CHESTER COUNTY, PENNSYLVANIA

CONSOLIDATED PLAN (2018-2022)

2021 ACTION PLAN

HOME-American Rescue Plan
Allocation Plan

HOUSING, COMMUNITY, & WORKFORCE DEVELOPMENT

Chester County Department of Community Development

Annual Action Plan
2021
## Chester County Department of Community Development

### 2021 Housing and Community Development Awards

10/4/2021

<table>
<thead>
<tr>
<th>Provider</th>
<th>Program</th>
<th>2020 Award</th>
<th>Total 2021 Award</th>
<th>CDBG</th>
<th>CSBG</th>
<th>ESG</th>
<th>HOME</th>
<th>HTP</th>
<th>Other Funding</th>
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<td>Brandywine Valley Active Aging</td>
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<td>SOAR (SSI/SSD Outreach, Access, and Recovery)</td>
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<td>Kennett Area Community Service</td>
<td>Homeless Prevention and Diversion</td>
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</table>
## Chester County Department of Community Development
### 2021 Housing and Community Development Awards

<table>
<thead>
<tr>
<th>Provider</th>
<th>Program</th>
<th>2020 Award</th>
<th>Total 2021 Award</th>
<th>CDBG</th>
<th>CSBG</th>
<th>ESG</th>
<th>HOME</th>
<th>HTP</th>
<th>Other Funding</th>
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<tbody>
<tr>
<td>Legal Aid of Southeastern PA</td>
<td>Advocacy and Education to Prevent Homelessness</td>
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<td>Life Transforming Ministries</td>
<td>Volunteer Income Tax Assistance (VITA)</td>
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<td>North Star of Chester County</td>
<td>Homeless Prevention through Rental Assistance and Case Management</td>
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<td>GAP/FIRM/FSP</td>
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<td>Oxford Area Neighborhood Services Center</td>
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<td>PA Home of the Sparrow</td>
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<td>PETRA Community Housing</td>
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<td>Safe Harbor of Chester County</td>
<td>Emergency Shelter and Case Management Services²</td>
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<td>Coordinated Entry System - Call Center</td>
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<td>W.C. Atkinson</td>
<td>Shelter for Homeless Men</td>
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<td>Chester County DCD</td>
<td>Street Outreach³</td>
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**Public Services**

- **CDBG** - Community Development Block Grant
- **CSBG** - Community Services Block Grant
- **ESG** - Emergency Solutions Grant
- **HTP** - Housing Trust Program
- **PHARE** - State Housing Trust

1: "Other Funding" includes $105,925.85 PA Department of Community & Economic Development ESG-CV funds
2: "Other Funding" includes $100,285 PA Department of Community & Economic Development ESG-CV funds
3: "Other Funding" includes $138,000 PA State Housing Trust PHARE funds
## Affordable Housing Construction

<table>
<thead>
<tr>
<th>Developer</th>
<th>Program</th>
<th>2020 Award</th>
<th>Total 2021 Award</th>
<th>CDBG</th>
<th>Health Choices</th>
<th>HOME</th>
<th>HOME CHDO</th>
<th>HTP</th>
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</thead>
<tbody>
<tr>
<td>Church Housing Corp.</td>
<td>Pikeland Commons (aka Kimber Village)</td>
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<td>MBID of Delaware (Ingerman Group)</td>
<td>Willows at Valley Run</td>
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## Public Works, Rehabilitation, and Acquisition

<table>
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<th>Provider</th>
<th>Program</th>
<th>2020 Award</th>
<th>Total 2021 Award</th>
<th>CDBG</th>
<th>ESG</th>
<th>HOME</th>
<th>HOME CHDO</th>
<th>HTP</th>
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<tr>
<td>Borough of Phoenixville</td>
<td>Streetscapes: Gay Street</td>
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<td>C.Y.W.A.</td>
<td>Residential Housing Rehabilitation</td>
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<td>Friends Association for Care &amp; Protection of Children</td>
<td>Trauma-Informed Family Shelter Renovation</td>
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<td>Good Works, Inc.</td>
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<td>Housing Partnership of Chester County</td>
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<td>Kennett Area Senior Center</td>
<td>HVAC Improvements</td>
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<td>Human Services, Inc.</td>
<td>Rehabilitation at Market Street (HVAC &amp; Parking Lot)</td>
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<td>The Stone Garage</td>
<td>Avondale Garage Community &amp; Youth Center</td>
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<tr>
<td>Valley Township</td>
<td>Wagontown Road Reconstruction</td>
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</table>

CDBG - Community Development Block Grant, CSBG - Community Services Block Grant, ESG - Emergency Solutions Grant
HOME CHDO - Community Housing Development Organization, HTP - Housing Trust Program
Inclusion of HOME-ARP allocation plan.

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 2021 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 2021. 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 2021 Action Plan is the formal application to HUD for these entitlement block grants based on awarded funds, and administered by the Chester County Department of Community Development (DCD):

- Community Development Block Grant: $2,631,316
- HOME Investment Partnerships: $1,099,485
- Emergency Solutions Grant: $220,571

The 2021 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 programs 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 2021 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.

Due to the receipt of over $34 million in U.S. Treasury and PA Department of Human Services Emergency Rental Assistance Program funding, DCD will prioritize the allocation of rent and utility assistance to eligible households while complying with its established Duplication of Benefits procedure.

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 2021 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 to take 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 e-newsletter to approximately 1,150 subscribers, notifying the public the Action Plan is available to view for a 30 day public comment period. The Action Plan is posted at www.chesco.org/ccddc. Additional accommodations to review and comment are considered on a case-by-case basis due to COVID-19. 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 2021 Action Plan Public Hearing was held on December 16, 2020 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.

A public hearing for the 2021 Action Plan amendment, which included additional funding awards and the HOME-ARP Allocation Plan, was held January 5, 2022.

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>
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</tr>
<tr>
<td>CDBG Administrator</td>
<td>CHESTER COUNTY</td>
<td>Department of Community Development</td>
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<tr>
<td>HOPWA Administrator</td>
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<tr>
<td>HOME Administrator</td>
<td>CHESTER COUNTY</td>
<td>Department of Community Development</td>
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<tr>
<td>ESG Administrator</td>
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<td>Department of Community Development</td>
</tr>
<tr>
<td>HOPWA-C Administrator</td>
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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
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, which will begin a formal transition to become the Chester County Partnership to End Homelessness in 2021, 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 manager 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></th>
<th>Agency/Group/Organization</th>
<th>HOUSING AUTHORITY OF CHESTER COUNTY</th>
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<tbody>
<tr>
<td>1</td>
<td>Agency/Group/Organization Type</td>
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<td>1</td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Public Housing Needs</td>
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<tr>
<td>1</td>
<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 2021 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>
<tr>
<td>2</td>
<td>Agency/Group/Organization</td>
<td>CHESTER COUNTY</td>
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<tr>
<td>2</td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy</td>
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<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>Members of each County department receive DCD's e-newsletters and most follow DCD on social media. DCD has ongoing relationships through a variety of County of Chester partnerships to solicit input on planned activities. The Chester County Health Department collaborates on lead mitigation efforts, and provides data and information on various public health initiatives. The Chester County Planning Commission and the Chester County Water Resources Authority provide input on proposed Action Plan activities to advise on potential impacts. The Department of Emergency Services receives and shares information on floodplain areas through its oversight of the Chester County All Hazards Mitigation Plan. It also engages with telecommunications companies, including broadband services providers, to implement ChescoAlerts to mitigate any broadband emergency access issues. In November 2020, DCD sent out an e-newsletter &quot;Free AT&amp;T Wireless Internet Service and Mobile Wi-fi&quot; in November 2020 for low income households, and encouraged providers to share with their constituents. DCD applied for and received a PA Department of Labor and Industry grant to fund a broadband access study in Southern Chester County, with the hope to replicate it for other communities with broadband needs. The Chester County Library System provides free wi-fi and internet access at all of its 18 locations throughout the county, ensuring access to free connectivity at a location easily accessible to most County residents.</td>
<td></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 the 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 the Consolidated Plan 2018-2022.</td>
</tr>
<tr>
<td>Decade to Doorways Operational Plan</td>
<td></td>
<td>Decade to Doorways' next Operational Plan for 2021-2022 will focus on COVID response efforts and strengthening system resiliency.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)
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 2021 draft Action Plan held on December 16, 2020 (12 attendees) via Zoom. Videos the public hearing and presentation slides were posted on the DCD website. Public hearing for Amendment #1 for the 2021 Action Plan was held on January 5, 2022 via zoom.</td>
<td>Please reference attached Public Participation Materials attachment for summary of public comments.</td>
<td>n/a</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>
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<td>---------------------------------------------</td>
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</tr>
<tr>
<td>2</td>
<td>Newspaper Ad</td>
<td>Persons with disabilities Non-targeted/broad community</td>
<td>Advertisement of the 2021 draft action plan, public hearing, and 30 day comment period published November 15, 2020. Advertisement of the 2021 Action Plan Amendment #1 was published January 2, 2022.</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</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</td>
<td>Advertisement of the 2021 draft action plan, public hearing, and 30 day comment period published November 15, 2020. All materials related to the 2021 Action Plan were also posted on the DCD website. Advertisement of the 2021 Action Plan Amendment #1 was published January 2, 2022.</td>
<td>n/a</td>
<td>n/a</td>
<td><a href="http://www.chesco.org/ccd">www.chesco.org/ccd</a></td>
</tr>
<tr>
<td>4</td>
<td>Internet Outreach</td>
<td>Non-targeted/broad community</td>
<td>DCD e-newsletter regarding 2021 draft action plan, public hearing, and 30 day comment period sent to over 1,150 subscribers. DCD also posted to its Facebook and LinkedIn pages.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
</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. Given uncertainty regarding future funding levels, the projections for 2019-2022 listed below were created using the County of Chester's 2017 entitlement award amounts.

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>Expected Amount Available Remainder of ConPlan $</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>2,631,316</td>
<td>0</td>
<td>0</td>
</tr>
<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>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>----------------</td>
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<td>----------------------------------</td>
<td>-----------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</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>1,099,485</td>
<td>0</td>
<td>0</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>220,571</td>
<td>0</td>
<td>0</td>
</tr>
<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>
<td>Narrative Description</td>
</tr>
<tr>
<td>---------</td>
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<td>-----------------------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Other</td>
<td>public - local</td>
<td>Acquisition Admin and Planning Homeowner rehab Multifamily rental new construction Rapid re-housing (rental assistance)</td>
<td>$360,000 0 0 360,000</td>
<td>$1,600,000</td>
<td>Funding from Chester County's Housing Trust Program.</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.

It is important to note that DCD receives County Housing Trust Program and Community Revitalization Program funding that is allocated to activities supporting housing and community development initiatives. In 2020, 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, national housing trust, 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. 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 is challenging due to uncertainty in the federal budget. For the purposes of completing the Consolidated Plan, the 2019-2022 projections were based off of 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>Coatesville</td>
<td>AFH: Lack of housing with supportive services</td>
<td>CDBG: $150,000 HOME: $1,474,923 County Housing Trust: $340,000</td>
<td>Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Added: 108 Household Housing Unit Homeowner Housing Rehabilitated: 130 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Other: 1 Other</td>
</tr>
</tbody>
</table>

*AFH: Affordable Housing*
<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>2</td>
<td>Support Efforts to Prevent and End Homelessness</td>
<td>2018</td>
<td>2022</td>
<td>Homeless</td>
<td>Coatesville</td>
<td>Chronically Homeless</td>
<td>CDBG: $696,451</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Neighborhood</td>
<td>Homeless Prevention</td>
<td>ESG: $263,102</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 1310 Persons Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Revitalizing</td>
<td>Housing Stabilization Services</td>
<td>County Housing Trust: $80,000</td>
<td>Tenant-based rental assistance / Rapid Rehousing: 180 Households Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Strategy Area</td>
<td></td>
<td></td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Chester County</td>
<td></td>
<td></td>
<td>Other: 2 Other</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>County-wide Low Mod Block Group</td>
<td></td>
<td></td>
<td></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 Stabilization Services</td>
<td>CDBG: $105,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 395 Persons Assisted</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
</tr>
<tr>
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</tr>
<tr>
<td>4</td>
<td>Support Public Facilities and Infrastructure</td>
<td>2018</td>
<td>2022</td>
<td>Non-Housing Community</td>
<td>Coatesville Neighborhood Revitalizing Strategy Area Chester County County-wide Low Mod Block Group</td>
<td>Public Facilities Public Infrastructure</td>
<td>CDBG: $1,100,000 Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3810 Persons Assisted</td>
<td></td>
</tr>
<tr>
<td>6</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: $526,263 HOME: $109,949 ESG: $16,542 Other: 1 Other</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>AFH: Coordination of providers</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing</td>
<td>Chester County</td>
<td>AFH: Availability of affordable units; size ranges AFH: Impediments to mobility AFH: Location of accessible housing AFH: Public Housing for those with disabilities</td>
<td>County Housing Trust: $1 Other: 1 Other</td>
<td></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>
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</tr>
<tr>
<td>8</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>
<td>Other: 1 Other</td>
</tr>
<tr>
<td>9</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>10</td>
<td>AFH: Create awareness</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing Homeless Non-Housing Community Development</td>
<td>Chester County</td>
<td>AFH: Quality of housing education programs</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>
</tr>
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</tr>
<tr>
<td>11</td>
<td>AFH: Integrate housing efforts</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing</td>
<td>Chester County</td>
<td>AFH: Assistance transitioning: integrated housing AFH: Lack of housing with supportive services AFH: Location/type of affordable housing AFH: Public Housing for those with disabilities AFH: Quality of housing education programs</td>
<td>County Housing Trust: $1</td>
<td>Other: 1 Other</td>
</tr>
</tbody>
</table>

**Table 6 – Goals Summary**

**Goal Descriptions**
<table>
<thead>
<tr>
<th>1</th>
<th>Goal Name</th>
<th>Support Affordable Housing Activities (AFH #1)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Goal Description</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>2021 AFH action item includes:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Participate in Decade to Doorways' Governance Board and related activities</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Goal Name</td>
<td>Support Efforts to Prevent and End Homelessness</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>Address efforts to support permanent housing and end homelessness in Chester County.</td>
</tr>
<tr>
<td>3</td>
<td>Goal Name</td>
<td>Support Vital Public Service Activities (AFH #7)</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>2021 AFH action items include:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Review fair housing programming on a quarterly basis and target fair housing educational efforts to remove barriers to fair housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Provide access to FHIP and legal services for fair housing or other legal matters related to housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Include fair housing education for homebuyer program participants</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Provide fair housing materials for all residents living in publicly supported housing</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Goal Name</td>
<td>Support Public Facilities and Infrastructure</td>
</tr>
<tr>
<td></td>
<td>Goal Description</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>
<tr>
<td></td>
<td>Goal Name</td>
<td>Goal Description</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>6</td>
<td>Support Planning and Administration</td>
<td>Support administration of Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant programs.</td>
</tr>
</tbody>
</table>
| 7 | AFH: Coordination of providers | 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.  
2021 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. |
| 8 | AFH: Expand transportation opportunities | Assessment of Fair Housing Goal #3: Expand transportation opportunities for residents with limited options.  
2021 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 development and 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. |
<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>AFH: Expanding opportunities</td>
<td><strong>Goal Description</strong></td>
</tr>
<tr>
<td></td>
<td>Assessment of Fair Housing Goal #5: Enhance and expand opportunities in underserved communities.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2021 action item includes:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Continue offering career training, GED and financial stability programs to increase employment capacity</td>
<td></td>
</tr>
<tr>
<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>
<td></td>
</tr>
<tr>
<td>10</td>
<td>AFH: Create awareness</td>
<td><strong>Goal Description</strong></td>
</tr>
<tr>
<td></td>
<td>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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2021 action item includes:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 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</td>
<td></td>
</tr>
<tr>
<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>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Goal Name</td>
<td>AFH: Integrate housing efforts</td>
</tr>
<tr>
<td>----</td>
<td>---------------------------</td>
<td>--------------------------------</td>
</tr>
<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>2021 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 Choices Committee 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 activities can be tracked and monitored for consistency. The below projects and activities connect with the Consolidated Plan and Assessment of Fair Housing.

