: Increase number of visitors from the Coatesville zip code (19320) to PA CareerLink - Chester County 5% annually</p> | Ongoing through years 1-5 | Chester County | <p>CareerLink: PY 16-17: 19,472 visitors; PY 17-18: 18,467 visitors (-5.2%). PY 18-19: 16,170 visitors. PY 19-20 11,992 (Note: closed 3/15/2020 due to COVID)</p> <p>Mobile Workforce Navigator: PY 16-17: 76 persons served; PY 17-18: 184. PY 18-19: 155. PY 19-20: 148</p> <p>CareerCorps: PY 16-17: 110 youth served; PY 17-18: 91. PY 18-19: 91. PY 19-20: 63</p> <p>Re-entry Program (EDSI): PY 16-17: 44 persons; PY 17-18: 45. PY 19-20: Not operational; starting in PY 20-21.</p> <p>Re-entry Program (LTM): PY 18-19: 24 persons. PY 19-20: 22</p> <p>Coatesville visitors: PY 16-17: 6,523; PY 17-18: 6,339; PY 18-19: 5,109. PY 19-20: 3,813</p> <p>Chester County OIC visitors - 2019: 2,467. 2020: 1,871.</p> |
| <p>Notes: In 2018, the Chester County Workforce Development Board (WDB) funded a Re-Entry program for adjudicated individuals seeking employment. The WDB also funds CareerCorps for youth ages 16-24 to gain training, employment services, and GED testing with a focus on Coatesville youth. A Coatesville job and career fair was held in November 2018, attracting 192 job seekers and employers. Funded Chester County OIC to acquire an office in Coatesville.</p> <p>2019: Coatesville job fairs - Feb. 27: 225 attendees; Nov. 13: 103 attendees. Applied for \$500,000 re-entry grant from PA Department of Labor and Industry. Awarded \$375,000 for pilot program to provide comprehensive services for dislocated workers. Held 10/8 job fair for persons with disabilities (28 attendees). Chester County OIC awarded \$300,000 for renovation of Coatesville office. DCD staff served on the Chester County 2020 Complete Count Committee to prepare for the upcoming Census and reach out to underserved/undercounted communities.</p> <p>2020: Continued outreach and participation in 2020 Complete Count Committee. Expanded reach of PA CareerLink Chester County through redesign of local mobile workforce navigation services. Launched in-house DCD Street Outreach team to facilitate improved homeless response to all geographic areas of the county.</p> | | | | |

Goal #6: Create awareness about the availability of housing, workforce development and community service resources in the county and how to obtain them

| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
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| 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 | #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 | 2018: DCD published 132 e-newsletters; DCD attended 22 housing events, primarily related to the Decade to Doorways homeless initiative, and 95 community events overall. 2019: Published 123 e-newsletters; DCD attended 27 housing events and 116 events overall. 2020: Published 163 e-newsletters; DCD participated in 17 housing events and 63 events overall (the ability to engage was limited by COVID-19). |
| Ensure that individuals with Limited English Proficiency can access resources | Evaluate outreach efforts to LEP individuals and provide recommendations to improve access | 3 years | Chester County HACC | DCD staff collects monthly LEP reports for evaluation language accessibility needs in accordance with its Language Access Plan. HACC is printing out forms for LEP individuals; will include LEP consideration in its survey. The Fair Housing Rights Center conducted testing of the DCD Decade to Doorways system, the results of which will be used to plan future trainings, including LEP. Translated Code Blue, 2020 Census, and 211/Coordinated Entry materials into Spanish. 2019: Completed compliance and fair housing testing of Coordinated Entry System and emergency shelters. Held debriefing and training sessions on 1/22 and 2/27. Translated new 211 Extreme Weather Emergency Shelter, and 2020 Census materials into Spanish. 2020: Updated fair housing resources on DCD website with additional Spanish language materials. Received Fair Housing for Renters and Fair Housing for Landlords manuals from Housing Equality Center for distribution. |
| Provide rental preparation educational program materials to HACC waiting list prospects before searching for housing | #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 | HACC has implemented a two hour rental preparation presentation, the Housing Preparation and Payment Guide (HPPG), which includes a test and certificate of completion. The HPPG program was presented 3 times in 2018, with frequency adjusted based on new enrollment levels. 2019: Posted web based training on HACC website for tenant preparedness. 2020: HACC began creating online orientation program for new voucher holders, which will also be available in Spanish. Note effort in 4.2 to provide rental preparedness training. |

