

HOUSING

A strong residential community is fundamental to keeping the overall community healthy and stable. This chapter examines the existing housing conditions in the Boroughs, and offers recommendations and strategies for improving the housing stock, encouraging homeownership, and strengthening the overall residential community.

The Boroughs are very much livable communities – compact and walkable, allowing for residential development nearby other amenities, such as schools, parks, and transportation. Retail corridors along Lansdowne Avenue and Baltimore Pike offer shopping opportunities that are within walking distance of many residents. Parks are also within easy reach for households, particularly in Lansdowne. Also, each of the Boroughs is served by SEPTA’s R-3 regional rail line.

This chapter works as a framework to organize the efforts of the Boroughs to preserve and build upon the positives in its housing stock, while addressing the existing housing problems.

GOAL: To maintain and support the existing residential nature of Lansdowne and East Lansdowne Boroughs, keeping the Boroughs as compact, walkable, and attractive communities, free of vacant and deteriorated housing, and attractive to prospective homeowners.

HOUSING CONDITIONS

Types of Housing

The Boroughs contain all the principal types of housing – single-family detached, twins, rows, duplexes and multi-family dwellings. Table 7-1 shows the percentage of each housing type in the area. Table 7-1 indicates that Lansdowne has a higher percentage of multi-family housing than East Lansdowne.

TABLE 7-1
HOUSING TYPES - 2000

	Housing Type		
	Single-Family Detached	Twins and Rows	Multi-Family
East Lansdowne	34.00%	31.50%	34.50%
Lansdowne	29.70%	29.10%	41.20%

Source: U.S. Bureau of the Census, 2000.

Age of Housing

The area has a rich history and that is reflected in the housing stock, with many fine examples of Victorian-era houses. However, an aging housing stock has implications for the condition of the housing stock, which is evaluated in more detail in the next section. The vast majority of the housing stock was built before 1960. Table 7-2 shows that in Lansdowne 79.5% of the existing structures were constructed before 1960, and over 90% in East Lansdowne were constructed before 1960.

**TABLE 7-2
AGE OF HOUSING STOCK**

	Built Prior to 1960	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999
East Lansdowne	93.50%	4.60%	0.70%	0.30%	0.90%
Lansdowne	79.50%	10.70%	6.00%	2.50%	1.30%

Source: U.S. Bureau of the Census, 2000.

Field Surveys

In the fall of 2003, the Delaware County Office of Housing and Community Development (OHCD) and the Delaware County Planning Department (DCPD) performed a drive-by assessment and limited walking survey of the housing stock throughout East Lansdowne and Lansdowne boroughs. The survey evaluated the condition of the housing stock based on the five criteria identified below.

Housing Conditions Survey Criteria

- Foundation/ Structural** ~ No cracks or signs of stress
~ Some cracks, holes, etc.
~ Severe cracks, holes, etc.
- Exterior** ~ No peeling or cracking paint/stucco, siding/capping in good condition, fascia boards in good condition.
~ Some cracking/peeling in paint/stucco, missing siding/capping, worn fascia boards.
~ Severely peeling/cracking in paint/stucco, missing siding/capping, and/or paint/stucco, missing/rotting fascia boards.
- Roof** ~ Appears in good condition, no sagging, and no missing or deteriorated shingles.
~ Some sagging and/or deteriorating shingles.
~ Severely deteriorating holes, missing shingles, etc.
- Windows** ~ No broken or boarded windows.
~ Some broken or boarded windowpanes.
~ Extensive broken windows or boarded up windows.

Yards/ Sidewalks	~ No or minimal cracks in sidewalks, well maintained yards and common areas, no trash. ~ Some cracks in sidewalks, some trash, some yards in need of maintenance. ~ Extensive cracks in sidewalks, steps, trash, overgrown yards.
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Source: Housing Conditions Survey, DCPD/OHCD, 2003.

Rather than do an evaluation of each house within the Borough, the survey analyzed housing by block or street and the overall condition and appearance and of the area was noted.

Overall, a substantial portion of the housing stock is well maintained. However, the survey noted a number of blocks that need more attention – a little extra paint and attention to the exterior and roofs – but few areas contain pervasive exterior structural problems. Table 7-3 lists these blocks and areas in need of additional attention. It should be noted that the survey did not cover interior conditions. As these areas should be targeted for rehabilitation and other improvement efforts.