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 (2021)</td>
</tr>
<tr>
<td>3</td>
<td>Housing Rehabilitation (2021)</td>
</tr>
<tr>
<td>4</td>
<td>Affordable Housing (2021)</td>
</tr>
<tr>
<td>5</td>
<td>Community Revitalization (2021)</td>
</tr>
<tr>
<td>6</td>
<td>HESG (2021)</td>
</tr>
<tr>
<td>7</td>
<td>Planning and Administration (2021)</td>
</tr>
<tr>
<td>8</td>
<td>HOME-ARP (2021)</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 2021 for individuals and families in need. Significant funding is also allocated increasing affordable housing in Chester County, including both rental and homeownership opportunities, as well as supporting a variety of rehabilitation activities to sustain homeownership. Continued emphasis is placed on funding housing and community support activities that provide financial assistance, public services, and other means of assistance aimed at housing stabilization and homelessness prevention. Funding for emergency shelter operations and maintenance is also supported.

It should be noted that the projects do not contain a comprehensive list of activities funded by the Chester County Department of Community Development (DCD). Additional funding sources, including Continuum of Care, Workforce Innovation and Opportunity Act (WIOA), state housing trust, Human Services Block Grant, and Community Services Block Grant, among others, leverage DCD's use of HUD grants.
AP-38 Project Summary

Project Summary Information
<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Housing and Community Support Services</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td>Coatesville Neighborhood Revitalizing Strategy Area Chester County County-wide Low Mod Block Group</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td>Support Efforts to Prevent and End Homelessness Support Vital Public Service Activities (AFH #7) Support Public Facilities and Infrastructure</td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td>Fair Housing Homeless Prevention Promoting and Sustaining Homeownership Public Facilities Housing Stabilization Services AFH: Location/type of affordable housing AFH: Impediments to mobility AFH: Quality of housing education programs AFH: Need for awareness</td>
</tr>
<tr>
<td></td>
<td><strong>Funding</strong></td>
<td>CDBG: $277,666 County Housing Trust: $80,000</td>
</tr>
<tr>
<td></td>
<td><strong>Description</strong></td>
<td>The Chester County Department of Community Development estimates that 1595 persons and 210 households will benefit from this activity.</td>
</tr>
<tr>
<td></td>
<td><strong>Target Date</strong></td>
<td>Activities in this project will take place county-wide.</td>
</tr>
<tr>
<td></td>
<td><strong>Planned Activities</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Homeless Shelter (2021)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td>Coatesville Neighborhood Revitalizing Strategy Area Chester County</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td>Support Efforts to Prevent and End Homelessness Support Vital Public Service Activities (AFH #7) AFH: Coordination of providers AFH: Integrate housing efforts</td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td>Homeless Prevention Chronically Homeless Housing Stabilization Services</td>
</tr>
</tbody>
</table>

---

**Annual Action Plan**

2021

OMB Control No: 2506-0117 (exp. 09/30/2021)
<table>
<thead>
<tr>
<th>Funding</th>
<th>CDBG: $500,286</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>To fund shelter activities throughout Chester County (does not include Emergency Solutions Grant activities)</td>
</tr>
<tr>
<td>Target Date</td>
<td></td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The Chester County Department of Community Development estimates that 100 individuals and 30 families will benefit from the proposed activities.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Project will serve participants county-wide.</td>
</tr>
</tbody>
</table>
| Planned Activities | ● Friends Association for the Care and Protection of Children Trauma-Informed Shelter Renovation  
                      ● Safe Harbor of Chester County Emergency Shelter  
Other related activities are supported by the Chester County Department of Community Development through a variety of other funding streams, such as the Community Services Block Grant, Human Services Block Grant, and state housing trust funds. |

### Project Name

3 Housing Rehabilitation (2021)

| Target Area           | Coatesville Neighborhood Revitalizing Strategy Area  
                        Chester County  
                        County-wide Low Mod Block Group |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals Supported</td>
<td>Support Affordable Housing Activities (AFH #1)</td>
</tr>
</tbody>
</table>
| Needs Addressed       | Promoting and Sustaining Homeownership  
                        Housing Stabilization Services  
                        AFH: Displacement of residents; economic pressure  
                        AFH: Location/type of affordable housing  
                        AFH: Deteriorated and abandoned properties |
| Funding               | County Housing Trust: $290,000                   |
| Description           | Support housing rehabilitation activities for eligible low income homeowners throughout Chester County. |
| Target Date           | 12/31/2021                                      |
| Estimate the number and type of families that will benefit from the proposed activities | The Chester County Department of Community Development estimates that 130 households will benefit from this project. |
| Location Description  | Activities under this project will take place county-wide. |
| Planned Activities | • Good Neighbor's Inc.: Home Repairs for Low Income Homeowners  
• Good Works, Inc.: Repairing Houses for Low Income Residents  
• Housing Partnership of Chester County, Inc.: Housing Rehabilitation Program  
• Housing Partnership of Chester County, Inc.: Senior Citizen Home Maintenance Program |

<table>
<thead>
<tr>
<th>4</th>
<th>Project Name</th>
<th>Affordable Housing (2021)</th>
</tr>
</thead>
</table>
| Target Area | Coatesville Neighborhood Revitalizing Strategy Area  
Chester County  
County-wide Low Mod Block Group |
| Goals Supported | Support Affordable Housing Activities (AFH #1) |
| Needs Addressed | Homeless Prevention  
Promoting and Sustaining Homeownership  
Housing Stabilization Services  
AFH: Displacement of residents; economic pressure  
AFH: Location/type of affordable housing  
AFH: Impediments to mobility  
AFH: Lack of housing with supportive services  
AFH: Assistance transitioning: integrated housing  
AFH: Location of accessible housing |
| Funding | CDBG: $150,000  
HOME: $147,492,275  
County Housing Trust: $50,000 |
| Description | Affordable housing activities support the creation and rehabilitation of rental activities, as well as the first time homebuyers program. |
| Target Date | 12/31/2021 |
| Estimate the number and type of families that will benefit from the proposed activities | The Chester County Department of Community Development estimates that 112 households will benefit from the activities under this project. |
| Location Description | Activities under this project will take place county-wide. |
### Annual Action Plan 2021

<table>
<thead>
<tr>
<th>Planned Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Church Housing Group Pikeland Commons</td>
<td></td>
</tr>
<tr>
<td>• CYWA Rehabilitation of Rental Housing</td>
<td></td>
</tr>
<tr>
<td>• Housing Partnership of Chester County First Time Homebuyer Program</td>
<td></td>
</tr>
<tr>
<td>• MBID of Delaware (Ingerman Group) Willows at Valley Run</td>
<td></td>
</tr>
<tr>
<td>• PETRA Community Housing Community Housing Development Organization (CHDO) Administration</td>
<td></td>
</tr>
<tr>
<td>• CHDO Affordable Housing Development - Activity TBD (set-aside amount is $164,922.5)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5</th>
<th>Project Name</th>
<th>Community Revitalization (2021)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>County-wide Low Mod Block Group</td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Support Public Facilities and Infrastructure</td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Public Infrastructure</td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $1,100,000</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>To undertake eligible community development efforts in Chester County, including community facilities and public works activities.</td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>12/31/2021</td>
</tr>
<tr>
<td></td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The Chester County Department of Community Development estimates that 3810 people will benefit from activities under this project.</td>
</tr>
<tr>
<td></td>
<td>Location Description</td>
<td>Activities under this project will take place in the Boroughs of Phoenixville and Avondale, and Valley Township.</td>
</tr>
</tbody>
</table>
|   | Planned Activities | • Borough of Phoenixville: Gay Street Streetscapes  
|   |   | • Valley Township: Wagontown Road Reconstruction  
|   |   | • The Stone Garage: Avondale Community and Youth Center  

<table>
<thead>
<tr>
<th>6</th>
<th>Project Name</th>
<th>HESG (2021)</th>
</tr>
</thead>
</table>
|   | Target Area  | Coatesville Neighborhood Revitalizing Strategy Area  
|   |   | Chester County  
|   |   | County-wide Low Mod Block Group |
|   | Goals Supported | Support Efforts to Prevent and End Homelessness  
|   |   | AFH: Coordination of providers |
| Needs Addressed       | Homeless Prevention  
|                      | Chronically Homeless  
|                      | Housing Stabilization Services  
|                      | AFH: Lack of housing with supportive services  
| Funding              | ESG: $263,102  
| Description          | Includes all federal Emergency Solutions Grant programming, including planning and administration.  
| Target Date          | 12/31/2021  
| Estimate the number and type of families that will benefit from the proposed activities | The Chester County Department of Community Development estimates that 100 people will directly benefit from the activities under this project.  
| Location Description | Activities under this project will take place county-wide.  
| Planned Activities   |  
|                      | • Community, Youth, and Women's Alliance Shelter and Case Management  
|                      | • Human Services, Inc. Support for Rapid Rehousing  
|                      | • DCD Coordinated Entry System Street Outreach  
|                      | • DCD Program Administration  

| 7 Project Name        | Planning and Administration (2021)  
| Target Area          | Chester County  
| Goals Supported      | Support Planning and Administration  
| Needs Addressed      | Planning and Administration  
| Funding              | CDBG: $526,263  
|                      | HOME: $109,948  
| Description          | To support 2021 planning and administration for the CDBG and HOME programs.  
| Target Date          | 12/31/2021  
| Estimate the number and type of families that will benefit from the proposed activities |  
| Location Description | Planning and administration activities will be undertaken on behalf of residents county-wide.  

Annual Action Plan  
2021
<table>
<thead>
<tr>
<th>Planned Activities</th>
<th>Support planning and administration associated with CDBG and HOME activities. Emergency Solutions Grant planning and administration is included in HESG 2021.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>HOME-ARP (2021)</td>
</tr>
<tr>
<td>Target Area</td>
<td>Chester County</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Support Efforts to Prevent and End Homelessness</td>
</tr>
<tr>
<td></td>
<td>Support Vital Public Service Activities (AFH #7)</td>
</tr>
<tr>
<td></td>
<td>Support Planning and Administration</td>
</tr>
<tr>
<td></td>
<td>AFH: Integrate housing efforts</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Homeless Prevention</td>
</tr>
<tr>
<td></td>
<td>Chronically Homeless</td>
</tr>
<tr>
<td></td>
<td>Housing Stabilization Services</td>
</tr>
<tr>
<td></td>
<td>Planning and Administration</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $3,984,864</td>
</tr>
<tr>
<td>Description</td>
<td>Use of HOME American Rescue Plan (HOME-ARP) funding allocation.</td>
</tr>
<tr>
<td>Target Date</td>
<td>9/30/2030</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Refer to attached HOME-ARP allocation plan for additional detail.</td>
</tr>
<tr>
<td>Location Description</td>
<td>TBD</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Refer to attached HOME-ARP allocation plan for additional detail.</td>
</tr>
</tbody>
</table>
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 2021 Action plan activities provide services to income-eligible persons throughout Chester County. Geographically, activities planned for 2021 funding cover a very 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 2018 funding decisions to allocate resources in proximity to these areas of greatest need.

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>29</td>
</tr>
<tr>
<td>Chester County</td>
<td>60</td>
</tr>
<tr>
<td>County-wide Low Mod Block Group</td>
<td>11</td>
</tr>
<tr>
<td>Slum/Blight</td>
<td></td>
</tr>
</tbody>
</table>

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Comprised of 759 square miles, Chester County in a suburban setting, Chester County has a median household income of $102,016 (2019 American Community Survey 1-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 2021, the majority of funding awards will serve the entire county area. Many of these county-wide programs serve citizens of the Coatesville Neighborhood Revitalization Strategy area (NRSA), including
the Housing Partnership of Chester County’s first time homebuyer and rehabilitation programs.

Activities within the Coatesville NRSA include:

- CYWA Rehabilitation of Residential Housing
- CYWA Shelter and Case Management

Activities located within Low/Mod Areas include:

- Borough of Phoenixville Gay Street Streetscapes
- Valley Township Wagontown Road Reconstruction

The Chester County Department of Community Development also funds providers operating in the NRSA with Community Service Block Grant funds. These programs provide homeless services, case management, and income tax assistance.
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

<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

Construction on Church Housing's Melton Center Apartments (51 general occupancy units in West Chester) should be completed in 2021. DVDC's Red Clay Manor (61 senior units) will be completed in 2022. Other affordable housing awards include Pennrose Liberty House (50 units) and Hankin Group's Phoenixville Senior Housing (50 units for individuals 62+). Awards for 2021 include: Ingerman Group's Willows at Valley Run (60 general occupancy units) in Caln Township and Church Housing's Pikeland Commons (48 general occupancy units) in East Pikeland Township.

