

*This meeting is being audio recorded for public record*

Borough Council Meeting  
November 14, 2018 @ 8:00 PM  
Spellman Council Chambers  
829 Paoli Pike  
West Chester, PA 19380

**Borough Council Members:**

Diane C. LeBold, President	President, 2 <sup>nd</sup> Ward	Term Expires: 2020
Michael Galey, Esquire	Vice President, 3 <sup>rd</sup> Ward	Term Expires: 2022
William J. Scott, Esquire	Member, 1 <sup>st</sup> Ward	Term Expires: 2022
Michael Stefano	Member, 4 <sup>th</sup> Ward	Term Expires: 2020
Donald Braceland	Member, 5 <sup>th</sup> Ward	Term Expires: 2022
Bernie Flynn	Member, 6 <sup>th</sup> Ward	Term Expires: 2020
Denise Polk, Ph.D.	Member, 7 <sup>th</sup> Ward	Term Expires: 2022

**Mayor:** Dianne Herrin

**Borough Manager:** Michael A. Perrone, C.B.O.

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**Charles A. Melton Arts and Education Center Presentation:**

Presentation by representatives of the Charles A. Melton Arts and Education Center on the Melton Center Affordable Housing Land Development project to be located at 501 East Miner Street and consider issuing a letter of support for said project.



## Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania 19380

[www.west-chester.com](http://www.west-chester.com)

610-692-7574

November 5, 2018

### Borough Council

Diane LeBold, President  
Michael R. Galey, Esq., Vice President  
W. Donald Braceland  
Bernard J. Flynn  
Michael Stefano  
Denise Polk, Ph.D.  
William J. Scott, Esq.

### Mayor

Dianne Herrin

### Borough Manager

Michael A. Perrone, C.B.O.

Brian A. Hudson, Sr. CPA, CTP  
Executive Director & CEO  
Pennsylvania Housing Finance Agency  
211 North Front Street  
Harrisburg, PA 17101

**RE: Melton Center Affordable Housing  
Borough of West Chester, Chester County, PA**

Dear Mr. Hudson:

We are writing this letter on behalf of the Borough of West Chester to express our support for the development of affordable housing units in the form of townhomes and apartment dwellings as proposed by the Charles A. Melton Arts and Education Center (“Melton Center”), and to highlight the considerable coordinated efforts that have been undertaken by multiple constituents to ensure the success of the Melton Center’s revitalization, including the introduction of mixed-income housing on the Melton Center Campus..

The Melton Center is a pillar of the West Chester community. This year it celebrates its 100<sup>th</sup> year of leading the community in civil rights activism, providing educational resources, social and emotional engagement and support, workforce training, and recreational opportunities. The Melton Center provides a beacon of communal hope. It has stood hand-in-hand with the community as a pillar of affirmation in the face of social and economic struggle and change. As the Borough celebrates a renaissance, the Melton Center’s focused revitalization ensures that it will remain a strong presence in the community for the next 100 years.

One of the things most celebrated by West Chester is the Melton’s Center commitment and ability to focus on some of the most challenging concerns in the community at any given time. Thus, it was no surprise to the Borough when the Melton Center proposed responding to the rising housing affordability crisis in our community by providing affordable housing on its Campus. Its drive to embrace this greater community need led it to seek out regional and national expertise in the development and management of high-quality affordable housing. The result is a dynamic partnership between the Melton Center, Church Housing Corporation, and the NRP Group LLC, whose mutual goal is to develop a creative and energizing solution to the Borough’s housing affordability problem.

We are very pleased with the development vision provided by the Melton Center and its partners. This vision not only provides a complementary new social services component to the Melton Center's Campus, but it also introduces a rational mixed-income development that will appeal to a wide-range of the workforce. It is a linchpin in our revitalization strategy for the neighborhood. The development will provide a beautiful and affordable residential option in an urban setting that is within a comfortable distance from grocery stores, a pharmacy, restaurants, county services, medical offices, employment, and other amenities in our downtown core.

The Melton Center's vision fits squarely in the Borough's 2016 Comprehensive Plan, one goal of which is the development of affordable housing within the Borough. The Melton Center Campus has all required utilities onsite and is not within a flood plain. The Borough is committed to working with the Melton Center and its partners to assist them in obtaining the various zoning, land use and outside agency approvals that would be necessary to develop the Campus with the proposed dwelling units. We understand that the Melton Center is targeting construction to commence no later than the spring of 2020, and we will work with the Melton Center and its partners to facilitate this schedule.

This is a very exciting initiative for the Borough and is of critical importance in our community revitalization initiatives. We respectfully request your support of Chester County's, and the Borough's commitment to facilitating development of affordable housing by approving funding for the Melton Center's development of these dwelling units.

Best Regards,

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Michael A. Perrone, C.B.O. Borough Manager

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Diane C. LeBold, Borough Council President

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Dianne T. Herrin, Mayor