TABLE 7-3
IDENTIFIED BLOCKS REQUIRING ATTENTION (2003)

	Street	Blocks
East Lansdowne	Long Lane	Between Glenwood Avenue and Church Lane
East Lansdowne	Church Lane	Between Baltimore Pike and Long Lane
East Lansdowne	Pembroke Avenue	Between Hirst Avenue to Church Lane
Lansdowne	Union Avenue	Between Baltimore Pike and Fairview Avenue
Lansdowne	Linden Avenue	Between Wycombe Avenue and Lansdowne Avenue
Lansdowne	Bartram Avenue	Between Wycombe Avenue and Union Avenue
Lansdowne	Nyack Avenue	Between Lansdowne Avenue and Union Avenue

Source: DCPD/OHCD Housing Conditions Survey, 2003.

During the survey, 11 properties were noted as noticeably vacant – three properties in East Lansdowne, and eight properties in Lansdowne. These vacancies were not equally distributed in Lansdowne. In Lansdowne, the vacancies were located on streets below Baltimore Pike and east of Lansdowne Avenue with isolated vacancies in other parts of the Borough.

PROBLEMS AND STRENGTHS

Residential Areas Targeted for Improvements

Objective 7-1: To review and prioritize areas recommended for rehabilitation and initiate conservation and rehabilitation activities.

The housing conditions survey conducted by DCPD/OHCD identified the areas in the Boroughs where the housing stock requires some additional property maintenance. It is recommended that the areas listed in Table 7-3 be the focus of initial rehabilitation efforts and improvement initiatives within the Boroughs. Making the rehabilitation of these areas a priority would help to stabilize the housing stock and prevent further deterioration, thereby helping to maintain property values and improving the overall look and feel of the neighborhoods in question. See Map 7-1.

Expansion of Rehabilitation Assistance

One of the fundamental components in revitalizing the Boroughs is to stabilize and rehabilitate housing. Often, homeowners in the area have incomes that exceed the low and moderate-income thresholds necessary to qualify for assistance to rehabilitate their properties.

Most assistance programs are available only to low and moderate-income families. These requirements exclude assistance from many persons who exceed income limits but do not have sufficient incomes to repair and maintain their property. This exclusion is likely to lead to further deterioration of properties and neighborhoods. In order to resolve this situation, the Office of County Housing and Community should institute a revolving loan program, in conjunction with implementation funding of the Delaware County Renaissance Program.

RECOMMENDATIONS

The aging housing stock and infrastructure of the Boroughs underscores the need to establish a program or programs designed to repair and rehabilitate housing. The boroughs need the tools to assist homeowners to make repairs and renovations that will improve the housing stock and the neighborhoods' stability. These housing improvements would then serve to ensure that housing stock remains attractive to prospective homeowners and consistent with market demand.

The Boroughs should...

- 7-1 Partner with a local lending institution to offer a low-interest revolving loan program that can finance improvements on rental properties.

Funding Program/Source: PNC Bank

- 7-2 Appoint a citizen housing committee made up of homeowners and renters to develop a program with the Boroughs to address the housing rehabilitation needs.

- 7-3 Pursue marketing efforts to increase the use of the County's Housing Rehabilitation programs.

- Funding Program: See Countywide Housing Programs
- Technical Assistance: OHCD
- 7-4 Establish a home improvement program through the County to provide grants and revolving low interest loans to middle income owners.
- Technical Assistance: OCHD
- 7-5 Develop a home improvement educational program for residents with the assistance of the County OHCD.
- Funding Program: Community Revitalization Program (DCED)
- Technical Assistance: Chester Community Improvement Project
Habitat for Humanity of Delaware County
OHCD
- 7-6 Investigate the feasibility of establishing a regional Community Development Corporation that would acquire vacant or blighted properties, rehabilitate them, and then re-sell them to interested homebuyers. Steps to form a CDC are listed in Appendix D.
- 7-7 Prioritize and initiate rehabilitation work on areas and blocks recommended for rehabilitation in this section.
- Funding Programs: Delaware County Owner-Occupied Housing Rehabilitation Program
Home Improvement Loan Program
Delaware County Weatherization Program
CDBG (where applicable)
FHA 203(k) Program
DCED
- Technical Assistance: OHCD

Housing Maintenance Concerns

Objective 7-2: To maintain and enhance housing units to prevent deterioration in Lansdowne and East Lansdowne.