Goal #7: Expand efforts to increase understanding of fair housing rights, responsibilities and affordable housing resources

| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
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| Review fair housing programming on a quarterly basis and target fair housing educational efforts to remove barriers to fair housing | #1: Conduct 2 fair housing events annually #2: Publish 4 quarterly fair housing e-newsletters annually #3: Distribute fair housing information at 15 public events annually | Ongoing through years 1-5 | Chester County HACC | County Commissioners signed a fair housing resolution commemorating the 50th anniversary of the Fair Housing Act on Tuesday, April 10, 2018. On April 19, 2018, sponsored a fair housing event at the Chester County Faith Leaders meeting. DCD & HACC sponsored a Chester County Fair Housing Panel on Monday, April 23, 2018. Fair housing e-newsletters were sent on 1/15, 3/9, 3/27, 4/5, 4/13, and 11/2/2018. Fair housing information was distributed at 13 housing events. 2019: Fair housing e-newsletters sent: 1/21, 4/3, 4/8, 4/22, 5/13, 6/19, and 8/17/2019. Hosted reasonable accommodation and service animals training for housing providers on 5/13, and fair housing testing debrief/trainings on 1/22 and 2/27. Landlord forum on 9/18 featured presentation on service animals, emotional assistance animals, tenant rights, and landlord accommodations. 2020: Fair housing e-newsletters sent: 2/3, 2/18, 2/27, 4/2, 4/9, 4/15, 4/24, 9/11. Fair housing trainings included local governments (1/29), shelters & housing providers (2/25), navigating a successful rental experience (3/11), and landlords (12/1). |
| Provide access to FHIP and legal services for fair housing or other legal matters related to housing | Receive 150 referrals annually | Ongoing through years 1-5 | Chester County | 2018: FHRC received 76 referrals. 2019: FHRC received 64 referrals. Issued a Request for Information to solicit fair housing services for 2020. 2020: HECP received 39 referrals for fair housing services. |
| Include fair housing education for homebuyer program participants | Provide education to 35 individuals annually | Ongoing through years 1-5 | Chester County HACC | The Housing Partnership of Chester County is a HUD approved counseling agency. There is a fair housing component during the eight hours of education provided to first-time homebuyers. 2018: 39 participants; 30 of which were from racial/ethnic minority groups. 2019: 56 participants; 29 were racial/ethnic minorities. 2020: 63 participants; 39 were racial/ethnic minorities. |
| Provide fair housing materials for all residents living in publicly supported housing | #1: Include fair housing education supplement as part of HACC informational materials #2: Ensure recipients of affordable housing funding provide fair housing materials to residents | Ongoing through years 1-5 | Chester County HACC | All participants in the first time homebuyer program receive fair housing education. Affordable rental properties must have a HUD approved Affirmative Marketing Plan, display fair housing materials on site, and have fair housing language in their leases. All HACC supplemental packages include fair housing information. CLOSED |

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| Host Landlord Forum and include fair housing and source of income components for current and prospective housing choice voucher landlords | Host 2 Landlord Forms annually | Ongoing through years 1-5 | Chester County HACC | 2018 Landlord forums: 5/15/2018 (60 attendees) and 10/25/2018 (30 attendees) 2019: 5/8/2019 (60 attendees) and 9/18/2019 (34 attendees) 2020: Due to COVID, the Forums were cancelled. DCD hosted an online fair housing for landlords training on December 1, 2020 with 35 attendees; HACC staff reviewed rental assistance resources for attendees. |
| 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 | Review municipal ordinances after entitlement funding applications are received and increase compliance to 15 CDBG eligible municipalities | 5 years | Chester County | 2019: Preparation for spring 2020 entitlement release (2021-2022). Attended Western Chester County Chamber "Municipal 101" on 11/23 to provide information to municipalities about CDBG funding and municipal zoning compliance. Initiated planning for January 2020 municipal fair housing workshop. 2020: Approved Atglen and started reviewing New Garden; additional approved municipalities include Caln, Kennett Square, Phoenixville, Valley, Coatesville, Easttown, and Oxford. |
| 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 | Municipal compliance with fair housing laws for Vision Partnership partners | 5 years | Chester County | Chester County Planning Commission will continue Vision Partnership Program to provide comprehensive planning assistance. 2019: Published planning e-tools addressing Accessory Dwelling Units, Affordable Housing Bonuses, Adaptive Reuse, Aging in Place, Housing Diversity, Housing Rehabilitation, and Residential Conversions to guide housing options for Chester County municipalities. 2020: Worked with CCPC staff to host fair housing for municipalities workshop in January 2020. CCPC promoted planning e-tools during two November 2020 A+ housing forums. |
| 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 | Creation of model ordinance by the Chester County Planning Commission | 5 years | Chester County | Landscapes3 will explore tools to create zoning for accessory apartments, bonuses for affordable housing, and the creation of a publicly owned land inventory, as well as higher density zoning overlay, that could be used for developing affordable housing. 2018: set 2019 goal for generating an affordable housing zoning tool. 2019: Published Affordable Housing Bonuses planning tool that has background and technical information, as well as ordinance examples. Also developed "Housing Opportunity Areas" mapping tool to identify where municipalities allow moderate density housing through zoning regulations. 2020: Planning eTools list references to a variety of existing model ordinance examples. |