In December 2020, Community Basics notified DCD that it would not submit a third application for low income housing tax credit funding for its Aston Parke Apartments (57 units for individuals 55+) proposal. This activity was originally included in DCD's 2019 Action Plan.
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 1,800 Housing Choice Vouchers. The Director of the Chester County Department of Community Development (DCD) was reappointed to the Board of Commissioners 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 2021 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 2021:

- Maple, Spruce and Locust Courts (only family site), West Chester – major renovation of townhouses as they become vacant; new windows for Locust Court has been completed.
- For all elderly/disabled sites, replace all outside entrance fire doors.
- King Terrace apartments – purchase and installation of uniform air conditioners for each unit (to replace tenant supplied units).
- Oxford Terrace - new trash compactor, roof and gutter replacement, new windows
- Roof and gutter replacement at Maple/Locust Court and Church towers.
- Replacement of all canopies at Locust Court

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. One of the Resident Councils has filed to become a 501(c)3. 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. The Family Self-Sufficiency Program has 75 participants and will continue to work with participants who are interested in homeownership to connect them to resources.

Additionally, HACC has created and will continue to expand its Supportive Services and Special Programs
Division. In 2020 HACC was awarded a grant from HUD for the Resident Opportunities and Self-Sufficiency Program (ROSS) which provides services to each public housing site.

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

N/A

Discussion

In 2021, 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 $16.6 million in HUD funding for 2021, 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 an additional 60 Mainstream Vouchers with funding that begins November 1, 2021.

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 Chester County’s standardized homelessness assessment.
**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 2021, 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).

DCD also received more than $34 million of Emergency Rental Assistance Program funds from the U.S. Treasury and PA Department of Human Services. Through existing system partnerships, DCD is working with several providers to effectively deploy these funds to households in need of rental and utility assistance to reduce the risk of homelessness. DCD and its providers will continue to comply with all applicable guidelines and its established Duplication of Benefits procedure.

**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 2021:

- DCD will fund the United Way of Chester County to serve as the provider for Chester County’s Coordinated Entry System Call Center;
- 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 for 305 persons;

**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 100 households;
- 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

Leveraging additional funding sources, the Chester County Department of Community Development contracts for the provision of the following programs to offer enhanced services to homeless individuals and families:

- Housing Stability Case Management, assisting formerly homeless individuals and families in obtaining the supports they need to maintain permanent housing
- Targeted Population Coordinator, focusing services on the chronically homeless and other specifically barrired populations

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 2021:

- 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 using a Housing First philosophy. This initiative will begin transitioning to become known as the Chester County Partnership to End Homelessness in 2021. 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.
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 2019 American Community Survey (ACS) 1-year Estimates, the median value of a home in Chester County is $379,300, which is significantly higher than the median value for Pennsylvania. 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. The ACS also reports that nearly half of the County's renters are cost burdened, as evidenced by the 41.3% of residents that 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. The Coordinated Entry System, which was revamped in 2020, helps to prevent, divert, and rapidly re-house those experiencing homelessness. These programs operate 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 2021:

- 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 requires 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 landlord workshops.

Discussion:

Efforts continue to strive toward providing more affordable housing across Chester County. By working with organizations, such as HACC, the Planning Commission, developers, and community housing development organizations (CHDOs), DCD can address the barriers to affordable housing on multiple levels by building effective partnerships to maximize resources and increase public awareness.

In addition to providing a link to pahousingsearch.com on its website, DCD also posts quarterly inventory updates to all affordable housing developments that it has funded. DCD also publishes e-newsletters at the request of housing properties with vacancies, as well as when new properties are completed and begin the lease-up process.

A copy of the Action Plan from the Chester County Assessment of Fair Housing, 2018-2022 is attached. The Action Plan will assist Chester County in its efforts to affirmatively further fair housing.
Introduction:

The Housing Authority of Chester County (HACC) and Chester County have organized a Landlord Forum the past ten 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.

Actions planned to address obstacles to meeting underserved needs

The following activities will be funded in 2021 to address obstacles to meeting underserved needs:

- 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.
- Open Hearth, Inc. will continue its Goal Achievement Program, Family Savings Partner Program, Financial Insight Resource Management (GAP/FSP/FIRM) to assist consumers with financial literacy and self sufficiency. It will also staff a Targeted Population Coordinator to serve the chronically homeless.
- Oxford Area Neighborhood Services Center will receive funding for a Housing Resource Coordinator to increase integration of services in southern Chester County.

Funded through non-entitlement funding sources:

- Chester County OIC: Nurse Aide training program
- Domestic Violence Shelter of Chester County: Emergency Shelter
- Good Samaritan Services: Emergency Shelter
- Housing Authority of Chester County: Housing Locator
- Human Services, Inc.'s SOAR program (SSI/SSD Outreach, Access, and Recovery) assists those needing documentation and applying for benefits
- Life Transforming Ministries: Volunteer Income Tax Assistance (VITA)
- North Star of Chester county: Rental Assistance and Case Management
- PA Home of the Sparrow: Shared Housing Program
- W.C. Atkinson: Shelter for Homeless Men

To serve those with disabilities, DCD funds a variety of activities through non-entitlement funding.
Handi-Crafters will receive 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.

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 2021, the Housing Equality Center of PA (HECP) 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. HECP will also continue to participate in the Landlord Forum, educating landlords on Fair Housing Act. HECP 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. HECP brochures and educational materials will be provided to the 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.

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 2021).

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 (2021) 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 2021 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 2021, 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 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, the Chester County Parntership to End Homelessness, focuses on the
implementation of its 18 month operational plan focusing on post-COVID response and strengthening system resiliency. 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 2021, 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 2021 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 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 2021 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 2021 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 will continue 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 uses a two year entitlement application competition 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.

On April 13, 2020, DCD published a public notice in the Chester County Daily Local News 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 5 and 6, 2020 for the following applications 1) Community Services, 2) Public Works, 3) Housing Solutions for Individuals and Families Experiencing Homelessness and 4) Housing, Economic Development, and Community Construction.

Chester County DCD determines its own locally calculated 95% homeownership limits in compliance with 24 CFR 92.254(a)(2)(iii). DCD provided housing data from the Chester County Assessment Office using the date range of 1/1/2020 through 8/1/2020 for Chester County single family properties. HUD approved the Program Year 2021 95% value limit of $342,000 on October 9, 2020.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
3. The amount of surplus funds from urban renewal settlements 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0
5. The amount of income from float-funded activities 0

**Total Program Income:** 0

**Other CDBG Requirements**

1. The amount of urgent need activities 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 95.00%

**HOME Investment Partnership Program (HOME)**

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The 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:

• Require annual copies of financial statements / audits from HOME recipients to monitor funding levels and cash flow;
• Require quarterly reports (CPQR’s) from HOME rental properties to monitor vacancy status and wait list status;
• Require annual updated Insurance Certificates that additionally lists DCD as insured to confirm property insurance coverage;
• Conduct annual property inspections / file monitoring for each HOME funded rental property per CFR 92.252 and 92.504(d), which includes obtaining a current Rent Roll from each property to confirm rent payments, utility payments and vacancy status;
• Provide updated HOME rent, income and utility allowances to all properties in a timely fashion.

If DCD identifies any problems or discrepancies with the HOME property, DCD will take the following actions including:

• More frequent reporting and monitoring;
• Provide technical assistance;
• Assist in identifying additional non-federal funding or obtain an appropriate owner with greater capacity.

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

See Written Standards for Providing ESG Assistance attachment.

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

Chester County has had a coordinated entry system in place since July 1, 2013. In December 2019, a revamped coordinated entry system with separate call center and street outreach services began in order to more effectively serve those in need across the county's large geographic scope. The United Way of Chester County's 2-1-1 will provide call center services and Chester County Department of Community Development's newly created Street Outreach team will provide direct services to unsheltered individuals and families. Street Outreach services include homeless verification, engagement, diversion, prioritization, intake, and referral.

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 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 18 month operational plan focusing on post-COVID response and strengthening system resiliency. The Governance Board serves as the principle body to
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.
HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
  - Engage in consultation with at least the required organizations;
  - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
  - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
  - Affirmatively Further Fair Housing;
  - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
  - Anti-Lobbying;
  - Authority of Jurisdiction;
  - Section 3; and,
  - HOME-ARP specific certification.

Participating Jurisdiction: Chester County, PA

Date: 2/1/2020

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:
The Chester County Department of Community Development (DCD) invited 19 stakeholders from various community organizations to provide feedback on local gaps and needs that could be served by the HOME-ARP funding, as well as to assist in prioritizing the eligible activities. A survey was sent out via e-mail on October 6, 2021, to acquire written feedback and respondents...
were invited to participate in a round table discussion, held on October 20, 2021 via Zoom. Nine invitees responded to provide feedback on HOME-ARP needs and prioritization.

List the organizations consulted, and summarize the feedback received from these entities.

<table>
<thead>
<tr>
<th>Agency/Org Consulted</th>
<th>Type of Agency/Org</th>
<th>Method of Consultation</th>
<th>Feedback</th>
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<tr>
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<td>Type of Agency/Org</td>
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<td>See attached for a listing of all organizations consulted and summary of all feedback received.</td>
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<td>Feedback.</td>
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<td>See Attached for complete listing</td>
<td>Type of Agency/Org</td>
<td>Method of Consultation</td>
<td>Feedback.</td>
</tr>
</tbody>
</table>

If additional space is needed, insert image of table here:

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable
notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- Public comment period: start date - 1/3/2022 end date - 2/1/2022
- Public hearing: 1/5/2022

The January 5, 2022 public hearing included four staff members and three members of the public. The attendance list is attached, along with any questions and answers during the session.

Describe any efforts to broaden public participation:

The public hearing for the HOME-ARP Allocation Plan was combined with the public hearings for a Public Services Related to COVID-19 (CARES) Amendment, a 2021 Action Plan Amendment, and the 2022 Action Plan in order to maximize public participation and engagement.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

No comments regarding HOME-ARP were received.

Summarize any comments or recommendations not accepted and state the reasons why:

No comments were rejected.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.
The PJ may use the optional tables provided below and/or attach additional data tables to this template.
### OPTIONAL Homeless Needs Inventory and Gap Analysis Table

<table>
<thead>
<tr>
<th></th>
<th>Current Inventory</th>
<th>Homeless Population</th>
<th>Gap Analysis</th>
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<td>71</td>
</tr>
<tr>
<td>Transitional</td>
<td>37</td>
<td>N/A</td>
<td>140</td>
</tr>
<tr>
<td>Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permanent</td>
<td>68</td>
<td>N/A</td>
<td>165</td>
</tr>
<tr>
<td>Supportive</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing</td>
<td>Other Permanent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing</td>
<td>Sheltered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeless</td>
<td>42</td>
<td>185</td>
<td>124</td>
</tr>
<tr>
<td>Unsheltered</td>
<td>2</td>
<td>23</td>
<td>4</td>
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<tr>
<td>Homeless</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Gap</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Suggested Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

### OPTIONAL Housing Needs Inventory and Gap Analysis Table

<table>
<thead>
<tr>
<th></th>
<th>Non-Homeless</th>
<th>Level of Need</th>
<th>Gap Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Inventory</td>
<td># of Units</td>
<td># of Households</td>
</tr>
<tr>
<td></td>
<td>Total Rental Units</td>
<td>47,211</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rental Units</td>
<td>1,974</td>
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</tr>
<tr>
<td></td>
<td>Affordable to HH at 30% AMI</td>
<td>At-Risk of Homelessness</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rental Units</td>
<td>5,660</td>
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<tr>
<td></td>
<td>Affordable to HH at 50% AMI</td>
<td>Other Populations</td>
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<tr>
<td></td>
<td></td>
<td>0%-30% AMI Renter HH w/ 1 or more severe housing problems</td>
<td>At-Risk of Homelessness</td>
</tr>
<tr>
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<td></td>
<td>30%-50% AMI Renter HH w/ 1 or more severe housing problems</td>
<td>Other Populations</td>
</tr>
<tr>
<td></td>
<td>Current Gaps</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Suggested Data Sources:** 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)
**Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:**

Note that the tables above utilize a comparison between beds and households without counting the number of individuals in need of a bed. For example, a homeless family may need several beds. There have been documented instances in which homeless families required multiple hotel rooms because there were too many household members to fit in a standard hotel room. Similarly, there are documented homeless adult only households that need more than one bed.

Completing the Homeless Needs Inventory and Gap Analysis Table does not reflect the fact that Chester County’s emergency shelters have not operated at full capacity since March 2020. DCD has allocated significant funding to enter into purchase order agreements with local hotel stays to accommodate the need for alternative non-congregate shelter space. The lack of non-congregate emergency shelter units is not illustrated in the table above. Adding non-congregate units, particularly for vulnerable adults, will alleviate the burden on hotel stays and is a priority for the Chester County Continuum of Care and the Chester County Partnership to End Homelessness Governance Board.

### Homeless:

#### NUMBER OF PERSONS BASED ON SEX

- **Adult Male**: 38%
- **Adult Female**: 13%
- **Child Male**: 17%
- **Child Female**: 30%
- **Transgender**: 6%
- **Gender non-binary**: 5%

#### NUMBER OF PERSONS BASED ON RACE/ETHNICITY

- **White**: 45%
- **Black/African American**: 32%
- **Hispanic**: 15%
- **Multiple**: 7%
- **Other**: 1%

In 2021, there were 523 individuals (227 households) in Chester County experiencing homelessness and temporarily residing in some type of emergency shelter.

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Single Individuals</td>
<td>192 persons, 185 Households</td>
</tr>
<tr>
<td>Total Families with Children Under 18</td>
<td>135 persons, 42 Households</td>
</tr>
<tr>
<td>Persons with serious Mental Illness</td>
<td>36 Adults</td>
</tr>
<tr>
<td>Persons with Chronic Substance Use</td>
<td>13 Adults</td>
</tr>
<tr>
<td>Unduplicated persons with disabilities</td>
<td>116</td>
</tr>
<tr>
<td>Parenting Youth 18-24</td>
<td>7 Households, 16 persons</td>
</tr>
<tr>
<td>Chronic Individuals</td>
<td>17</td>
</tr>
<tr>
<td>Victims of Domestic Violence</td>
<td>7 Adults</td>
</tr>
</tbody>
</table>

Overcrowded and severely overcrowded
- 0-30% AMI: 313 rental households
- 31-50% AMI: 301 rental households

Cost Burden
- 0-30% AMI, renter experiencing severe cost burden: 5,216
- 31-50% AMI, renter experiencing severe cost burden: 3,079

Data gathered from: 2009-2013 CHAS, as presented in 2018-2022 Consolidated Plan; Chester County HMIS

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- Sheltered and unsheltered homeless populations;
- Those currently housed populations at risk of homelessness;
- Other families requiring services or housing assistance or to prevent homelessness; and,
- Those at greatest risk of housing instability or in unstable housing situations:
Chester County has a population of 524,989 citizens, many of whom have struggles related to poverty and high housing costs. An estimated 30,184 persons live below the poverty level in Chester County (U.S. Census, 2019 Small Area Income and Poverty Estimates (SAIPE). This is a significant increase for Chester County, as the 4.5% poverty rate in 2000 was much lower than the 5.9% reported in 2019 (SAIPE, 2000; SAIPE, 2019).