While the housing survey noted above found that, although a good portion of the housing stock is in satisfactory condition, housing along many blocks requires substantial repair and rehabilitation (see Table 7-3). One important reason for these housing problems is

Lansdowne and East Lansdowne
Comprehensive Plan



A Mix of housing types is common throughout the Boroughs



Well-maintained residential street in East Lansdowne

the advanced age of the dwellings. For this reason, maintenance of these structures is a critical, ongoing concern.

It is noteworthy that although the small lots and compact development in the area are positive characteristics of livable communities, these same features intensify the need for diligent maintenance and vigorous code enforcement. Where buildings are located close together as in the Boroughs, deteriorating conditions are more visible and tend to spread more rapidly to other properties and throughout the neighborhood.

Also, the increased number of elderly households expected in the coming decades suggests that there will be increasing numbers who, because of their limited, fixed income, are significantly limited in their ability to afford the high costs of maintaining and/or upgrading their property.

RECOMMENDATIONS

Improving maintenance of housing by upgrading inspections and code enforcement procedures, revising codes and ordinances that cause or contribute to undesirable land use patterns and establishing a vigorous and on-going rehabilitation program are all critical components in revitalizing the boroughs.

The Boroughs should...

- 7-8 Appoint a citizen housing committee made up of homeowners and renters to develop a program with the Borough to address the housing needs of residents.

Technical Assistance: OHCD

- 7-9 The Borough Zoning Committee should strive to represent a diverse and knowledgeable membership to address all facets of the community's housing needs.

Technical Assistance: DCPD

- 7-10 Institute the vigilant regulation and inspection of rental and non-rental units in the Borough by strict enforcement of the PA Uniform Construction Code and any other appropriate local ordinances.

Funding Programs: DCED
Municipal Funds

Technical Assistance: BOCA International
Pennsylvania State Association of Boroughs

- 7-11 Consider allowing property tax relief on the value of the improvements for the property owners who rehabilitate their properties.

Funding Program: Municipal Funds

Technical Assistance: DCED

7-12 Develop a home improvement educational program for local residents.

Funding Program: Community Revitalization Program (DCED)

Technical Assistance: Chester Community Improvement Project
Habitat for Humanity of Delaware County

7-13 Conduct periodic clean-up, spruce-up, or fix-up drives in targeted blocks or areas to perform minor repairs and, maintenance, as well as cleaning of vacant lots, in order to improve the appearance of residential areas and perform needed minor improvements. These drives can take the form of a well-publicized competition in which the winner or the first, second, and third place finishers would be rewarded by recognition from Council, an article in the local newspaper, or prizes. These efforts could, in addition to involving the residents, also enlist the volunteer services of Boy and Girl Scouts, school students, a volunteer group of employees, residents of halfway homes, local athletic teams, and service organizations.

Technical Assistance: Chester Economic Development Authority
Community Action Agency of Delaware County
Habitat for Humanity of Delaware County
Media Presbyterian Church
Delaware County Housing Coalition
Delaware County Community Service

7-14 Conduct an inventory of local housing stock with particular emphasis on older buildings. This inventory should provide a basis for rehabilitation efforts targeted towards older, deteriorating buildings. Remedial measures to improve these properties should then be implemented.

Section 8 Housing

Objective 7-3: To work with Housing Authority to strengthen the Section 8 Program in Lansdowne and East Lansdowne by implementing more stringent but reasonable requirements on landlords and tenants in order to encourage homeownership and prevent deterioration of neighborhoods.

The Section 8 Program is a federal rental assistance program operated by county public housing authorities. In order to be eligible for Section 8 assistance a household must have an income below 50 percent of the median family income for the Philadelphia

metropolitan area. The eligible household pays 30 percent of its adjusted monthly income towards rent/utilities, with the Section 8 Program paying the difference directly to the landlord. Table 7-4 below calculates the Section 8 assisted units as a percentage of total occupied rental units.

TABLE 7-4
SECTION 8 ASSISTED UNITS (2003)

	Total Number of Occupied Rental Units	Number of Section 8 Assisted Units	Percentage of Section 8 Units	Rental Vacancy Rate
East Lansdowne	301	6	2.00%	9.10%
Lansdowne	1,700	76	4.50%	6.00%
Aldan	420	13	3.10%	6.90%
Clifton Heights	970	20	2.10%	7.90%
Collingdale	944	129	13.70%	8.80%
Upper Darby	12,270	907	7.40%	6.00%
Delaware County			5%	6%

*excluding Chester City

Source: Delaware County Housing Authority, Fall 2002 and 2003; U.S. Bureau of the Census, 2000.

