



## **Chester Economic Development Authority**

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December 14, 2009

### **RE: F.Y. 2010 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAMS**

Planning for the F.Y. 2010 Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs has begun, and an **initial public hearing is scheduled for Tuesday, January 12, 2010, at 6:00 p.m. in City Council Chambers, Municipal Building, 1 Fourth Street, Chester, PA.**

The application package can be obtained from this website and can be used for either the CDBG Program or the HOME Program. Applicants are reminded that CEDA staff members are available to answer questions or address concerns related to the preparation of Proposals. **Proposals from applicants requesting CDBG or HOME funding will be accepted until 4:30 p.m. on Monday, February 1, 2010.**

A proposed Action Plan indicating City Council's projected use of CDBG and HOME funds is scheduled to be available for public review and comment during the period of March 1 to March 31, 2010. A public hearing on the proposed Action Plan is scheduled to be held on Tuesday, March 16, 2010.

If you have any questions or need further information, please contact:

Mrs. Jo Ann Ruark, Director of Community Development  
Chester Economic Development Authority  
Phone: (610) 447-7854  
Fax: (610) 447-7856  
e-mail: [jar@ceda.cc](mailto:jar@ceda.cc)

City of  
**CHESTER**  
PENNSYLVANIA



**COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM**

**HOME INVESTMENT PARTNERSHIPS PROGRAM**

**FISCAL YEAR 2010**

**APPLICATION PACKAGE**

## Introduction

**This package contains materials needed to apply for City of Chester CDBG and HOME funds through the Chester Economic Development Authority (CEDA).**

**Applications and required materials must be received at the CEDA office no later than 4:30 p.m. on Monday, February 1, 2010.**

**Applications are to be mailed or delivered to:**

**Mrs. Jo Ann Ruark  
Director of Community Development  
Chester Economic Development Authority  
The Colony Building, 3<sup>rd</sup> Floor, 511 Welsh Street  
P.O. Box 407 (mailing address)  
Chester, Pennsylvania 19016**

**Any questions about the application process or required information should be directed to Mrs. Ruark at (610) 447-7854 or by e-mail at [jar@ceda.cc](mailto:jar@ceda.cc).**

# CDBG/HOME APPLICATION

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## **CDBG/HOME APPLICATION**

### **PROGRAM DESCRIPTION**

**The Community Development Block Grant Program (CDBG) provides annual grants to cities and counties to develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons. A low to moderate income person/family is defined as a person or family whose income is at or below 80% of median income for the Metropolitan Statistical Area.**

**Grants are provided to entitlement communities to carry out a wide range of community development activities directed toward neighborhood revitalization, housing, economic development, and the provision of improved community facilities and services. The range of eligible CDBG activities is more fully explained in Technical Bulletin #1 attached hereto.**

**Entitlement communities develop their own programs and funding priorities. However, before an activity can be considered, it must meet one of the following national objectives: (1) benefit low and moderate income persons; (2) aid in the prevention or elimination of slums and blight or; (3) address an urgent need which poses a serious and immediate threat to the health or welfare of the community. Activities not meeting one of these three objectives may not be undertaken with CDBG funds. It is estimated that at least seventy percent (70%) of CDBG funds allocated for fiscal year 2010 will be used for activities that will meet the national objective of benefit to low and moderate-income persons.**

**CDBG regulations require that not more than fifteen percent (15%) of CDBG entitlement funds plus program income for any fiscal year may be used to fund public service activities. Eligible public service activities are more fully described in Section 8 of Technical Bulletin #1.**

**The HOME Program provides grants to States, units of general local government, consortia, and insular areas to implement local housing strategies designed to increase homeownership and expand the supply of decent, safe, sanitary, and affordable housing. Funds may be used for the cost of construction or rehabilitation of housing, acquisition of vacant land and demolition of existing structures to assemble a buildable parcel for a housing project, related housing project soft costs, tenant-based rental assistance, and operating expenses of community housing development organizations. The range of eligible activities is more fully explained in Technical Bulletin #2 attached hereto.**