Chester County’s high housing costs and low vacancy rates make it extremely difficult for low-income residents to obtain stable housing even with full time employment. In Chester County, nearly half of renters in Chester County (41.3%) experience housing cost burden (2019 ACS). According to the National Low Income Housing Coalition’s “The Gap: A Shortage of Affordable Homes, 2021,” there are fewer than 39 affordable and available rental units for every 100 households below 30% of the median family income threshold in Pennsylvania. Though no specific data for Chester County was provided, homeless system and housing providers repeatedly encounter challenges in obtaining safe, decent, and affordable housing for consumers, especially those with extremely low income.

The living wage is the hourly rate that an individual must earn at 40 hours per week to meet basic living expenses. In Chester County, the living wage for an adult with one child is $30.34 (Poverty in America, Living Wage Calculator, 2021), while the minimum hourly wage in Pennsylvania is only $7.25. The National Low Income Housing Coalition’s “Out of Reach 2021” report shows that a person needs to earn $20.00 per hour to afford a one-bedroom apartment in Chester County without housing cost burden. Based on the County’s rental market, a person making minimum wage would have to work 110 hours a week to afford that one-bedroom apartment.

Self-sufficiency measures how much income a family of a certain composition in a given place needs to adequately meet their basic needs without assistance. Asset Limited, Income Constrained, Employed (ALICE) data from the United Way of Chester County provides a new way to understand the struggles of households who earn above the Federal Poverty Level, but still do not make enough to afford the basic needs. According to the Household Survival Budget, which reflects the minimum amount a household needs to live and work in Chester County, a single adult living in Chester County needs to make an hourly wage of $16.64 or $33,288 annually. A family of four (two adults and two children in daycare) would need to earn $96,324 annually or $48.16 hourly to afford its basic needs.

Chester County’s homeless crisis response system operates on a Housing First philosophy with the goal of quickly moving those experiencing homelessness into permanent housing. This has been made difficult because of COVID-19, as the number of people looking for shelter and rent assistance has increased. Currently, over two-thirds (68.5%) of all calls are related to shelters and rent assistance. Due to limited non-congregate shelter space, even if shelters were operating at full capacity, there would still not be enough available beds for residents in need.

Due to COVID, DCD completed its last Point in Time Count in January 2020.

In 2021 alone (January 1 through October 15, 2021), DCD has spent $445,108.96 for Chester County residents to remain stably housed since they were unable to stay in shelters due to

8
COVID restrictions and for households displaced by Hurricane Ida with no other housing options. These hotels continue to serve as a new form of emergency shelter during this time of unprecedented demand and lack of emergency beds. As of October 15, 2021, DCD’s Homeless Management Information System (HMIS) reported 78 households, consisting of 197 individuals, in a total of 82 hotel rooms throughout Chester County.

**Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:**

Chester County has a true lack of non-congregate shelter space for single adults, and has no non-congregate shelter space for single women. Families without children also lack shelter space of any kind. In 2020, 40 households, comprised of 83 adults without children, engaged with the Chester County homeless response system. In 2021, from January 1 through October 31, 29 households, comprised of 62 adults without children, engaged with the Chester County homeless response system. This is indicative of an unmet need for shelter space for families without children, which could be met with a non-congregate shelter.

The majority of adult shelter space is dormitory style for single adults, which has severely impacted shelter capacity in this period of social distancing. Pre-pandemic bed space was often sufficient to serve the needs of those verified to be experiencing homelessness, but would not be able to accommodate all of the qualifying populations under HOME-ARP. Additionally, the Chester County CoC is unsure if pre-pandemic shelter capacity levels will ever be returned to in existing congregate settings. Supportive services are readily available to those experiencing homelessness in Chester County, but those services can vary based on the shelter or community based organization an individual or family is working with. Consolidating many supportive services in a single non-congregate location would allow for more consistent and equitable access and strengthen Housing First efforts.

**Identify any gaps within the current shelter and housing inventory as well as the service delivery system:**

The largest gap identified over the past 18 months has been a lack of non-congregate shelter space for single adults and families without children. Due to social distancing needs, this population has been sheltered almost exclusively in hotels throughout the COVID-19 pandemic, and the existing dormitory style shelters have been unable to return to their pre-pandemic capacity.

In 2020, 40 households, comprised of 83 adults without children, engaged with the Chester County homeless response system. In 2021, from January 1 through October 31, 29 households, comprised of 62 adults without children, engaged with the Chester County homeless response system. This is indicative of an unmet need for shelter space for families without children, which could be met with a non-congregate shelter.
Additional gaps include an insufficient number of beds for women, access to consistent, equitable supportive services, and a lack of affordable housing stock, especially in areas of opportunity and places accessible via public transportation.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:
Chester County will not be including additional conditions in its definition of “other populations.”

Identify priority needs for qualifying populations:
The Chester County Partnership to End Homelessness, which resides administratively within DCD and facilitates an independent Governance Board, has identified the chronically homeless as a priority population across all funding streams and programming. This priority will be extended to programming and activities under HOME-ARP as well. In addition to the chronically homeless, priority populations under HOME-ARP will also include high-barrier eligible individuals and those within the qualifying populations exiting institutions.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:
DCD is proud of its robust HMIS data collection and analysis capabilities. This data, as well as stakeholder consultation and the experience and information gained over the last 18 months of case conferencing have informed the level of need presented in this plan.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:
The Chester County Department of Community Development utilizes annual and ad hoc Request for Proposal (RFP) cycles and has begun to gather applications that meet the needs and uses identified in this plan.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:
N/A

PJ's must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating
assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

<table>
<thead>
<tr>
<th>Use of HOME-ARP Funding</th>
<th>Funding Amount</th>
<th>Percent of the Grant</th>
<th>Statutory Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supportive Services</td>
<td>$ 199,243</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition and Development of Non-Congregate Shelters</td>
<td>$ 2,789,406</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>$ 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development of Affordable Rental Housing</td>
<td>$ 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Profit Operating</td>
<td>$ 199,243</td>
<td>5 %</td>
<td>5%</td>
</tr>
<tr>
<td>Non-Profit Capacity Building</td>
<td>$ 199,243</td>
<td>5 %</td>
<td>5%</td>
</tr>
<tr>
<td>Administration and Planning</td>
<td>$ 597,729</td>
<td>15 %</td>
<td>15%</td>
</tr>
<tr>
<td><strong>Total HOME ARP Allocation</strong></td>
<td><strong>$ 3,984,864</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Additional narrative, if applicable:
Enter narrative response here.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:
Chester County currently has a scattered site shelter system, with different organizations providing different services to different populations. The majority of shelters use a dormitory setting. These dormitory shelters have led to a largely increased dependency on hotel stays since the beginning of the COVID-19 pandemic. The need to diversify shelter options has caused supportive services staff from various community organizations to pull together through case conferencing to permanently house people more quickly. The changes due to these circumstances has led to a realization that a centralized, non-congregate shelter offering wrap-around McKinney-Vento eligible supportive services is a need in our community to increase the permanent housing success of those experiencing homelessness and ensure equitable access.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:
Chester County does not currently plan to produce any affordable rental housing with the HOME-ARP allocation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ’s priority needs:
N/A
Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

The Chester County Partnership to End Homelessness and its Governance Board, which reside administratively within DCD, have identified the chronically homeless as a priority population across all funding streams and programming. This priority will be extended to programming and activities under HOME-ARP as well. In 2020, 40 households, comprised of 83 adults without children, engaged with the Chester County homeless response system. In 2021, from January 1 through October 31, 29 households, comprised of 62 adults without children, engaged with the Chester County homeless response system. This is indicative of an unmet need for shelter space for families without children, which could be met with a non-congregate shelter.

In addition to the chronically homeless, priority populations under HOME-ARP will also include high-barrier eligible individuals and those within the qualifying populations exiting institutions.

Preference will be given to these individuals per an assessment at the time of intake through the 2-1-1 Coordinated Entry System, but will not prohibit others within the qualifying populations from accessing resources.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Information collected during coordinated entry 2-1-1 intake and street outreach engagement is utilized in prioritization. 75 chronically homeless individuals engaged with the Chester County homeless response system in 2020 and 50 chronically homeless individuals engaged in 2021 as of October 31.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

While preference will be given to the chronically homeless, high-barrier individuals, and those exiting institutions, this will not prohibit the other qualifying populations from accessing services. With the expansion of non-congregate shelter space and McKinney-Vento eligible supportive services the HOME-ARP funding will provide, no one in the qualifying populations is expected to be left out of the housing crisis response system in Chester County.
HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- **Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity**
  
  N/A

- **Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.**
  
  N/A

- **State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
  
  N/A, the intention is to focus on non-congregate shelter activities.

- **Specify the required compliance period, whether it is the minimum 15 years or longer.**
  
  N/A

- **State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**
  
  N/A

- **Other requirements in the PJ’s guidelines, if applicable:**
  
  N/A
<table>
<thead>
<tr>
<th>Email Address</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:dgravett@haccnet.org">dgravett@haccnet.org</a>;</td>
<td>Housing Authority of Chester County</td>
</tr>
<tr>
<td><a href="mailto:wentworth@equalhousing.org">wentworth@equalhousing.org</a>;</td>
<td>Housing Equality Center of PA</td>
</tr>
<tr>
<td><a href="mailto:dwideman-scott@dvccpa.org">dwideman-scott@dvccpa.org</a>;</td>
<td>Domestic Violence Center of Chester County</td>
</tr>
<tr>
<td><a href="mailto:rhenry@chesco.org">rhenry@chesco.org</a>;</td>
<td>Chester County Partnership to End Homelessness (CoC)</td>
</tr>
<tr>
<td><a href="mailto:dcolligan@chesco.org">dcolligan@chesco.org</a>;</td>
<td>Chester County CoC</td>
</tr>
<tr>
<td><a href="mailto:Ryan.McGoldrick@vmcenter.org">Ryan.McGoldrick@vmcenter.org</a>;</td>
<td>Veterans Affairs Supportive Services for Families</td>
</tr>
<tr>
<td><a href="mailto:leah@kacsonline.net">leah@kacsonline.net</a>;</td>
<td>Kennett Area Community Service</td>
</tr>
<tr>
<td><a href="mailto:nate@goodsamservices.org">nate@goodsamservices.org</a>;</td>
<td>Good Samaritan Services</td>
</tr>
<tr>
<td>c <a href="mailto:craig@chesco.org">craig@chesco.org</a>;</td>
<td>Chester County Department of Mental Health and Intellectual Disabilities</td>
</tr>
<tr>
<td><a href="mailto:j.lopez@friendsassoc.org">j.lopez@friendsassoc.org</a>;</td>
<td>Friends Association</td>
</tr>
<tr>
<td><a href="mailto:rmalone@chesco.org">rmalone@chesco.org</a>;</td>
<td>Chester County Department of Human Services</td>
</tr>
<tr>
<td><a href="mailto:smiller@uwchestercounty.org">smiller@uwchestercounty.org</a>;</td>
<td>United Way of Chester County</td>
</tr>
<tr>
<td><a href="mailto:kraggazino@openhearthinc.org">kraggazino@openhearthinc.org</a>;</td>
<td>Open Hearth</td>
</tr>
<tr>
<td>a <a href="mailto:roberts@chesco.org">roberts@chesco.org</a>;</td>
<td>Chester County Prison</td>
</tr>
<tr>
<td><a href="mailto:jason@capacityforchange.com">jason@capacityforchange.com</a>;</td>
<td>Capacity for Change</td>
</tr>
<tr>
<td><a href="mailto:gsuski@chesco.org">gsuski@chesco.org</a>;</td>
<td>Chester County CoC</td>
</tr>
<tr>
<td><a href="mailto:jajohnson@chesco.org">jajohnson@chesco.org</a>;</td>
<td>Chester County Department of Drug &amp; Alcohol</td>
</tr>
<tr>
<td>c <a href="mailto:scott@chesco.org">scott@chesco.org</a>;</td>
<td>Chester County Department of Youth &amp; Families</td>
</tr>
<tr>
<td>h <a href="mailto:carlson@chesco.org">carlson@chesco.org</a>;</td>
<td>Chester County Department of Aging</td>
</tr>
</tbody>
</table>
Good morning,

As part of the American Rescue Plan, the Chester County Department of Community Development is receiving specialized funding directly from the U.S. Department of Housing and Urban Development under what is known as the HOME-ARP program. The HOME-ARP program allows for activities in the following categories:

- Development of affordable rental housing
- Tenant-Based Rental Assistance
- Provision of supportive services
- Acquisition and development of non-congregate shelter

In order to make funding decisions with the greatest impact on the populations in Chester County most in need, we ask you to please assist us by completing this survey: [https://forms.gle/NSJk8Q714T3jn1b7A](https://forms.gle/NSJk8Q714T3jn1b7A). If you are unable to complete the survey, please designate one person from your organization to complete the survey by Friday October 15th.

In addition to the survey, we invite you to provide additional thoughts or feedback at an optional online session to be held on Wednesday October 20th at 3:00 p.m. using this link: [https://us02web.zoom.us/j/89649609678?pwd=SGVMK1FuU20wYWpSUUtzeFFGSGFvUT09](https://us02web.zoom.us/j/89649609678?pwd=SGVMK1FuU20wYWpSUUtzeFFGSGFvUT09). DCD also intends to host a public hearing regarding proposed use of HOME-ARP funds in November.

Please contact me at sbollig@chesco.org or Trish Hennessy (phennessy@chesco.org) if you have any questions regarding this request.

We thank you for your partnership and participation.