Statistics from the Delaware County Housing Authority show that in 2003 both Lansdowne and East Lansdowne have a lower percentage of Section 8 units than the County as a whole (see Table 7-4 above).

Communities in eastern Delaware County have expressed their concern with the concentration of Section 8 Certificates in certain municipalities and neighborhoods and the lack of attention by many landlords to property maintenance and tenants' needs. The rental vacancy rates in all the Boroughs demonstrate that sufficient rental housing exists in each community. Regarding any concerns with the Section 8 rental units, there needs to be communication between the landlord, the Delaware County Housing Authority, and the local code enforcement official.

In order to move people from dependency to home ownership, the City of Philadelphia made revisions to their Section 8 program. These revisions were approved by the Department of Housing and Urban Development as part of the federal "Moving to Work" Program. The principal change is the establishment of a deadline, giving residents of Section 8 units 7 years to use their vouchers. During this period the Philadelphia Housing Authority (PHA) will show tenants how to manage their finances and maintain a property. After 7 years the rent subsidy will become a form of mortgage assistance. The 7-year limitation, which was implemented in April 2003, does not apply to elderly and disabled tenants.

Other changes initiated by the PHA include:

- an expedited termination process to respond more quickly to community concerns.
- a full day workshop to train landlords in the standards and procedures for managing Section 8 units.
- an allowance for dislocated workers that would include vouchers for up to two years for those who lose their jobs as a result of downsizing
- obtaining authority from HUD to make sure the PHA pays rents similar to those that other similar properties in the area charge.

This program follows that of the State of Delaware, which was the first to initiate time limitations in the Program. Delaware placed a 5-year limitation on Section 8 rental subsidies.

The areas with greater numbers of rental properties may be prime neighborhoods to focus on code compliance of the rental units (especially unregulated conversions), as well as efforts to transfer ownership from landlords to their tenants through a lease purchase program or direct assistance to enable the renter household to purchase the property. However, because of the small size of each Borough, marketing for homeownership programming should most likely be targeted throughout each community.

RECOMMENDATIONS

In order to bring about changes in the Section 8 Program, the Boroughs must direct their requests to the Delaware County Housing Authority. Then, the United States Department of Housing and Urban Development (HUD) must approve any requested changes to this federal program.

The Boroughs should...

- 7-15 Advise the Delaware County Housing Authority of specific problems and complaints about Section 8 units.
- 7-16 Request time limits on Section 8 participation that would limit number of years a resident could be eligible for the rent subsidy, as in Philadelphia's program which limits rent subsidies to 7 years.
- 7-17 Request intensive training for landlords of Section 8 properties.
- 7-18 Suggest regular inspection of Section 8 properties to be conducted jointly by the Borough code officials and inspectors from the Housing Authority.

Conversions

Conversions are dwellings that have been transformed from single family to two-family or multi-family dwellings. There are many such converted dwellings in the Boroughs.

Also, there are still many single-family dwellings that can be converted in the future. Given this situation, it is important to control the unregulated or sometimes inadequately regulated proliferation of conversions.

The benefits of conversions are that they provide low cost housing – often to low and moderate income families and individuals – and provide the owners with a source of income that enables them to maintain the structure which would deteriorate without the income derived from converting it and renting it out.

On the other hand, the disadvantages of conversions are that they may aggravate parking problems and congestion and exert numerous other impacts on the adjacent neighborhoods because they are not properly controlled in terms of their location, lot size, off-street parking, number of units allowed and other considerations.

The task force expressed concern over the proliferation of conversions in the Boroughs and indicated a desire to begin to address the problem as part of this plan. One possible solution that was discussed was the introduction of a multi-family housing conversion program. The program would offer owners financial incentives to convert multi-family units back to single-family homes – the original use. The Boroughs would partner with a local lending institution to offer low interest loans and financing to carry out the work. A number of communities across the country have tried similar approaches to dealing with conversions, with varying success. Some examples include the City of Elgin, Illinois; Carbondale, Illinois; and Collingswood, New Jersey (see Appendix E f or more information).

RECOMMENDATIONS

The Boroughs need to review their ordinances relating to conversions to determine whether they address the present-day local objectives and concerns regarding conversions.

The Boroughs should...

- 7-19 Review existing ordinances relating to conversions to determine applicability to current conditions.

Technical Assistance: DCPD

- 7-20 Enforce existing conversion ordinances.

- 7-21 Investigate the possibility of instituting a multi-family housing conversion program to convert previously converted multi-family units back to single-family homes.