| Goal #8: Integrate housing efforts among County of Chester departments and the Housing Authority of the County of Chester | | | | |
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| ACTION | OUTCOME | TIME | RESPONSIBLE PARTICIPANT | 2020 PROGRESS |
| 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 | Ongoing coordination of Vulnerability Index System Prioritization Decision Assistance Tool (VI-SPDAT) and placement of homeless individuals | Ongoing through years 1-5 | Chester County HACC | In the most recent year with comprehensive data available (2017; released June 2018), there were 853 individual VI-SPDAT assessments completed in 2017, and 256 family VI-FSPDAT assessments in Chester County. The 2018 Point in Time Count identified 555 homeless individuals (13 unsheltered). The Moving On initiative has increased focus on transitioning households from permanent supportive housing to the Housing Choice Voucher (HCV) Program. Over 100 HCVs were issued in 2018 and 61 households found housing. DCD completed the Decade to Doorways 2018-2020 Operational Plan. 2019: Initiated redesign of Coordinated Entry System with separate Call Center and Street Outreach. PIT Count: 517 homeless individuals (20 unsheltered). To address chronic homelessness, DCD secured \$10,000 of private funding to participate in Built for Zero collaborative, and secured grants and committed funding for a Targeted Population Coordinator. HACC has served 13 individuals through its Move On initiative; 3 rapid rehousing participants received HCVs. 2020: DCD staff began participation in Built for Zero collaborative and engaged with consultant to create 18 month post-COVID operational plan for homeless crisis response system that includes a transition to create five year homeless plan. DCD also launched its in-house Street Outreach team in November 2020 to expand reach and improve access to unsheltered individuals throughout Chester County. DCD and HACC collaborated with 211 Coordinated Entry Call Center to assess community needs and guide provision of rental assistance due to COVID pandemic, particularly in City of Coatesville. |
| 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 | Provide assistance about housing conditions in Chester County throughout Landscapes3 planning effort | 3 years | Chester County HACC | Attended Landscapes3 task force and public meetings in New Garden Township (4/10/18), Malvern (5/12/18), and Coatesville (5/16/18). An internal housing coordination meeting with the Planning Commission, which included reviewing plan objectives, was held on Sept. 21, 2018. Landscapes3 was adopted by the Chester County Commissioners on November 29, 2018. COMPLETED |
| 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 | Engage in Housing Options Task Force meetings and provide support for housing initiatives in Landscapes3 | Ongoing through years 1-5 | Chester County HACC | Attended Landscapes3 task force and public meetings in New Garden Township (4/10/18), Malvern (5/12/18), and Coatesville (5/16/18). Provided Chester County Planning Commission with housing data for Planners' Breakfast on December 13, 2018. 2019: Participated in the 11/14/2019 "Creating A+ Homes" with CCPC; 70 attendees. Housing Options Committee is holding quarterly meetings. HACC presented to CCPC at its November commissioners meeting. 2020: A+ Homes held two sessions in November 2020 to discuss housing for an aging population and housing construction costs. Both DCD and HACC are full participants in the Housing Options Task Force, maintaining regular communication with CCPC to coordinate housing efforts. |