Shaun Bollig  
Planning Supervisor  
Chester County Department of Community Development  
601 Westtown Road, Suite 365  
West Chester, PA 19380  
E-mail: sbollig@chesco.org | Phone: (610) 344-6776  
He/Him
Good morning,

Please see the message below for opportunities to provide feedback on community needs for the HOME-ARP funding allocation that DCD received. We are accepting survey responses until Friday at 4pm and also hosting an online meeting next Wednesday October 20th at 3pm.

Thank you,

Shaun

From: Bollig, Shaun R. <sbollig@chesco.org>
Sent: Wednesday, October 6, 2021 8:48 AM
To: Bollig, Shaun R. <sbollig@chesco.org>
Cc: Colligan, Dolores S. <dcolligan@chesco.org>; Suski, Gene <gsuski@chesco.org>; Hennessy, Patricia W. <phennessy@chesco.org>
Subject: Consultation for HOME-ARP Funding Allocation

Good morning,

As part of the American Rescue Plan, the Chester County Department of Community Development is receiving specialized funding directly from the U.S. Department of Housing and Urban Development under what is known as the HOME-ARP program. The HOME-ARP program allows for activities in the following categories:

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Shaun Bollig  
Planning Supervisor  
Chester County Department of Community Development  
601 Westtown Road, Suite 365  
West Chester, PA 19380  
E-mail: sbollig@chesco.org | Phone: (610) 344-6776  
He/Him
HOME-ARP

Consultation and Feedback

October 20, 2021
Qualifying Populations

- Homeless
- At risk of homelessness
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Families requiring services or assistance to prevent homelessness
- Those at “greatest risk of housing instability”
Eligible Activities

• Affordable rental housing
• Tenant-Based Rental Assistance
• Provision of supportive services, homeless prevention services, and housing counseling
• Acquisition and development of non-congregate shelter
Prioritize how you think HOME-ARP funds should be used to benefit Chester County's homeless crisis response system:
Survey Responses: Unmet Needs

- More diversion services
- Affordable housing
- Independent living skills
- Daytime supports and services at shelters
- Legal assistance for evictions
- Reentry housing/shelter options
- Landlord education
Unmet Needs

- Housing
- Supportive Services
Survey Responses: Gaps in Service Delivery

- Services for those who don’t meet the definition of homelessness
- Affordable housing
- MH services not readily accessible
- General case management for those experiencing homelessness and for ERAP recipients
Survey Responses: Gaps in Shelter System

- Non-congregate and family shelter space
- Low barrier shelter beds
- Women’s shelter beds
- Shelter with pets
- Shelter for the reentry population
Discussion: Gaps

• What are the current gaps in Chester County’s service delivery system for the residents in the Qualifying Populations?
• What are the current gaps within Chester County’s shelter system?
• What are the current gaps within Chester County’s housing inventory?
Discussion

- Prioritization
- Other thoughts and ideas
HOME-ARP Consultation Feedback

Comment received 10/14/21 from Dale Gravett, Director of the Housing Authority of Chester County

“The Housing Authority would like to expand case management services for tenants and landlords to maintain housing stability and increase the chances of residents keeping their housing vouchers.”

Comment received from the Continuum of Care Lead

Since March 2020, the majority of the emergency shelters serving individuals in Chester County have reduced their total number of available beds in order to ensure social distancing as per the CDC Guidelines (note all but one of these shelters are congregate/barracks style facilities). Due to the current close quarters nature of the majority of the existing emergency shelters in Chester County serving single men and women, we often need to place persons experiencing homelessness in hotel/motel rooms if they have a medical issue and/or mental health issues that preclude them from staying in a congregate setting. In addition, there is only one emergency shelter that serves single women in Chester County. Women who are experiencing homeless that barred from that shelter and/or unable to stay in a congregate setting are left with limited options. We believe that the creation of non-congregate shelter offers an essential level of privacy, dignity, and safety to individuals experiencing homelessness.

Comments received via stakeholder consultation survey

Q: Describe the unmet housing and service needs of vulnerable residents in Chester County, including 1) sheltered and unsheltered homeless populations; 2) currently housed populations at risk of homelessness; 3) Households requiring services or housing assistance to prevent homelessness; 4) Those at greatest risk of housing instability or in unstable housing situations.

- I think more diversion services are needed for people who are unstably housed but not homeless.
- There is a lack of affordable housing in Chester County that can be found to meet HUD voucher guidelines or allow families to afford their own rent each month. Without the above, families become homeless or double up or live in unsafe conditions allowed by certain landlords. Households also need help in developing the skills to live independently including budgeting, household management, handling issues with landlords, etc.
- Robust social services/support for folks in shelter (including during the day). Mental health support onsite and at the “Street Outreach hotel” (assuming S.O. will continue to provide hotels).
- Eviction prevention directed toward courts/landlords instead of just tenants. Perhaps require mediation before a landlord files. Provide legal representation for everyone with an eviction hearing.
• More support for folks with vouchers. Perhaps a Housing Stability/home visiting program for voucher holders.

• Emergency temporary housing for families, transitional housing, reentry (from incarceration) housing, case management for individuals with co-occurring disorders and housing instability, mental health treatment, substance use treatment, trauma counseling, high quality early learning, childcare, transportation

• Sheltered and unsheltered homeless populations

• My work is with those who are reentering from prison, and I find that I cannot find housing plans for my reentrants because of barriers in place for those who have been incarcerated. I understand that HUD has very strict regulations, but these often prevent my clients from finding housing. Releasing to unstable circumstances greatly increases their risk of recidivism--especially for those who have mental health and/or substance use disorders.

• 1.) Appropriate shelter for those exiting inpatient settings with significant needs related to their mental or physical health that are beyond what our current shelter providers are willing/able to serve. A non-congregate shelter with on-site clinical staff, much like supportive housing. 2,3,4.) We need generalized Housing Stability Case Management - both for those who were experiencing homelessness and recently housed, and also for prevention of those who received ERAP funds.

• Landlord/property manager stigma against renting units to people with a public subsidy (vouchers, RRH, etc.). Root causes issues (global and not unique to Chester County) include poverty and systemic racism.

Q: What are the current gaps in Chester County's service delivery system for the residents in the categories referenced above?

• People are currently staying with friends or family and asked to leave. These people don't meet the definition of literal homelessness, so shelter isn't offered and probably isn't appropriate in most cases. We need to create better options for people in these situations.

• They are identified above. Shelter space is too limited but also not the optimal option for most persons experiencing homelessness. Use of hotel rooms has been helpful but also not optimal. Persons need the services to help them address their reasons for homelessness (ex. D&A, Mental Health, lack of home management or budgeting skills) but also there has to be more available affordable housing in Chester County.

• There is a shortage of non-congregate space and a shortage of family shelter space, especially shelters that can also accommodate families with fathers.

• Services are not easily accessible (there should be a MH clinic in every town), no case management for people with co-occurring disorders that are not SPMI, extremely long wait lists for treatment & head start (too few programs), overall lack of childcare, no trauma focused counseling, there is no reentry housing

• Non-Congregate Shelter

• It's well known that the number of people seeking affordable housing and available units do not add up. This is not the fault of those within the delivery system, but we can all feel the impact as
we try to rehouse someone. Not having an address can also prevent someone from securing employment or seeking MH services.

- Generalized case management for those experiencing homelessness that does not have any other strings attached to it (meaning, they don’t have to meet any other criteria other than experiencing homelessness). As stated above, Housing Stability Case Management for ALL households who received ERAP. Shelters should have clinical staff presence to feel more confident in taking some into shelter who have acute clinical mental or physical health needs.
- A shallow subsidy program for residents that either a) do not need case management services, b) already have a rental property/mortgage for whom a long-term rent subsidy would keep them housed, or c) people who exit RRH because of program eligibility restrictions.

Q: What are the current gaps within Chester County’s shelter system?

- Need more low barrier shelter and spaces for women.
- Families with children and pets.
- There is a shortage of non-congregate space and a shortage of family shelter space, especially for families with fathers. Other than hotels, there is no emergency housing option in southern Chester County.
- We have set up a system that requires literal homeless to access housing so we find many people experiencing homelessness to get their needs met. If we allowed access to vouchers, rapid re-housing, etc. prior to literal homelessness—we’d solve a majority of this problem.
- Beds for single women.
- There is a cyclical problem that a person needs a release date to be admitted to shelter, but the courts will not give a release date until we can give them an address. Another is, with my people who have severe mental illnesses, the shelter system is not sufficient to meet their needs, and this creates risk. This is a co-occurring problem with wait lists at the MH base service units, which could be used to offer support while they are in the transitional system.
- Shelter capacity has not increased with any significance since 2020. There need to be shelter beds available so that hotels are no longer an option for shelter except in rare circumstances (possibly for those with complex needs temporarily?). Shelters also continue to state that they are not staffed to take clients with complex needs (mental, physical, D&A) but continue to do nothing to move towards getting adequate staff in place to feel more capable of serving those experiencing homelessness.
- Lack of non-congregate shelter for families and especially single adults experiencing homelessness.

Q: What are the current gaps within Chester County’s housing inventory?

- We have a large deficit of affordable housing which leads to a lot of homelessness and creates lengthier experiences for people once they are homeless.
- Way too few places with affordable rent and landlords willing to work with programs or vouchers.
• There is a lack of naturally occurring affordable rental units of all sizes. There is a lack of landlords that will rent to people who are undocumented or from a mixed immigration status household.
• Too few affordable units.
• Beds for those that have disabilities and/or animals
• Affordability. There may be units available, but it is incredibly expensive to live in Chester County. Another barrier is background checks— even for MH supported units. I have had people barred from programs that would fit them perfectly due minor infractions on a background check. This is at the hands of the property owners, but it is a huge barrier to stability.
• What is reported during case conferencing is that there continue to be a lack of affordable rental units, particularly 1 and 2BR units. Landlords don't want to work with subsidy programs and have been increasing their rent costs significantly.
• Lack of affordable housing stock, especially 1-2 bedroom units.

Q: Please provide any additional feedback

• Affordable housing is necessary so that folks can get out of (or entirely avoid) the shelter system. I ranked tenant based rental assistance 4th because it seems like there is a lot of that available already.
• Housing will end homelessness—it should be a basic human right.
• A non-congregate shelter space would be a huge help in shortening the gap between homelessness and stability. It would provide the physical space needed to grow our shelter inventory while also providing a home for supportive services to aid in transition. Shelter is the immediate need.
• With the volume of vouchers available at this time and ERAP funds, tenant-based rental assistance seems like it should be the last priority right now.
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<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</td>
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<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>
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| Support homebuyer programs, including the use of housing choice vouchers to promote homeownership | Location and type of affordable housing; Availability of affordable units in range and sizes | Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Need; Public Housing | #1: Provide financial support for 50 first-time homebuyers in Chester County  
#2: Provide financial support for 20 (of the 50) first-time homebuyers in the City of Coatesville | 5 years  | Chester County          |
| Participate in Decade to Doorways’ Permanent Housing Action Team activities | 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 | Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Needs; Public Housing; Disability and Access | #1: Compile affordable housing landlord database  
#2: Research Healing Place best management practices and provide recommendations | 1 year   | Chester County          |
| Design, seek funding and implement a flexible subsidy system to create maximum housing options for placement of eligible low-income families | Location and type of affordable housing; Availability of affordable units in a range of sizes | Segregation; R/ECAP; Disparities in Access to Opportunities; Disproportionate Housing Need | Create a shallow subsidy system utilizing non-housing choice voucher funding | 2 years  | HACC                    |

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

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<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>
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<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>Chester County, HACC</td>
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<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, HACC</td>
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<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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*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*

*FINAL - Approved by HUD June 1, 2017*
### Goal #3: Expand transportation opportunities for residents with limited options

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<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>
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<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>
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<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>
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<tr>
<td>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</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</td>
<td>1 year</td>
<td>HACC</td>
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<td>#2: Create an educational brochure (to be distributed with re-certification packages) on homeownership and mobility opportunity programs</td>
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<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>
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<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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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><strong>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</strong></th>
<th><strong>Location and type of affordable housing; Availability of affordable units in a range of sizes</strong></th>
<th><strong>Segregation; R/ECAP, Disparities in Access to Opportunities; Public Housing</strong></th>
<th><strong>Develop Moving to Work Action Plan submission to HUD</strong></th>
<th>3 years</th>
<th><strong>HACC</strong></th>
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<tr>
<td><strong>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</strong></td>
<td><strong>Location and type of affordable housing; Impediments to mobility; Availability of affordable units in a range of sizes</strong></td>
<td><strong>Segregation; R/ECAP; Disparities in Access to Opportunities; Public Housing</strong></td>
<td><strong>#1: Create a comprehensive survey to assess housing needs and preferences among housing choice voucher holders</strong>&lt;br&gt;<strong>#2: Implement survey, and collect and analyze the results of the responses to inform future housing policies and programming</strong></td>
<td>1 year</td>
<td>2-3 years</td>
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<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>
<td>5 years</td>
<td>Chester County</td>
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| 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 |
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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 | 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 |
### Goal #7: Expand efforts to increase understanding of fair housing rights, responsibilities and affordable housing resources

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<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&lt;br&gt;#2: Publish 4 quarterly fair housing e-newsletters annually&lt;br&gt;#3: Distribute fair housing information at 15 public events annually</td>
<td>Ongoing through years 1-5</td>
<td>Chester County HACC</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>
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<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 HACC</td>
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<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&lt;br&gt;#2: Ensure recipients of affordable housing funding provide fair housing materials to residents</td>
<td>Ongoing through years 1-5</td>
<td>Chester County HACC</td>
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<tr>
<th>Chester County</th>
<th>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</th>
<th>Need for awareness among consumers, providers, municipalities and housing professionals for how and when to use fair housing supports</th>
<th>Fair Housing</th>
<th>Creation of model ordinance by the Chester County Planning Commission</th>
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<tr>
<td>Chester County</td>
<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>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>Fair Housing; Disability and Access</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>Chester County</td>
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<td>Chester County</td>
<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>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>Municipal compliance with fair housing laws for Vision Partnership partners</td>
<td>5 years</td>
<td>Chester County</td>
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<td>Chester County</td>
<td>Host Landlord Forum and include fair housing and source of income components for current and prospective housing choice voucher landlords</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>Host 2 Landlord Forms annually</td>
<td>Ongoing through years 1-5</td>
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<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</td>
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<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</td>
<td></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</td>
<td></td>
</tr>
</tbody>
</table>

FINAL - Approved by HUD June 1, 2017
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) 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
CHESCO DEPT OF COMMUNITY DEVELOPMENT
601 WESTTOWN RD, STE 365
WEST CHESTER, PA 19382
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

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 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):
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Daily Local News Digital 01/02/22

Sworn to the subscribed before me this 1/5/22.