## **CITY OF CHESTER**

### **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS**

#### **F.Y. 2010-2014 CONSOLIDATED PLAN (CP) F.Y. 2010 ACTION PLAN (AP) APPLICATION PROGRESS SCHEDULE**

<b>Nov. 15, 2009</b>	<b>Publish notice of revised Citizen Participation Plan</b>
<b>Dec. 9, 2009</b>	<b>City Council approval of revised Citizen Participation Plan</b>
<b>December 14, 2009 (Mon.)</b>	<b>Notify interested parties and send out Requests for Proposals.</b>
<b>Dec. 28, 2009 (Mon.)</b>	<b>Advertise needs hearing on CP/AP.</b>
<b>January 12, 2010 (Tues.)</b>	<b>Conduct needs hearing - 6:00 p.m. in City Council Chambers.</b>
<b>January 22, 2010 (Fri.)</b>	<b>Complete Draft Strategic Plan identifying priorities for allocating funds.</b>
<b>February 1, 2010 (Mon.)</b>	<b>Deadline for submission of proposals from Interested Parties.</b>
<b>February 10, 2010 (Wed.)</b>	<b>Complete review of project submissions for eligibility, fundability, etc., complete draft CP/AP</b>
<b>February 24, 2010 (Wed.)</b>	<b>Council approval of draft CP/AP</b>
<b>Feb. 26, 2010 (Fri.)</b>	<b>Notice that draft CP/AP will be on public display.</b>
<b>March 1 -Mar. 31, 2010</b>	<b>Draft CP/AP on display (30-day review); advertise second public hearing; notify adjacent entities of availability of draft CP/AP for review.</b>
<b>March 16, 2010 (Tues.)</b>	<b>Public hearing on CP/AP draft - 6:00 p.m. in City Council Chambers.</b>
<b>April 9, 2010 (Fri.)</b>	<b>Complete revisions to CP/AP (as needed).</b>
<b>April 16, 2010 (Fri.)</b>	<b>Submit CP/AP to Mayor and Council for final review.</b>
<b>April 28, 2010 (Wed.)</b>	<b>Council approval of CP/AP.</b>
<b>By May 14, 2010 (Fri.)</b>	<b>Submission of CP/AP to HUD.</b>
<b>July 1, 2010</b>	<b>Begin program year.</b>

## CDBG/HOME APPLICATION

### 2009 INCOME LIMITS

<u>Household Size</u>	<u>Income Limit</u>
One person household	\$43,600
Two-person household	\$49,800
Three-person household	\$56,050
Four-person household	\$62,250
Five-person household	\$67,250
Six-person household	\$72,200
Seven-person household	\$77,200
Eight-person household	\$82,150

These income limits are prepared by the U.S. Department of Housing and Urban Development based on HUD estimates of median family income for Fiscal Year 2008. These income limits reflect 80% of the median income for the Philadelphia Metropolitan Statistical Area.

*Income limits may change prior to the completion of the Action Plan process.*

## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

### CONSOLIDATED PLANNING PROCESS SUMMARY

#### WHAT A COMMUNITY MUST DO TO SECURE AND GUARANTEE CONTINUED FUNDING

#### Under Title I, COMMUNITY DEVELOPMENT, of the HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

#### DEVELOPMENT OF THE CONSOLIDATED PLAN SUBMISSION FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS.

The locality must complete each step described below and will be required to certify compliance prior to transmitting its submission to the HUD Area Office. These steps may be completed in any order deemed appropriate by the locality, except where otherwise specified.

HUD requires communities to submit a five-year Consolidated Plan to secure Community Development Block Grant and other related funding. This plan consolidates the planning and application aspects of CDBG, Emergency Shelter Grants (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan serves the following functions:

- A Planning Document which builds on a participatory process at the lowest levels;
- An Application for federal funds under HUD's formula grant programs (CDBG, ESG, etc.);
- A Strategy to be followed in carrying out HUD programs;
- An Action Plan that provides a basis for assessing performance. An Action Plan must be completed yearly for each of the five years covered by the Consolidated Plan.

#### PRE-SUBMISSION REQUIREMENT

1. Information - The locality shall furnish citizens information concerning the amount of funds available for proposed community development and housing activities and the range of activities that may be undertaken, the estimated amount of program funds proposed to be used for activities that will benefit persons of very low and low income, and the plans of the grantee for minimizing displacement of persons as a result of assisted activities and to assist persons actually displaced by such activities.
2. Public Hearings and Consultation - The locality shall hold at least two public hearings per year to obtain the views of the citizens on community development and housing needs.

