



Philanthropy Network Chester County May 3, 2023

Dolores Colligan

Director



DCD Mission

The Chester County Department of Community Development (DCD) provides funding to equitably promote affordable housing, neighborhood improvements, and programs to support individuals and families so that they may have the opportunity to live and work in a safe, desirable, and diverse community



Housing & Community Development Funding Sources

— US Department of Housing and Urban Development

- Community Development Block Grant Program
- Continuum of Care Program-Homeless Assistance Funds
- Emergency Solutions Grant
- Home Investment Partnerships Program



— US Treasury

- Emergency Rental Assistance Program

— PA Department of Human Services

- Human Services Block Grant – Homeless Assistance Funds

— PA Department of Community & Economic Development

- Community Services Block Grant
- Emergency Solutions Grant- Discretionary Funds
- Keystone Communities – ACCESS

— PA Housing Finance Agency

- PA Housing Affordability & Rehabilitation Enhancement Fund

— County Housing Trust Program

— County Community Revitalization Program



Affordable Housing Development

- Pinckney Hill Commons in West Chester – 51 general occupancy rental units (completed fall 2022)
- Red Clay Manor in Kennett Square – 60 affordable senior rental units (completed fall 2022)
- Phoenixville Commons – 48 affordable senior rental units (groundbreaking fall 2022)
- Willows at Valley Run, Phases I and II in Thorndale – 120 affordable general occupancy rental units
- Villas at West Whiteland in Exton – 37 affordable general occupancy rental units
- Habitat for Humanity of Chester County
 - West Grove: 40 homeownership units (to be completed 2024)
 - Caln Township: approximately 30 homeownership units (estimated start 2025)



Affordable Housing Resources

For Individual Homeowners or Renters:

- First-time Homebuyer Program
- Homeowner Rehabilitation Programs
- Home Maintenance Program for Seniors

Partners:

Housing Partnership of Chester County

housingpartnershipcc.com/

Good Works

goodworksinc.org/

Good Neighbors

goodneighborshomerepair.org/

Habitat for Humanity of Chester County

<https://www.hfhcc.org/>



Innovative Solutions

- Community Revitalization Program
 - Bonus points for affordable housing development
 - Bonus points for alignment with [Chester County Climate Action Plan](#)
- Affordable Housing Request for Proposals
 - [Bonus points](#) for access to public transportation and located in areas of opportunity
 - Leverage HealthChoices Reinvestment funds
- Developers' Collaborative



Innovative Solutions (cont.)

- Land Bank:
 - Remediates blight by getting problem properties into the hands of responsible new owners
 - Can make problem properties more attractive to new owners by removing liens and clearing back taxes
- Land Trust:
 - Allows land to be held “in trust” for community needs, outside of the influence of market pressures
 - An independent community-controlled entity that owns land and takes care of (or “stewards”) that land, making sure it is being used in ways that support the community it is accountable to



Innovative Solutions (cont.)

- Land Bank Research Conducted:
 - Cumberland County
 - Dauphin County
 - York County



Stay Connected

- [DCD Housing Page](#)
- [DCD e-newsletter](#)
- [Chester County Partnership to End Homelessness](#)
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