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Acting in County of Montgomery

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PUBLIC NOTICE REVISED
2022 Action Plan
2021 Action Plan Amendment 1 & HOME-ARP Allocation Plan
CARES Act Amendment

The following, as required by the U.S. Department of Housing and Urban Development (HUD), are available for public review and comment during the dates indicated below: January 3, 2022 through February 1, 2022
Draft 2022 Action Plan
- 2021 Action Plan, Amendment 1, including HOME-ARP Allocation Plan January 5, 2022 through January 7, 2022
- Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Amendment

All documents are available for review on the Chester County Department of Community Development (DCD)'s website (www.chesco.org/ccddc) and with limited hard copies available upon request.

An online public hearing to solicit comments on the proposed Action Plan and Amendments will be held at 3:30 p.m. on Wednesday, January 5, 2022 via Zoom. Registration can be completed at: https://chesco.org.zoom.us/meeting/register/tJUrdceGugZMTGbnwvA-UQs5usULeonXJH034

The 2022 Action Plan represents year 5 of funding under the Chester County Consolidated Plan 2018-2022. The 2022 Action Plan focuses primarily on HUD entitlement programs administered by Chester County through DCD. The programs and projected amounts for 2022 are:
- Community Development Block Grant (CDBG): $2,631,316
- HOME Investment Partnerships: $1,099,485
- Emergency Solutions Grant (ESG): $2,217,571

The 2022 Action Plan also describes how the County plans to use Chester County Housing Trust Program (HTP) 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 2021 Action Plan. Public comment is requested. The proposed Amendment includes the following funding changes:
- Community Housing Development Organization (CHDO) set-aside in the amount of $16,523 in 2021 HOME funds for an activity to be determined.
- The Stone Garage will receive $100,000 in CDBG funds for the Avendale Garage & Community Youth Center.

Additionally, the 2021 Action Plan Amendment includes the HOME-ARP Allocation Plan, outlining the range of activities Chester County will undertake using its $3,984,864 allocation.

The Public Services Relating to COVID-19 Amendment to the 2020 Action Plan includes the following funding changes:
- Chester County HMIS Data Entry and Street Outreach will receive $170,489 in ESG-COVID funds.
- Phoenixville Area Community Services will receive $294,000 in CDBG-COVID funds for facility electric improvements.
- Phoenixville Area Senior Center will receive $225,000 in CDBG-COVID funds for HVAC improvements.
- $400,000 in ESG-COVID funds will be used for emergency hotel stays. Written comments will be accepted until the end of the respective public comment periods and should be addressed to Dolores S. Calligan, Acting Director, Department of Community Development, 601 Westtown Road, Suite 365, West Chester, PA 19380-0990 or emailed to cccddc@chesco.org.

Please contact DCD at 610-344-6900 or cccddc@chesco.org in advance of the hearing if you plan to attend and need 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 any auxiliary aid, service, or other accommodation to do so, please contact [redacted] to discuss how your needs may best be accommodated.

DLN 1/2: [redacted]
Public Notice:
Draft Plans Available for Comment
January 2022

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 dates indicated below:

- Draft 2022 Action Plan
- 2021 Action Plan - Amendment 1, including HOME-ARP Allocation Plan
  - Available for public comment through from January 3, 2022 through February 1, 2022
- Coronavirus Aid, Relief, and Economic Security (CARES) Act Amendment
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An online public hearing to solicit comments on the proposed Action Plan and Amendments will be held at 3:30 p.m. on Wednesday, January 5, 2022 via Zoom.

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

- Community Development Block Grant (CDBG): $2,631,316
- HOME Investment Partnerships: $1,099,485
- Emergency Solutions Grant (ESG): $220,571

The 2022 Action Plan also describes how the County plans to use Chester County Housing Trust Program (HTP) 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 2021 Action Plan. Public comment is requested. The proposed Amendment includes the following funding changes:

- Community Housing Development Organization (CHDO) set-aside in the amount of $164,923 in 2021 HOME funds for an activity to be determined.
- The Stone Garage will receive $100,000 in CDBG funds for the Avondale Garage & Community Youth Center.

Additionally, the 2021 Action Plan Amendment includes the HOME-ARP Allocation Plan, outlining the range of activities that DCD will undertake using its $3,984,864 American Rescue Plan funds from HUD.

The CARES Act Amendment to the 2020 Action Plan includes the following funding changes:
• Chester County HMIS Data Entry and Street Outreach will receive $170,489 in ESG-COVID funds.
• Phoenixville Area Community Services will receive $294,000 in CDBG-COVID funds for facility electric improvements.
• Phoenixville Area Senior Center will receive $225,000 in CDBG-COVID funds for HVAC improvements.
• $400,000 in ESG-COVID funds will be used for emergency hotel stays.

Written comments will be accepted until the end of the respective public comment periods and should be emailed to Dolores S. Colligan, Acting Director, at 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.

To apply for Chester County Emergency Rental Assistance Program, residents should call 211 and:

1. Press 2 for Homelessness and Housing Crisis
2. Press 2 for Chester County
3. Press 2 for Emergency Rental Assistance Program

Board of Commissioners

Marian D. Moskowitz, Chair
Josh Maxwell
Michelle Kichline
Public Hearing
January 5, 2022
CARES Act Amendment
2021 Action Plan – Amendment
HOME-ARP Allocation Plan
2022 Action Plan

Agenda
- Welcome & Introductions
- Public Services Related to COVID-19 Amendment
- 2021 Action Plan Amendment
- HOME-ARP Allocation Plan
- 2022 Action Plan
- Next Steps
- Questions/Comments

2018-2022 Consolidated Plan
- Guides programming through 2022
- Approved by HUD on 9/12/18
- Goals include supporting:
  - Affordable Housing Activities
  - Efforts to Prevent and End Homelessness
  - Vital Public Service Activities
  - Public Facility and Infrastructure Improvements
  - Economic Development

2018-2022 Consolidated Plan
- Priority Needs:
  - Chronically Homeless
  - Fair Housing
  - General Occupancy Rental Units
  - Homeless Prevention
  - Housing Stabilization Services
  - Promoting and Sustaining Homeownership
  - Public Facilities
  - Public Infrastructure
Social Equity Efforts

To enact fair and equitable provision, implementation, and impact of services, programs, and policies. This includes elimination of practices, attitudes, and cultural messages that reinforce disparate treatment by race, color, ethnicity, national origin, religion, ability, sex, gender, familial status, and age.

Amendment

**CARES ACT**

- Community Development Block Grant COVID funds (CDBG-CV): $4,145,498
- Emergency Solutions Grant COVID funds (ESG-CV): $2,984,950
- Community Services Block Grant COVID funds (CSBG-CV): $931,859

CARES Act Stimulus Funding Sources

- Provide support to Chester County’s non-profit organization community
- Emphasis on services related to the COVID-19 pandemic with maximum percentage of funds going directly to assist eligible low- to moderate-income Chester County residents in need
- Funds cannot duplicate existing benefits
New CARES Act Activities
• Chester County HMIS – Data Entry and Street Outreach: $170,489 ESG-CV
• Phoenixville Area Community Services – Facility Electric Improvements: $294,000 CDBG-CV
• Phoenixville Area Senior Center – HVAC Improvements: $225,000 CDBG-CV
• Emergency Hotel Stays: $400,000 ESG-CV

2021 Action Plan Amendment
• CHDO Set-Aside – Activity TBD: $164,923 HOME funds
• The Stone Garage – Avondale Garage & Community Youth Center: $100,000 CDBG
• Brandywine Valley Active Aging – Case Management: $42,000 HTP

2021 Action Plan Amendment
Includes HOME-ARP Allocation Plan for $3,984,864 in funding and adds a project for HOME-ARP activities.
Qualifying Populations

- Homeless
- At risk of homelessness
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Families requiring services or assistance to prevent homelessness
- Those at “greatest risk of housing instability”

Eligible Activities

- Affordable rental housing
- Tenant-Based Rental Assistance
- Provision of supportive services, homeless prevention services, and housing counseling
- Acquisition and development of non-congregate shelter

HOME-ARP Allocation Plan

Proposed use of HOME-ARP funds:

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Amount</th>
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<tr>
<td>Supportive services</td>
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<tr>
<td>Acquisition and development of non-congregate shelter (NCS)</td>
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<tr>
<td>NCS non-profit operating funds (5% maximum allowed by statute)</td>
<td>$199,243</td>
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<tr>
<td>NCS capacity building funds (15% maximum allowed by statute)</td>
<td>$199,243</td>
</tr>
<tr>
<td>Planning and administration (15% maximum allowed by statute)</td>
<td>$597,729</td>
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</tbody>
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2022 Action Plan

Expected Entitlement Amounts for 2022:

- Community Development Block Grant: $2,631,316
- HOME Investment Partnerships: $1,099,485
- Emergency Solutions Grant: $220,571

• Over 95% of the funds will be utilized to benefit low- and moderate-income county residents.

2022 Construction Activities

- Kennett Area Community Service
  - Food Distribution & Resource Center: $500,000
- City of Coatesville
  - Millview & Glencrest Road Stormwater Rehabilitation: $300,000 CDBG
- Valley Township
  - Bradley Avenue Bridge & Road Reconstruction: $400,000 CDBG

2022 Affordable Housing Activities

- Habitat for Humanity of Chester County: West Grove Infrastructure
  - $238,345 CDBG
- Delaware Valley Development Company: Villas at West Whiteland
  - 35 affordable rental units, 7 market rate units
  - $750,000 HOME
- CHDO Set-Aside (activity TBD)
  - $165,000 HOME
- Housing Partnership of Chester County
  - First Time Homebuyer Program: $50,000 HTP
  - Housing Rehabilitation Program: $81,203 HTP
2022 Housing Activities
Housing Trust Program

Provide Rehabilitation of Existing Homeowner Units
- Good Neighbors, Inc. – Home Repairs for Low Income Homeowners
- Good Works, Inc. – Repairing Inadequate and Unhealthy Houses for Low Income Residents
- Housing Partnership of Chester County – Senior Home Maintenance

2022 Public Service Activities

- Chester County OIC – Healthcare Occupations Pathway
- CYWA – Gateway Emergency Shelter
- Domestic Violence Center of Chester County – Emergency Shelter/Safe House
- Friends Association for Care & Protection of Children
  - Housing Stability Case Management
  - Eviction Prevention Court
- Good Samaritan Shelter – Emergency Shelter
- Handi-Crafters – Independent Living Solutions
- Housing Equality Center of PA – Fair Housing Activities
- Housing Partnership of Chester County – Credit Counseling Program

2022 Public Service Activities

- Human Services, Inc.
  - Emergency Rental Assistance
  - Rapid Rehousing Administration
  - SSI Outreach, Access, and Recovery (SOAR)
- Kennett Area Community Service
  - Homeless Prevention & Diversion
  - Permanent Housing Stability Case Management
- Legal Aid of Southeastern PA – Legal Assistance
- Life Transforming Ministries – Volunteer Income Tax Assistance
- Movement CDC – Coatesville Community Resource Navigation
- North Star of Chester County – Homeless Prevention
Coordinated Entry System

- **Call Center**
  - Staffed by PA 2-1-1 in partnership with the United Way of Chester County
  - Call 2-1-1
  - Available 24 hours a day, 7 days a week

- **Street Outreach Services**
  - Available 8am to 5pm, Monday through Friday
  - Will follow up within 24 hours on weekends and holidays
  - Verify street homelessness, provide referrals, and case management

Next Steps

- Digital versions posted at chesco.org/ccdcd
- Hard copies are available upon request
- Public comment period ends:
  - 2022 Action Plan: February 1, 2022
  - 2021 Action Plan with HOME-ARP: February 1, 2022
  - CARES Act Amendment: January 7, 2022
- Submission to HUD

Emergency Rent & Utility Assistance

Chester County Emergency Rent & Utility Assistance Program

Receive DCD and WDB Updates chesco.org/ccdcd
Follow DCD on Facebook
Questions & Comments

Please direct any written comments to:
ccdcd@chesco.org
Or
Dolores Colligan, Acting Director
Chester County Department of Community Development
601 Westtown Road, Suite 365
West Chester, PA 19380
Q: Is the Stone Garage activity listed on the 2021 Action Plan Amendment the same organization run by Kristen Proto?
A: Yes.

Q: Is the Tenant-Based Rental Assistance (TBRA) activity optional under HOME-ARP the same as the Emergency Rental Assistance Program (ERAP) currently in the county?
A: No. They are separate programs, and the TBRA activity has more restrictive programmatic requirements than ERAP funding. TBRA is not typically an activity Chester County pursues with HOME funds.

Q: When allocating funds for “affordable” units, does DCD have the authority to determine the rate? And are voucher holders eligible for those units?
A: Section 8 and Housing Choice Voucher holders are eligible for affordable units. There is an income threshold of no more than 60% Area Median Income for affordable rental units funded by the HOME Investment Partnerships Program, though some units are also set aside for as low as 20% Area Median Income. Current limits can be found here. The breakdown of units by income limits is detailed in a developer’s application to the Pennsylvania Housing Finance Agency (PHFA). Rent levels on these units are set by the US Department of Housing and Urban Development (HUD).

Q: Are income limits set by county, municipality, or zip code?
A: Income limits are set by Metropolitan Statistical Area. Chester County is part of the Philadelphia Metropolitan Statistical Area, which includes Southeast Pennsylvania, South Jersey, and the Wilmington, Delaware area.

Q: Is the Oxford Neighborhood Services activity included in the presentation the same activity listed in the 2022 Action Plan? The activity names are different.
A: DCD is funding Oxford Neighborhood Services to administer ERAP funds. Their 2022 activity will assist with programmatic support to provide eligible households with emergency rent and food assistance.