Together, the hearings must address housing and community development needs, development of proposed activities, and review of program performance. At least one of these hearings shall be held before the proposed consolidated plan is published for comment.

In addition to formal public hearings, the locality shall consult with other public and private agencies that provide assisted housing, health services, and social services during preparation of the plan.

In preparation of the portion of the plan concerning lead based paint hazards, the locality shall consult with State or local health and child welfare agencies and examine health department data on the address of housing units in which children have been identified as lead poisoned.

When preparing the description of priority nonhousing community development needs, the locality must notify adjacent units of local government. The locality should also consult with adjacent units of general local government particularly for problems and solutions that go beyond a single jurisdiction.

3. Proposed Consolidated Plan - The locality shall develop a document designated as its "Proposed Consolidated Plan". This document must describe the locality's estimated housing needs and needs for supportive services projected for the ensuing five year period. The Plan must contain the following elements:

- Housing Market Analysis
- Strategies, priority needs, objectives including nonhousing community development needs
- Action Plan
- Certifications

The requirement for publishing may be met by publishing a summary of the proposed consolidated plan in one or more newspapers of general circulation, and by making copies of the proposed plan available at libraries, government offices and public places. The summary must describe the contents and purpose of the consolidated plan, and must include a list of the locations where copies of the entire plan may be examined.

The locality must provide a period of not less than 30 days for citizens to submit comments on the proposed consolidated plan.

4. Final Consolidated Plan - The locality shall prepare its Final Consolidated Plan after completing the citizen participation requirements (providing information, conducting public hearing(s) and publishing its Proposed Consolidated Plan for review and comment.

The locality must consider any such comments and views received and, if deemed appropriate, modify the proposed plan. The locality may then officially adopt the plan and submit the document to HUD for review and approval.

The Consolidated Plan shall be made available to the public and may include activities which do not either benefit low and moderate income persons, or prevent or eliminate slums and blight only if the grantee identify that such activities are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community, and other financial resources are not available.

5. HUD Approval Action - HUD will review the Consolidated Plan upon receipt. The plan will be deemed approved 45 days after HUD receives the plan, unless before that date the Department has notified the locality that the plan is disapproved.

Within 15 days after HUD notifies a locality that it is disapproving its plan, it must inform the locality in writing of the reasons for disapproval and actions that the locality could take to meet the criteria for approval.

The locality may revise or resubmit a plan within 45 days after the first notification of disapproval. HUD must respond within 30 days of receiving the resubmission with its approval or disapproval.

# COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

## TECHNICAL BULLETIN NO. 1

### RANGE OF ELIGIBLE ACTIVITIES

**ELIGIBLE USES OF FUNDS.** In general, funds received under this Title may be used to assist the type of activities which were eligible under the prior community development programs.

**OVERALL LIMITATIONS ON USE OF FUNDS.** All projects and activities must either principally benefit low and moderate income persons or aid in the prevention or elimination of slums and blight or meet other community development needs having particular urgency.

The community development program shall be subject to an examination by HUD to determine whether the activities programmed are inappropriate because of the nature and severity of the needs of low and moderate income persons in relation to general needs of the community. HUD has placed the responsibility on grantees for ensuring that each activity to be carried out with CDBG funds is eligible and meets the above stated statutory requirements.

Not less than 70 percent of the aggregate Federal Assistance received during a period specified locally, of not more than a three-year period, shall be used for activities that benefit low and moderate income.

Grantees are reminded that HUD's desire to simplify the grant process does not reduce the grantee's program accountability. Grantees must continue to ensure that they meet their certifications and maintain adequate records.

#### **SPECIFIC ACTIVITIES MAY INCLUDE:**

1. The acquisition of real property (including air rights, water rights and other interests therein) which is:
  - (A) blighted, deteriorated, deteriorating, undeveloped, or inappropriately developed from the standpoint of sound community development and growth;
  - (B) appropriate for rehabilitation or conservation activities;
  - (C) Appropriate for the preservation or restoration of historic sites, the beautification of urban land, the conservation of open spaces, natural resources, and scenic areas, the provision of recreational opportunities, or the guidance of urban development;
  - (D) to be used for the provision of public works, facilities and improvements eligible for assistance under this title; or
  - (E) to be used for other public purposes.
2. The acquisition, construction, reconstruction, or installation (including design features and improvements with respect to such construction, reconstruction, or installation that

promote energy efficiency) of public works, facilities (except for buildings for the general conduct of government), and site or other improvements;

