

The Colony Hotel



Address: 511-513 Welsh Street
Chester, PA

Total Number of Units: 13 efficiencies
for homeless, plus 3 floors of offices

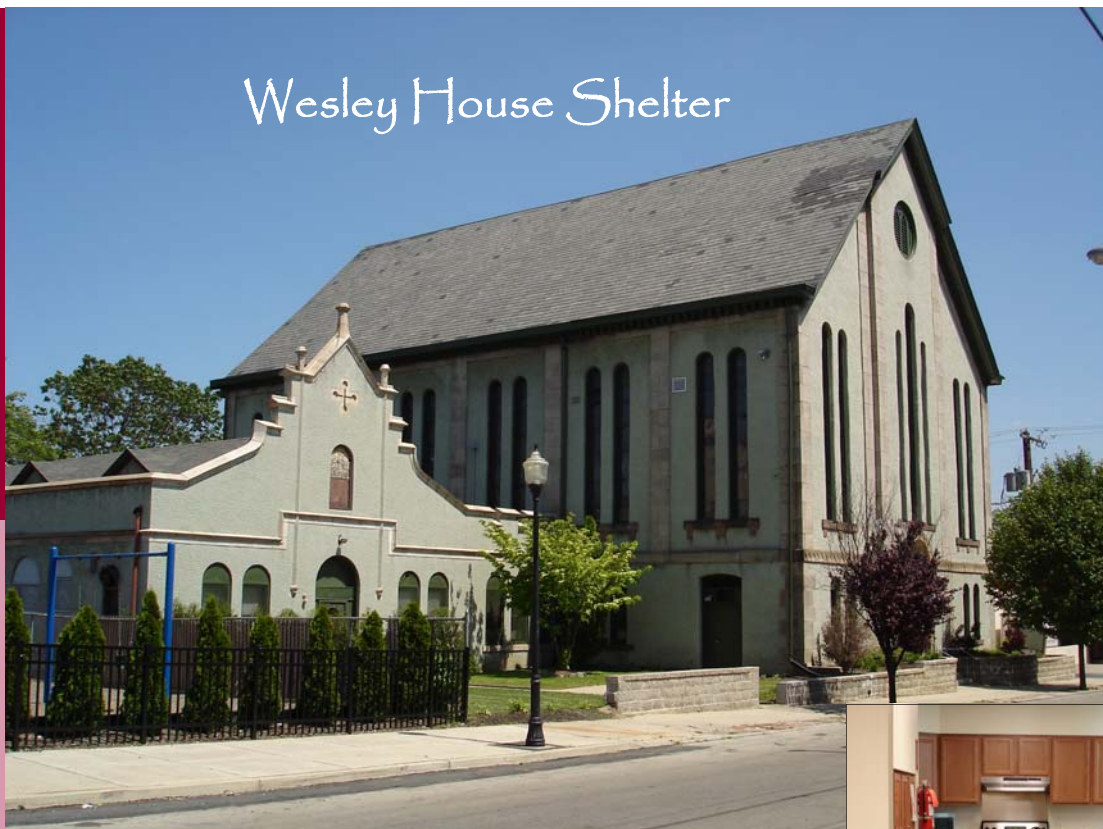
Income Guidelines: for shelter: proof of
homelessness

Year Opened: 1990

Development Cost: app. \$1,000,000
(UDAG funds, grant and loan)

In 1990, CAADC, Inc. acquired the Colony Building, a 5-story commercial complex located at 511-513 Welsh Street in the City of Chester. Due to the economic decline of the City, previous owners of the former hotel and restaurant had sustained heavy losses and faced foreclosure and tax sale. The property was acquired by CAADC, Inc., which established Colony Community Corporation, Inc. (CCC, Inc.). CCC, Inc. received loans from the Chester Redevelopment Authority and the National Rural Finance Development Corporation for acquisition and rehabilitation of the property. Over one million dollars has been invested in the Colony Building. Acquisition of the Colony Building prevented it from going to foreclosure which would have contributed to the further decline of a once vibrant business district. CAADC, Inc. has paid off one of the mortgages, paid all back taxes, remains current on taxes and has retired other liabilities incurred by previous owners. The Colony Building currently houses office space for various legal, professional and non-profit organizations. The second floor of the building is utilized to provide temporary housing to clients of social service agencies. The combination of per diem and commercial rental income enables the Agency to continue to rehabilitate the property and for it to remain a viable entity in Chester.