Q: Will a copy of the slides or recording of the presentation be made available?
A: The slides and the recording of the presentation will be posted on the DCD website immediately following the public hearing.
STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

The undersigned, being duly sworn the
he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in
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CHESCO DEPT OF COMMUNITY DEVELOPMENT
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Daily Local News 04/13/20
Daily Local News Digital 04/13/20

2021-2022 Entitlement Fund-
ing Request for Proposals
(RFP) Announcement
The Chester County Depart-
ment of Community Devel-
opment (CCD) is seeking pro-
posals from organizations for the following programs:
Community Services, Housing
and Community Construction,
and Public Works beginning
on January 1, 2021. This RFP
will be open from April 14,
2020 until Thursday, May 28,
2020 at 3:00 p.m. and can be
accessed through CCD’s web-
site: www.chesco.org/ccdcd.
Application workshops will
be held on a date and time to
be determined. Please check
www.chesco.org/ccdcd, sub-
crase to CCD's e-newsletter,
and follow CCD on Face-
book at www.facebook.com/
chesoccd for updates.

Chester County is an en-
titlement jurisdiction that
receives federal Com-
Country Development Fund-
Grant Block Grant, HOME
Invest-
mation Partnerships Program
(HOME), and Emergency Solu-
tions Grant (ESG) funding
from the U.S. Department of
Housing and Urban Devel-
opment. The County, through
CCD, is soliciting proposals
for activities that will utilize
federal entitlement funding,
as well as the County’s Hous-
ing Trust Program funding
and the federal Community
Services Block Grant funding,
for affordable housing, com-
community and economic devel-
ment, homeless assistance,
and other public services to
be carried out during the two
year period of 2021 and 2022.
CCD has updated its Citizen
Participation Plan. The up-
dated plan can be found at
https://www.chesco.org/
ccdcd. Comments on the
Citizen Participation Plan
updates can be submitted to
ccdcd@cheso.org and will
be accepted through May 15,
2020.

Please contact CCD at 610-
384-6900 or by emailing
ccdcd@cheso.org in ad-
ance if you are in need of an
interpreter, auxiliary aid, ser-
vice, or other accommodation
to do so, please contact CCD
to discuss how your needs
may best be accommodated.

Sworn to the subscribed before me this 4/27/2020.

Notary Public, State of Pennsylvania
Acting in County of Montgomery

Advertisement Information
Client Id: 945369 Ad Id: 1987892 PO: Sales Person: 018303
The Chester County Department of Community Development (DCD) is seeking proposals from organizations for the following programs:

- Community Services
- Housing Solutions for Individuals and Families Experiencing Homelessness
- Housing, Economic Development, and Community Construction
- Public Works

The requests for proposals (RFPs) will be open from April 14, 2020 until Thursday, May 28, 2020 at 3:00 p.m. and can be accessed
through DCD's [Apply for Grants page](#). Please monitor DCD updates for a separate RFP related to COVID-19 response efforts.

Application workshops will be held on a date and time to be determined. Please check [www.chesco.org/ccddcd](http://www.chesco.org/ccddcd), subscribe to DCD’s [e-newsletter](#), and follow DCD on [Facebook](#) for updates.

Chester County is an entitlement jurisdiction that receives federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding from the U.S. Department of Housing and Urban Development. The County, through DCD, is soliciting proposals for activities that will utilize federal entitlement funding, as well as the County’s Housing Trust Program funding and the federal Community Services Block Grant funding, for affordable housing, community and economic development, homeless assistance, and other public services to be carried out during the two year period of 2021 and 2022.

DCD also posted an updated draft of its [Citizen Participation Plan](#), which is available for comment through May 13, 2020. Please send any comments to cccddcd@chesco.org.

In need of a referral for accessing services or other resources in Chester County? Please call 2-1-1 for free, confidential assistance that is available 24/7.

| 211 Information | 211 Información en Español |

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**Board of Commissioners**

Marian D. Moskowitz, Chair
Josh Maxwell
Michelle Kichline
CHESCO DEPT OF COMMUNITY DEVELOPMENT
601 WESTTOWN RD, STE 365
WEST CHESTER, PA 19382
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

The undersigned, being duly sworn, is the principal clerk of Daily Local News, Daily Local News Digital, published in the English language for the dissemination of local 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 11/15/20
Daily Local News Digital 11/15/20

Sworn to the subscribed before me this 11/17/2020.

Notary Public, State of Pennsylvania
Acting in County of Montgomery

PUBLICATION

Notary Public Seal

MAUREEN SCHMIDT, Notary Public
Lansdale Borough, Montgomery County
By Commission Expires March 31, 2021

COMMONWEALTH OF PENNSYLVANIA

Notary Seal

MAUREEN SCHMIDT, Notary Public
Lansdale Borough, Montgomery County
By Commission Expires March 31, 2021

PUBLIC NOTICE

2021 Action Plan

The following, as required by law, is the Action Plan for the period of November 17, 2019 through December 31, 2021. A public hearing to solicit comments on the proposed Action Plan will be held at 9:30 a.m. on Wednesday, December 9, 2020 at the Commissioners Conference Room, 307 Derstine Avenue, Lansdale, PA 19446. Comments may be submitted to the Director of Community Development at the above address by December 23, 2020.

The 2021 Action Plan is available for review on the Chester County Department of Community Development website at: http://www.chestercounty.org/cd. The Acton Plan is also available for review at the offices of the Department of Community Development located at 307 Derstine Avenue, Lansdale, PA 19446.

The 2021 Action Plan is available for review at the offices of the Department of Community Development located at 307 Derstine Avenue, Lansdale, PA 19446.

This Action Plan also includes information for the Community Plan to update the Community Plan for the period of 2017-2022. The Plan includes activities that address affordable housing, homelessness, municipal infrastructure, and community development. The Plan is available for review at the above address.

A public hearing to solicit comments on the proposed Action Plan will be held at 9:30 a.m. on Wednesday, December 9, 2020 at the Commissioners Conference Room, 307 Derstine Avenue, Lansdale, PA 19446. Comments may be submitted to the Director of Community Development at the above address by December 23, 2020.

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The 2021 Action Plan is available for review on the Chester County Department of Community Development website at: http://www.chestercounty.org/cd. The Action Plan is also available for review at the offices of the Department of Community Development located at 307 Derstine Avenue, Lansdale, PA 19446.
PUBLIC NOTICE
2021 Action Plan

The following, as required by the U.S. Department of Housing and Urban Development (HUD), is available for public review and comment during the period of November 17, 2020 through December 15, 2020:

• Draft 2021 Action Plan

The document is available for review on the Chester County Department of Community Development (DCD)'s website (www.chesco.org/cccdc). For those who need assistance in accessing the document for review, please contact ccdc@chesco.org or 610-344-6900 and assistance will be provided on a case-by-case basis, due to COVID-19.

A public hearing to solicit comments on the proposed Action Plan will be held at 3:30 p.m. on Wednesday, December 16, 2020 via zoom. Please email ccdc@chesco.org for registration information.

The 2021 Action Plan represents year 4 of funding under the Chester County Consolidated Plan 2018-2022. The 2021 Action Plan focuses primarily on the following three HUD entitlement programs administered by Chester County through DCD. The programs and projected amounts for 2021 are:

• Community Development Block Grant (CDBG): $2,586,345
• HOME Investment Partnerships: $1,135,474
• Emergency Solutions Grant (ESG): $221,642

The 2021 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.

Written comments will be accepted until December 16, 2020 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 ccdc@chesco.org. Please contact DCD at 610-344-6900 or ccdc@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.

DLN 11/15; 11
The Chester County Department of Community Development’s Draft 2021 Action Plan is available for public review and comment during the period of November 17, 2020 through December 16, 2020. For those who need assistance in accessing the document for review, please contact ccdcd@chesco.org or 610-344-6900 and assistance will be provided on a case-by-case basis, due to COVID-19.

A public hearing to solicit comments on the proposed Action Plan
will be held at 3:30 p.m. on Wednesday, December 16, 2020 via ZOOM. Please click here for registration information.

The 2021 Action Plan focuses primarily on the following three HUD entitlement programs administered by Chester County through DCD. The programs and projected amounts for 2021 are:

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In need of a referral for accessing services or other resources in Chester County? Please call 2-1-1 for free, confidential assistance that is available 24/7.

Board of Commissioners

Marian D. Moskowitz, Chair
Josh Maxwell
Public Hearing
December 16, 2020
Public Services Related to COVID-19 – Amendment 2
2021 Action Plan
Agenda

- Welcome & Introductions
- Public Services Related to COVID-19, Amendment 2
- 2021 Action Plan
- Next Steps
- Questions/Comments
2018-2022 Consolidated Plan

• Guides programming through 2022
• Approved by HUD on 9/12/18
• Goals include supporting:
  – Affordable Housing Activities
  – Efforts to Prevent and End Homelessness
  – Vital Public Service Activities
  – Public Facility and Infrastructure Improvements
  – Economic Development
2018-2022 Consolidated Plan

- Priority Needs:
  - Chronically Homeless
  - Fair Housing
  - General Occupancy Rental Units
  - Homeless Prevention
  - Housing Stabilization Services
  - Promoting and Sustaining Homeownership
  - Public Facilities
  - Public Infrastructure
Neighborhood Revitalization Strategy
Area: City of Coatesville

• Goals
  – Facilitate growth
  – Support long-term development
  – Resident financial stability & socioeconomic growth

• Leverage current construction and workforce activities

• Connection with Wells Fargo revitalization grant funding
Neighborhood Revitalization Strategy
Area: City of Coatesville

- Recent Investments in Coatesville
  - 1st Avenue Realignment
  - 3rd Avenue Streetscape
  - Train Station Improvements & Parking Garage
  - Coatesville Area Public Library Renovations
  - Housing Partnership of Chester County First Time Homebuyer Program/Homeownership Initiative
  - Chester County OIC Building Acquisition and Renovations
  - Habitat for Humanity property acquisition for future homeownership opportunities
Social Equity Efforts

To enact fair and equitable provision, implementation, and impact of services, programs, and policies. This includes elimination of practices, attitudes, and cultural messages that reinforce disparate treatment by race, color, ethnicity, national origin, religion, ability, sex, gender, familial status, and age.
Amendment 2

PUBLIC SERVICES RELATED TO COVID-19
CARES Act Stimulus Funding Sources

- Community Development Block Grant COVID funds (CDBG-CV): $4,145,498
- Emergency Solutions Grant COVID funds (ESG-CV): $2,984,950
- Community Services Block Grant COVID funds (CSBG-CV): $931,859
COVID-19 Application

• Provide support to Chester County’s non-profit organization community
• Emphasis on services related to the COVID-19 pandemic with *maximum percentage* of funds going directly to assist eligible low- to moderate-income Chester County residents in need
• Funds cannot duplicate existing benefits
CARES Act Activities

- CCCIMS – Lead Operations and Database Enhancements: $249,442 ESG-CV
- Community Volunteers in Medicine – Provision of Free Healthcare During COVID-19 Crisis: $50,000 CDBG-CV
- Community, Youth, & Women’s Alliance – COVID-19 Non-congregate Family Shelter Expansion: $158,475 CDBG-CV

(Continued on next page)
CARES Act Activities

- Kennett Area Community Service – COVID-19 Housing Assistance Program: $60,000 CDBG-CV
- Movement CDC – Coatesville Community Resource Navigation: $50,000 CDBG-CV
- Open Hearth Inc. – Coronavirus HVAC Safety Compliance: $74,750 CDBG-CV
- WC Atkinson – Men’s Shelter COVID-19 Recovery, Phase 2: $50,000 CSBG-CV
2021 ACTION PLAN
2021 Action Plan

Expected Entitlement Amounts for 2021:

- Community Development Block Grant: $2,585,950
- HOME Investment Partnerships: $1,135,246
- Emergency Solutions Grant: $221,642

• Over 95% of the funds will be utilized to benefit low-and moderate-income county residents.
2021 Construction Activities

• CYWA
  – Residential Housing Rehabilitation: $150,000 CDBG
• Friends Association for Care & Protection of Children
  – Trauma-Informed Family Shelter Renovation: $400,000 CDBG
2021 Public Works Activities

- Borough of Phoenixville
  - Gay Street Streetscapes: $500,000 CDBG
- Valley Township
  - Wagontown Road Reconstruction: $500,000 CDBG
2021 Affordable Housing Activities

- Church Housing Corp. – Pikeland Commons
  - $480,000 HOME
- MBID of Delaware (Ingerman) – Willows at Valley Run
  - $800,000 HOME
- Housing Partnership of Chester County
  - First Time Homebuyer Program
  - Housing Rehabilitation Program
2021 Housing Activities
Housing Trust Program

Provide Rehabilitation of Existing Homeowner Units
- Good Neighbors, Inc. – Home Repairs for Low Income Homeowners
- Good Works, Inc. – Repairing Inadequate and Unhealthy Houses for Low Income Residents
- Housing Partnership of Chester County – Senior Home Maintenance
2021 Public Service Activities

• CYWA – Gateway Emergency Shelter
• Housing Equality Center of PA – Fair Housing Activities
• Housing Partnership of Chester County – Credit Counseling Program
• Human Services, Inc. – Rapid Rehousing Administration
• Kennett Area Community Service – Homeless Prevention & Diversion
• Legal Aid of Southeastern PA – Legal Assistance
2021 Public Service Activities

- Open Hearth, Inc. – Goal Achievement Program / Financial Savings Partner Program / Financial Insight and Resource Management (GAP/FSP/FIRM)
- Oxford Area Neighborhood Services Center – Emergency Rental/Utility Assistance & Food Distribution
- Safe Harbor of Chester County – Emergency Shelter & Case Management Services
- United Way of Chester County – Coordinated Entry System Call Center
Coordinated Entry System

• **Call Center**
  – Staffed by PA 2-1-1 in partnership with the United Way of Chester County
  – Call 2-1-1
  – Available 24 hours a day, 7 days a week

• **Street Outreach Services**
  – Available 8am to 5pm, Monday through Friday
  – Will follow up within 24 hours on weekends and holidays
  – Verify street homelessness, provide referrals, and case management
Next Steps

• Digital versions posted at chesco.org/ccdcd
• Hard copies are available upon request
• Public comment period ends:
  – 2021 Action Plan: December 16, 2020
  – CARES Act Amendment #2: December 22, 2020
• Submission to HUD
  – CARES Act Amendment #2: TBD
  – 2021 Action Plan: TBD
Receive DCD and WDB Updates
chesc.org/ccddcd
Follow DCD on Facebook
Please direct any written comments regarding the 2021 Action Plan and CARES Act Amendment #2 to:

ccdcd@chesco.org

Or

Patrick Bokovitz, Director
Chester County Department of Community Development
601 Westtown Road, Suite 365
P.O. Box 2747
West Chester, PA 19380
Comment: Has the Commonwealth released guidance for CDBG-Disaster Recovery (DR) grants?