Technical Assistance: DCPD
OHCD

Owner / Renter Ratio

Objective 7-5: To maintain the percentage of homeowner occupied units in Lansdowne and East Lansdowne.

A strong indicator of neighborhood stability is the percentage of homeowners versus that of renters. While the supply of affordable rental housing is an important resource for every community, homeowners do tend to take greater stock in their neighborhoods and place a higher priority on maintaining and improving their homes. Over the past twenty years, the percentage of owner-occupied housing units has grown in Lansdowne, and declined slightly in East Lansdowne. However, it should be noted that these percentages are less than that of the County – 71.9%. The present owner-renter ratios are stable, but the Boroughs can certainly encourage additional homeowners to settle in the area.

The housing stock of the Boroughs continues to be quite affordable to the first-time buyer, as reflected in the tables below. Tables 7-6 and 7-7 note that from 1980 to 2000, the median value of housing stock has declined relative to that of the County. The median sales prices between 1997 to 1999 show the Boroughs as holding steady. Given the relatively low sales price of housing, many of the properties are affordable to first time buyers and moderate-income buyers.

**TABLE 7-5
 OWNER-OCCUPIED UNITS (2003)**

	1980	1990	2000
East Lansdowne	68.60% (670 Units)	70.70% (679 Units)	67.90% (637 Units)
Lansdowne	61.60% (2,956 Units)	64.32% (3,163 Units)	64.00% (3,024 Units)

Source: U.S. Bureau of the Census, 2000.

External factors such as high property taxes have negatively affected the older, long – established communities in the County. The enactment of meaningful property tax reform would remove the disincentive of high property taxes relative to other communities and contribute toward increases in property values.

TABLE 7-6
MEDIAN SALES PRICES (1997-1999)

	1997	1998	1999
East Lansdowne	\$63,400	\$77,500	\$75,000
Lansdowne	\$88,750	\$92,800	\$87,900
County	\$115,000	\$120,000	\$115,000

Source: Inquirer/Realist Home Price Guide, April 1999 and 2000.

TABLE 7-7
MEDIAN VALUE OF OWNER-OCCUPIED PROPERTIES (1980-2000)

	1980	1990	2000
East Lansdowne	\$35,300	\$82,100	\$78,500
Lansdowne	\$44,900	\$106,500	\$103,900
Delaware County	\$46,500	\$113,200	\$128,800

Source: U.S. Bureau of the Census, 2000.

RECOMMENDATIONS

Table 7-5 shows that with the percentage of homeowners has increased for Lansdowne and declined slightly for East Lansdowne between 1980 and 2000. If this decline continues, and especially if the rate of decline accelerates, it is likely to lead to further decline in property values. This trend can place additional stress on the older housing stock and negatively affect the quality of life in neighborhoods. It is recommended that the following actions be implemented to help stimulate and encourage homeownership.

The Boroughs should...

- 7-22 Publicize the County's Renaissance Revitalization Homeownership First Program, with particular emphasis on targeting existing renters to purchase the properties that they are presently renting. Marketing efforts could include a mailing of the Renaissance Revitalization Homeownership First Program brochures to all renters in the Borough, accompanied by an invitation to a public meeting where they could have their questions answered.

Funding Programs: See Countywide Housing Programs
Renaissance Revitalization Homeownership First Program

Technical Assistance: OHCD

- 7-23 Continue and intensify efforts to promote the Boroughs as attractive communities for first-time homebuyers.

Technical Assistance: Delaware Valley Realtors Association

- 7-24 Use HUD's \$1 Home Program and any other prospective sources of vacant/deteriorated properties.

Funding Program: HUD \$1 Home Program

Technical Assistance: HUD

- 7-25 Consider allowing property tax relief on the value of the improvements for first-time homebuyers who purchase and rehabilitate a deteriorated property.

Funding Program: Municipal Funds

Technical Assistance: DCED

- 7-26 Encourage residents to form neighborhood associations that address neighborhood scale issues, such as maintenance, and neighborhood beautification.

Funding Program: Municipal Funds

Technical Assistance: Housing Association of the Delaware Valley

- 7-27 Pursue the housing rehabilitation and other improvement programs discussed in section on Areas Targeted for Housing Improvements in this chapter, to provide additional rehabilitated units and some newly constructed units to increase the supply of housing and the percentage of homeowners.