3. Code enforcement in deteriorated or deteriorating areas in which such enforcement, together with public improvements and services to be provided, may be expected to arrest the decline of the area;
4. Clearance, demolition, removal, and rehabilitation, including rehabilitation which promotes energy efficiency of buildings and improvements including interim assistance, and financing public or private acquisition for rehabilitation, and rehabilitation of privately owned properties, and including the renovation of closed school buildings;
5. Special projects directed to the removal of material and architectural barriers which restrict the mobility and accessibility of elderly and handicapped persons;
6. Payments to housing owners for losses of rental income incurred in holding for temporary periods housing units to be utilized for the relocation of individuals and families displaced by activities under this title;
7. Disposition (through sale, lease, donation, or otherwise) of any real property acquired pursuant to this title or its retention for public purposes;
8. Provision of public services, including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, energy conservation, welfare or recreation needs, except that not more than 15 per centum of the amount of any assistance to a unit of general local government under this title may be used for public services activities in any fiscal year;
9. Payment of the non-Federal share required in connection with a Federal grant-in-aid program undertaken as part of the activities assisted under this title;
10. Payment of the cost of completing a project funded under Title 1 of the Housing Act of 1949;
11. Relocation payments and assistance for displaced individuals, families, businesses, organizations, and farm operations, when determined by the grantee to be appropriate;
12. Activities necessary -
  - (A) to develop a comprehensive community development plan; and
  - (B) to develop a policy-planning-management capacity so that the recipient of assistance under this title may more rationally and effectively: (i) determine its needs, (ii) set long term goals and short term objectives, (iii) devise programs and activities to meet these goals and objectives, (iv) evaluate the progress of such programs in accomplishing these goals and objectives, (v) carry out management, coordination, and monitoring of activities necessary for effective planning implementation.

13. Payment of reasonable administrative costs relating to establishing and administering federally approved enterprise zones and payment of reasonable administrative costs and carrying charges related to (a) administering the HOME program under Title II of the Cranston-Gonzalez National Affordable Housing Act; and (b) the planning and execution of community development and housing activities, including the provision of information and resources to residents of areas in which community development and housing activities are to be concentrated with respect to the planning and execution of such activities and including the carrying out of activities as described in section 701(e) of the Housing Act of 1954 on the date prior to the date of enactment of the Housing and Community Development Amendments of 1981;
14. Provision of assistance including loans and grants for activities which are carried out by public or private nonprofit entities, including:
  - (A) acquisition of real property;
  - (B) acquisition, construction, reconstruction, rehabilitation, or installation of (i) public facilities (except for buildings for the general conduct of government), site improvements and utilities, and (ii) commercial or industrial buildings or structures and other commercial or industrial real property improvements;
  - (C) planning.
15. Assistance to neighborhood based nonprofit organizations, local development corporations, nonprofit organizations serving the development needs of communities in nonentitlement areas, or entities organized under Section 301(d) of the Small Business Investment Act of 1958 to carry out a neighborhood revitalization or community economic development project in furtherance of the objectives of section 101(c), and assistance to neighborhood-based nonprofit organizations, or other private or public nonprofit organizations, for the purpose of assisting, as a part of neighborhood revitalization or other community development, the development of shared housing opportunities (other than by construction of new facilities) in which elderly families (as defined in Section 3(b)(3) of the United States Housing Act of 1937) benefit as a result of living in a dwelling in which the facilities are shared with others in a manner that effectively and efficiently meets the housing needs of the residents and thereby reduces their cost of housing.
16. Activities necessary to the development of energy use strategies related to a recipient's development goals, to assure that those goals are achieved with maximum energy efficiency, including items such as -
  - (A) an analysis of the manner in, and the extent to, which energy conservation objectives will be integrated into local government operations, purchasing and service delivery, capital improvements budgeting, waste management, district heating and cooling, land use planning and zoning, and traffic control, parking, and public transportation functions; and
  - (B) a statement of the actions the recipient will take to foster energy conservation and the use of renewable energy resources in the private sector, including the enactment and enforcement of local codes and ordinances to encourage or