

**TOWNSHIP OF LOWER MERION**

**GRANTS AND COMMUNITY  
DEVELOPMENT COMMITTEE**

**Wednesday, January 15, 2020  
7:00 PM ( Approximately)**

Chairperson: Tiffany O'Neill  
Vice Chairperson: Anna Durbin, Anthony C. Stevenson

AGENDA

1. WAIVER OF CDBG RESIDENTIAL REHABILITATION PROGRAM PROPERTY TAX REGULATION



## AGENDA ITEM INFORMATION

### ITEM: WAIVER OF CDBG RESIDENTIAL REHABILITATION PROGRAM PROPERTY TAX REGULATION

Consider for recommendation to the Board of Commissioners approval to wave the CDBG Residential Rehabilitation program regulations for a property in Bryn Mawr requiring that home owners have no Federal, State, County, or other Municipal Government liens in order to participate in the program.

## PUBLIC COMMENT

### ATTACHMENTS:

| Description      | Type       |
|------------------|------------|
| □ ISSUE BRIEFING | Resolution |

**TOWNSHIP OF LOWER MERION**

***Grants and Community Development Committee***

**Issue Briefing**

**Topic: CDBG’s Residential Rehabilitation Program Waiver Request**

**Prepared By: Emily Crane, Community Development Technician**

**Date: January 10, 2020**

**I. Action to Be Considered by The Board:**

Approve waiving the CDBG Residential Rehabilitation program regulations for a property in Bryn Mawr requiring that home owners have no Federal, State, County, or other Municipal Government liens in order to participate in the program.

**II. Why This Issue Requires Board Consideration:**

The Lower Merion Township CDBG Residential Rehabilitation program regulations require staff to obtain approval from the Board of Commissioners to waive a requirement established by the adopted Residential Rehabilitation Resolution.

**III. Current Policy or Practice (If Applicable):**

To be eligible for the CDBG Funded Housing Rehabilitation Program’s financial assistance, the applicant must meet the following requirement (among others):

Have no Federal, State, County or Municipal liens against the property. The Building & Planning Department may wave this requirement if the applicant has a payment plan agreement with the Federal, State, County or Municipal Governments.

**IV. Other Relevant Background Information:**

The applicant is a resident in Bryn Mawr and has owned her house for six years. Her father and her grandmother were the two previous owners. As of this fall, the homeowner’s daughter and 8-year-old grand-daughter are living with her temporarily until she recovers from a hospital stay. She was recently in the ICU for six weeks and has now been recovering at home for four weeks. She has only just begun to try to walk again, has limited mobility, and is currently living in the Living Room on the first floor. She does not have access to a working bathroom. There is a Powder Room on the first

floor but there is a sizeable hole in the floor, and the toilet is set partly over the hole, and rocks back and forth with any pressure. She is currently relying on a portable toilet in the Living Room. Her income consists of Social Security payments, Supplemental Social Security Payments and Food Stamps, all of which provide an annual income of approximately \$9,472.00.

The current property real estate taxes are paid up to date but there are outstanding prior year unpaid Township refuse and sewer fees due to the Township. The outstanding delinquent sewer and solid waste taxes have resulted in liens totaling \$3,469.49. Approximately 40% of these liens predate her ownership. A property transfer within the same family doesn't always result in a title search to discover outstanding refuse and sewer fees. The county has a payment plan available for property tax liens. The Township will allow a property owner to make partial payments for fees due but doesn't offer a formal payment plan for outstanding sewer and solid waste fees.

Staff has traditionally not supported a waiver of the Residential Rehab regulations associated with fees due to the Township, but we are concerned about the unsafe conditions in this house and believe this owner will never have the funds available to perform the required repairs with only limited Social Security income. The only work to be performed if this waiver is granted is the emergency repairs to make the home safe.

The property Owner is in the process of making a payment towards the outstanding liens since applying for the program after discovering that making small partial payments is allowed.

**V. Impact on Township Finances:**

There is no impact to the Township's finances. All funds are federal CDBG funds.

**VI. Staff Recommendation:**

Staff recommends that the Board of Commissioners waive the section of the Residential Rehabilitation regulations for limited emergency repairs due to the unique set of circumstances that exist in this home.