Wesley House Shelter



Address: 701 Madison Street,
Chester, PA

Total Number of Units:
Shelter: 70-bed capacity

Income Guidelines: proof of
homelessness

Year Opened: 1991

1991 Development Cost: \$250,000

2006 Renovation: \$1.7 million

(CDBG, Emergency Shelter Grants,
Affordable Housing/Act 137 Funds,
and various foundations)

In 1991, CAADC, Inc. acquired Wesley House, a former United Methodist Church located at 701 Madison Street in Chester. In 1986, United Methodist Ministries had established a shelter in this facility that unfortunately fell into severe disrepair and financial hardship and was facing bankruptcy. CAADC, Inc. formed the Wesley House Community Corporation, Inc. (WHCC, Inc.), which currently owns and manages this facility. WHCC, Inc. has been able to complete necessary renovation, stabilize funding, and provide quality services. The complete renovation of Wesley House is underway, with \$1.2 million spent to date and a \$500,000 renovation of the Annex to begin July, 2006.

Family Management Center



Address: 229 Norris Street,
Chester, PA

Total Number of Units: 10 efficiencies
plus offices

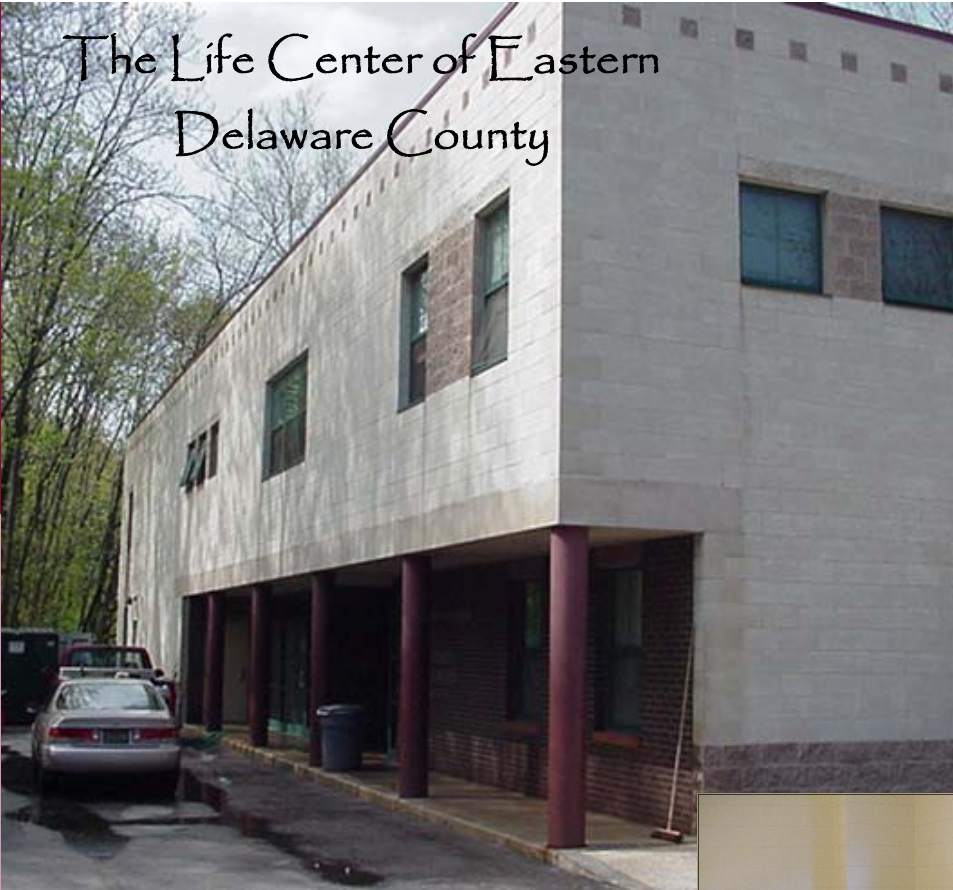
Income Guidelines: proof of
homelessness

Year Opened: 1984

Development Cost: \$500,000

In 1984, CAADC Inc. acquired a former convent located at 229 Norris Street in the City of Chester. This property was converted into the 10-unit Family Management Center, the county's first emergency shelter. In addition to individual shelter units, this facility houses office space for CAADC, Inc. staff and other non-profit organizations. In a smaller building behind FMC, the agency offers after-school care and tutoring to children in our homeless programs.

The Life Center of Eastern Delaware County



Address: 6310 Market Street,
Upper Darby, PA

Total Number of Units: 50 beds

Income Guidelines: proof of
homelessness

Year Opened: 1995

Development Cost: \$1,700,000

In 1995, CAADC, Inc. opened a state-of-the-art emergency shelter facility at 6310 Market Street in Upper Darby. CAADC, Inc. formed Cobbs Creek Housing Services, Inc. (CCHS, Inc.) to build and manage the facility. Funding for the construction was received through the Delaware County Community Development Block Grant program. Since its inception, the Life Center has helped homeless residents with emergency shelter, permanent housing, and employment. In addition, a feeding program, operated through a network of 47 churches and synagogues, serves over 150 meals a night to needy residents of the community.