Response: Not that Chester County Department of Community Development is aware of yet. This would likely be provided through the PA Department of Community and Economic Development.

Comment: What is the process to apply for these [entitlement and CARES] funds, and then the decision/approval process to decide what amounts are designated to applicants?

Response: DCD releases its requests for proposals via e-newsletter, website, social media, and public notice in the Daily Local News. DCD then gathers proposals through an online application portal. The respective applications’ guidelines published with those requests for proposals address timeline; funding priorities; content areas such as statement of need, program design and service strategy, and organizational capacity; and scoring information. An application workshop is offered to provide additional information and answer questions. Within the application, there are defined content areas with assigned point values. After review and scoring, DCD recommendations are taken to the Commissioners.
Meeting Attendees

1. Jim Mercante - Southern Chester County Opportunity Network
2. Lila Singleton - Community, Youth, and Women’s Alliance (CYWA)
3. Dolly Wideman-Scott - Domestic Violence Center of Chester County (DVCCC)
4. Charles Line
5. Don Neimitz - North Star of Chester County
6. Amy Sheuren - Kennett Area Community Service
7. Nettie Wolfe Silva - Open Hearth
8. Janet Zeis - the Chester County Food Bank
9. Kris Keller - Orion Communities
10. Tamela Luce - Phoenixville Community Health Foundation
11. Owen Camuso - Resources for Human Development
12. Carolyn McKenna - Friends Association for Care and Protection of Children
13. DCD Staff
   a. Shaun Bollig
   b. Trish Hennessy
   c. Pat Bokovitz
   d. Nicolle Romero
   e. Dolores Colligan
Application for Federal Assistance SF-424

* 1. Type of Submission: 
☐ Preapplication 
☒ Application 
☐ Changed/Corrected Application

☐ Continuation
☐ Revision

* 2. Type of Application: 
☒ New
☐ Other (Specify): 

* If Revision, select appropriate letter(s): 

* 3. Date Received: 

4. Applicant Identifier: 

5a. Federal Entity Identifier: 
23-6003040

5b. Federal Award Identifier: 
M-21-UP-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: 
1598899220000

d. Address:

* Street1: 313 West Market Street, Suite 6202

Street2: 

* 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: Ms. 

* First Name: Dolores

Middle Name: 

* Last Name: Colligan

Suffix: 

Title: Acting Director

Organizational Affiliation: 

* Telephone Number: 610-344-6900 

Fax Number: 610-344-6925

* Email: dcolligan@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:

12. Funding Opportunity Number:

   N/A

   * Title:

   2021 HOME Investment Partnerships Program American Rescue Plan funds

13. Competition Identification Number:

   N/A

   Title:

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

   Attach supporting documents as specified in agency instructions.

   Add Attachment  Delete Attachment  View Attachment

15. Descriptive Title of Applicant's Project:

   2021 HOME-ARP funds will be used to provide resources for housing, shelter, and services for people experiencing homelessness and other qualifying populations.
**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: 09/20/2021
   * b. End Date: 09/30/2030

18. Estimated Funding ($):

   * a. Federal 3,984,864.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL 3,984,864.00

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: Ms.
Middle Name: 
* Last Name: Moskowitz
Sufffix: 

* Title: Chair, Chester County Board of Commissioners

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

* Email: mmoskowitz@chesco.org

* Signature of Authorized Representative: 

* Date Signed: 11-10-21
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.

**Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official [Signature]

Date [11-16-21]

Chair, Board of Commissioners [Signature]

Title [Title]
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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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]
Signature of Authorized Official

[Date]
Date

Chair, Board of Commissioners
Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**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.

**Subsidy layering** -- 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;

Signature of Authorized Official  Date

Chair, Board of Commissioners
Title
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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.
HOME-ARP CERTIFICATIONS

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

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**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 and program requirements.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification -- It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: Requirements for the Use of Funds in the HOME-American Rescue Plan Program, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

Signature of Authorized Official

Chair, Board of Commissioners

Date

11-19-21
ASSURANCES - NON-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 (0345-0040), 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 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 cost) to ensure proper planning, management and completion of the project described in this application.

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

3. 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.

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

5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for 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).

6. 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 1685-1686), 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.

7. 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 or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

8. Will comply, as applicable, with 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.

10. Will comply, if applicable, 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.

11. 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).


14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. 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.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1966 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

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

19. 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.

<table>
<thead>
<tr>
<th>SIGNATURE OF AUTHORIZED CERTIFYING-OFFICIAL</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Signature]</td>
<td>Chair, Chester County Board of Commissioners</td>
</tr>
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<table>
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<tr>
<th>APPLICANT ORGANIZATION</th>
<th>DATE SUBMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>County of Chester</td>
<td>1-10-21</td>
</tr>
</tbody>
</table>

Standard Form 424B (Rev. 7-97) Back
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).

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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 1965, 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."

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**SIGNATURE OF AUTHORIZED CERTIFYING, OFFICIAL**

[Signature]

**APPLICANT ORGANIZATION**

County of Chester

**DATE SUBMITTED**

11-10-21

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

<table>
<thead>
<tr>
<th><em>1. Type of Submission:</em></th>
<th><em>2. Type of Application:</em></th>
<th><em>If Revision, select appropriate letter(s):</em></th>
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<td>Preapplication</td>
<td>New</td>
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<tr>
<td>Application</td>
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<td>Changed/Corrected Application</td>
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<th><em>4. Applicant Identifier:</em></th>
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**State Use Only:**

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<th>6. Date Received by State:</th>
<th>7. State Application Identifier:</th>
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**8. APPLICANT INFORMATION:**

<table>
<thead>
<tr>
<th>a. Legal Name:</th>
<th>County of Chester</th>
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<thead>
<tr>
<th>b. Employer/Taxpayer Identification Number (EIN/TIN):</th>
<th>c. UEI:</th>
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<tr>
<td>23-6003040</td>
<td>159889922000</td>
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**d. Address:**

<table>
<thead>
<tr>
<th>Street1:</th>
<th>313 West Market Street, Suite 6202</th>
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<tr>
<td>Street2:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>West Chester</td>
</tr>
<tr>
<td>County/Parish:</td>
<td>Chester</td>
</tr>
<tr>
<td>State:</td>
<td>PA: Pennsylvania</td>
</tr>
<tr>
<td>Province:</td>
<td></td>
</tr>
<tr>
<td>Country:</td>
<td>USA: UNITED STATES</td>
</tr>
<tr>
<td>Zip / Postal Code:</td>
<td>19380-0991</td>
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**e. Organizational Unit:**

<table>
<thead>
<tr>
<th>Department Name:</th>
<th>Division Name:</th>
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</thead>
<tbody>
<tr>
<td>Community Development</td>
<td></td>
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**f. Name and contact information of person to be contacted on matters involving this application:**

<table>
<thead>
<tr>
<th>Prefix:</th>
<th>* First Name:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr.</td>
<td>Patrick</td>
<td></td>
</tr>
<tr>
<td>Middle Name:</td>
<td>E.</td>
<td></td>
</tr>
<tr>
<td>* Last Name:</td>
<td>Bokovitz</td>
<td></td>
</tr>
<tr>
<td>Suffix:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title:</td>
<td>Director</td>
<td></td>
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<tr>
<td>Organizational Affiliation:</td>
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<table>
<thead>
<tr>
<th>* Telephone Number:</th>
<th>Fax Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>610-344-6900</td>
<td>610-344-6925</td>
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<table>
<thead>
<tr>
<th>* Email:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><a href="mailto:pbokovitz@chesco.org">pbokovitz@chesco.org</a></td>
<td></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:
- 2021 Community Development Block Grant

**13. Competition Identification Number:**
- N/A

**Title:**

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

Attach supporting documents as specified in agency instructions.

**15. Descriptive Title of Applicant's Project:**
- 2021 CDBG funds will be used for infrastructure improvements, community construction, housing activities, fair housing activities, and community services.
### 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:** 01/01/2021
- **b. End Date:** 12/31/2021

#### 18. Estimated Funding ($):

<table>
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<th>Source</th>
<th>Amount</th>
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<tr>
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<td>2,631,316.00</td>
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<tr>
<td>b. Applicant</td>
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<tr>
<td>c. State</td>
<td></td>
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<tr>
<td>d. Local</td>
<td></td>
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<tr>
<td>e. Other</td>
<td></td>
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<tr>
<td>f. Program Income</td>
<td></td>
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<tr>
<td>g. TOTAL</td>
<td>2,631,316.00</td>
</tr>
</tbody>
</table>

#### 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:** Ms.
- **First Name:** Marian
- **Middle Name:** D.
- **Last Name:** Moskowitz
- **Suffix:**
- **Title:** Chair, Chester County Board of Commissioners
- **Telephone Number:** 610-344-6100
- **Fax Number:**
- **Email:** mmoskowitz@chesco.org

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

* Date Signed: 5.20.2021
Application for Federal Assistance SF-424

1. Type of Submission:
   - Preapplication
   - Application
   - Changed/Corrected Application

2. Type of Application:
   - New
   - Continuation
   - Revision

3. Date Received: ____________

4. Applicant Identifier: 23-6003040

5a. Federal Entity Identifier: ____________ 5b. Federal Award Identifier: B-21-UC-42-0007

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: 1598899220000
   d. Address:
      - Street: 313 West Market Street, Suite 6202
      - City: West Chester
      - County/Parish: Chester
      - State: PA: Pennsylvania
      - Province: 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: ____________
      - Last Name: Bokovitz
      - Suffix: ____________
      - Title: Director
      - Telephone Number: 610-344-6900
      - Fax Number: 610-344-6925
      - Email: pbokovitz@chesco.org

OMB Number: 4040-0004
Expiration Date: 10/31/2019
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:**
- 14-210

**CFDA Title:**
- Community Development Block Grant Program

**12. Funding Opportunity Number:**
- N/A

**Title:**
- 2021 Community Development Block Grant

**13. Competition Identification Number:**
- N/A

**Title:**

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**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: 01/01/2021
   * b. End Date: 12/31/2021

18. Estimated Funding (S):

   * a. Federal: 2,593,104.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL: 2,593,104.00

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)

   ** 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.
Middle Name: 
* Last Name: Moskowitz
SUFFIX: 

*Title: Chair, Chester County Board of Commissioners

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

* Email: mmoskowitz@chesco.org

* Signature of Authorized Representative: ____________________________ Date Signed: 03/16/2021
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.

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<table>
<thead>
<tr>
<th>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</th>
<th>TITLE</th>
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<tbody>
<tr>
<td>Marian Wrobel</td>
<td>Chair, Chester County Board of Commissioners</td>
</tr>
</tbody>
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<tr>
<th>APPLICANT ORGANIZATION</th>
<th>DATE SUBMITTED</th>
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<tr>
<td>County of Chester</td>
<td>3-16-21</td>
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</table>

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: R-21-00-42-0007

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: 1598899220000

d. Address:

   * Street: 110 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: [ ]
   Division Name: [ ]

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

   Prefix: Mr.
   * First Name: Patrick
   Middle Name: [ ]
   Last Name: Bokovitz
   Suffix: [ ]

   Title: Director
   Organizational Affiliation: [ ]

   * Telephone Number: 610-344-6900
   Fax Number: 610-344-6925
   * Email: pbokovitz@chesco.org
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:
   14.221

CFDA Title:
   Emergency Solutions Grant Program

* 12. Funding Opportunity Number:
   N/A

* Title:
   2021 Emergency Solutions Grant Program

13. Competition Identification Number:
   N/A

Title:

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

15. Descriptive Title of Applicant's Project:
   2021 ESG funds will be used for emergency shelter operations, rapid rehousing, and Chester County's homeless management information system (HMIS).

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: 01/01/2021
   " b. End Date: 12/31/2021

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

   220,571.00

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.
   b. Program is subject to E.O. 12372 but has not been selected by the State for review.
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   a. Yes  " b. 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 216, 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:  Ms.  " First Name: Marian
Middle Name:  
Last Name: Moskowitz
Suffix:  

Title: Chair, Chester County Board of Commissioners

Telephone Number: 610-344-6188  Fax Number:  

Email: mmoskowitz@chesco.org

Signature of Authorized Representative:  
Date Signed: 3-10-21
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 (0145-0042), 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.

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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 several 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

Chair, Chester County Board of Commissioners

APPLICANT ORGANIZATION
County of Chester

DATE SUBMITTED
3-16-21
# Application for Federal Assistance SF-424

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

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

**3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

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

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

**c. Organizational DUNS:**

**d. Address:**

- **Street:** 313 West Market Street, Suite 6202
- **City:** 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
- **Last Name:** Sokovitz
- **Suffix:**
- **Title:** Director
- **Organizational Affiliation:**

**Telephone Number:** 610-344-6900

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

**Email:** pbokovitz@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:**
- 2021 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:**
- 2021 HOME funds will be used for first-time home buyer assistance, affordable 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: 01/01/2021
   * b. End Date: 12/31/2021

18. Estimated Funding ($):
   * a. Federal: 1,099,485.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL: 1,099,485.00

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.

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   □ 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: Ms.
First Name: Marian
Middle Name:
Last Name: Moskowitz
Suffix:

Title: Chair, Chester County Board of Commissioners

Telephone Number: 610-344-6100
Fax Number:

Email: mmoskowitz@chesco.org

Signature of Authorized Representative: [Signature]

Date Signed: 3-16-21
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Previous Edition Usable

Authorized for Local Reproduction

Standard Form 424D (Rev. 7-97)

Prescribed by OMB Circular A-102
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

Chair, Chester County Board of Commissioners

APPLICANT ORGANIZATION

County of Chester

DATE SUBMITTED

3-16-21
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.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Chair, Board of Commissioners
Title
Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) [a period specified by the grantee 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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, I, K and R.

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

[Signature]

[Date]

Chair, Board of Commissioners
Title
OPTIONAL Community Development Block Grant Certification

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 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 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]
Signature of Authorized Official

[Date]
3-14-21

Chair, Board of Commissioners
Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**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.

**Subsidy layering** -- 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;

[Signature]  
Date

Chair, Board of Commissioners  
Title
Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient 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 recipient 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 recipient 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 recipient 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 recipient 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 recipient 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 these individuals.

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

**Confidentiality** – The recipient 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 recipient 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 recipient undertakes with assistance under ESG are consistent with its consolidated plan.
Discharge Policy – The recipient 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.

Marcelo Montoya

Signature of Authorized Official

3/16/21

Date

Chair, Board of Commissioners

Title
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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.