Development of New For-Sale and Mixed-Use Housing

Objective 7-6: Construct new for-sale housing in Lansdowne and East Lansdowne that complements and connects to the surrounding neighborhoods and replaces underutilized or poorly utilized parcels in residential districts.

As part of this plan, the Boroughs are looking to create a new vision for residential and commercial development that will enhance the vitality of the area. The Boroughs' neighborhoods offer a safe living environment and convenient access to major transportation routes, but have seen limited new construction, with only three residential units proposed from 1995 to 2000 – all three were in Lansdowne (Source: U.S. Census, 2000). Thus, any potential homebuyer looking for a newly constructed home rather than

a rehabilitation opportunity will likely bypass the inner suburban communities and older Boroughs within the Philadelphia region.

Financing is perhaps the more critical impediment to building infill housing. Acquisition, development, and infrastructure construction finance is the highest risk category of finance. The risk premium associated with uncommon development types – which, for many lenders, includes most forms of compact and sustainable development – can be considerable. Given their unique character, compact and sustainable developments may take longer to complete and market.

The Boroughs should emphasize the retention of existing households by providing new construction alternatives for buyers seeking smaller properties, and the attraction of first-time buyers to maintain or increase homeownership. The small parcel sizes only permit the development of one or two housing types, which limits the field of potential buyers but also refines the list of potential builders, helping create a niche market for those who wish to built this scale of housing. The median sales prices in Lansdowne may allow for the development of market rate infill housing, but the same is not true for East Lansdowne. In general, the Boroughs should review their zoning ordinances to assure that the regulations provide for the changes and allowances necessary for the construction of compact and sustainable infill residential development, including the requirement of off-street parking.

This new development could include mixed-use properties in the Lansdowne Avenue, and Baltimore Pike corridors, which represents an older “downtown” that provides unique amenities in relation to competing suburban development, containing and characterized by:

- A compact and walkable environment built at a human scale;
- A concentration of mixed uses in one place, such as housing, employment, shopping, culture, entertainment, government functions, and tourist attractions;
- The existence of civic public places and public parks not found in or near indoor malls;
- The presence of historically significant structures that distinguishes the downtown from newer suburban development, especially where adaptive reuse has creatively used formerly deteriorated structures.

It must be noted that current zoning ordinances do not adequately provide for and control mixed-use properties and would need to be changed to properly accommodate this type of development. Central business area redevelopment and neighborhood revitalization cannot happen in isolation. A central business area possesses a wide range of functions in one compact area. By developing housing in or nearby that conventional retail and service mix, the capacity to create the diversity and volume of downtown visitors is greatly enhanced. The types of housing developed could include infill townhouse development, rehabilitation of historic buildings into senior housing and the conversion of underutilized 2nd and 3rd floor commercial space into apartments.

RECOMMENDATIONS

Although on a limited scale, it is important for the Boroughs to identify areas and hold discussions with builders to encourage the construction of new housing at a density generally consistent with the housing stock in nearby neighborhoods.

The Boroughs should...

- 7-28 Initiate and continue actions that make the Borough a more livable, walkable, and desirable community to reside in and publicize all such efforts to the consumer market looking for compact and sustainable residential infill development.

Technical Assistance: DCPD
10,000 Friends of Pennsylvania

- 7-29 Create a Vacant Property Review Committee that would have the ability to declare properties blighted as to allow redevelopment on the site once acquisition occurs.

Technical Assistance: OHCD
Delaware County Housing Authority
Delaware County Redevelopment Authority

- 7-30 Use a “charette” process to bring together the developer of a parcel and the Borough stakeholders to develop an agreed upon development plan that complies with local ordinances.

Funding Programs: Pennsylvania State Planning Assistance Grant (DCED)
Community Revitalization Program (DCED)

Technical Assistance: DCPD

- 7-31 Revise the zoning ordinance to assure that the regulations provide for the changes and allowances necessary for the construction of compact and sustainable infill residential development.

Funding Programs: Pennsylvania State Planning Assistance Grant (DCED)
CDBG (where applicable)

Technical Assistance: DCPD

- 7-32 Create a municipal Community Development Corporation (CDC) that works to acquire local properties in the worst condition and then sell the properties to

buyers who agree to live in the properties for a minimum period of time subject to deed restriction.

Technical Assistance: OHCD

7-33 The Borough should apply to the County CDBG and Renaissance Programs for funds for infrastructure work to underwrite the cost of new housing.

Funding Programs: CDBG (where applicable)
Delaware County Renaissance Program

Technical Assistance: OHCD
DCPD