Township of Lower Merion  
Montgomery County, Pennsylvania

CDBG Annual Action Plan  
Fiscal Year 2017

July 1, 2017  
Through  
June 30, 2018

Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, PA 19003

Angela Murray, Assistant Director  
Economic and Community Development
Kathryn Morris, Community Development Technician  
Community Development Division  
(610) 649-4000

July, 2017
TOWNSHIP OF LOWER MERION

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Township of Lower Merion has prepared this FY 2017 Annual Action Plan after soliciting comments from local citizens and agencies regarding community needs. In developing this Annual Action Plan, Lower Merion examined the priorities it had listed in the current Five-Year Consolidated Plan (FY 2015-2019), including priority needs for housing, public facilities, infrastructure and public services.

For FY 2017, the 3rd-Year Action Plan under the 2015-2019 Five-Year Consolidated Plan, Lower Merion Township has prepared a budget of $927,870. This figure represents the Township’s 2017 CDBG Entitlement allocation of $887,870 and reprogrammed funds of $40,000. The overall plan for FY2017 provides funds for housing rehabilitation, public services, public facilities, economic development and general administration. Programs and projects continue to focus on the low/mod income areas in an effort to meet the goals of both HUD and the community to enhance and improve the lives of the residents of those areas. The Township’s goals and priorities were spelled out in detail in the Five-Year Consolidated Plan.

The general goals around which the Plan was written include:

- provision of decent, affordable housing
- provision of a suitable living environment
- expansion of economic opportunities

In order to address the housing needs noted in the Consolidated Plan, the Township of Lower Merion has allocated CDBG funds to continue its homeowner rehabilitation program. The housing rehabilitation program will assist lower-income homeowners to fix their properties and protect the existing housing stock. In the FY 2017 budget, $335,522 in CDBG funds are designated for the housing rehabilitation program, which includes funds for program delivery by staff, funds for lead paint abatement and funds for temporary relocation costs while abatement is being completed.

The Five-Year Consolidated Plan also presented the non-housing priority needs of the Township of Lower Merion. FY 2017 CDBG funds have likewise been budgeted to address these non-housing priority needs as well. The non-housing portion of the Plan provides for youth and recreation services at the Ardmore Avenue Community Center and senior services such as ElderNet’s Care Management Coordinator and Escort Driver program, and instructional programs for Seniors at the Center for Positive

Annual Action Plan
2017
Aging in Lower Merion (PALM), the Senior/Disabled Mini-Bus Service and the New Horizons Senior Center. Domestic violence and mental health counseling services are funded. Funds are budgeted for improvements to the Township owned building in Bryn Mawr, which houses non-profit ElderNet.

The 2017 Action Plan will also provide for ADA Accessibility and Public Facility improvements including recreation. Additional funds are budgeted for the Economic Development Commercial Facade Loan Program and Fair Housing activities, such as workshops and compliance training, Program Administration/Planning and for Lower Merion Affordable Housing for administration and to develop affordable housing sites. All funds are targeted specifically to low/mod income areas or clientele.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

1. Improvement of public infrastructure - Provide handicapped accessibility through construction or reconstruction of curb ramps throughout the Township to bring them into ADA compliance ($70,000).

2. Support of public services - Provide public services at the Ardmore Avenue Community Center, ($104,735), the PALM Senior Center ($6,535) and partial funding for Mini-bus transportation services for seniors and the disabled ($6,500).

3. Support of social services - Provide funding for five (5) non-profit administered social services for low income residents. Partial funding for the ElderNet Driver Escort Program for seniors and the disabled ($1,200) and the Care Management Coordinator for programs for special needs individuals ($6,550) Eligibility 570.201(e). Partial funding for the Women’s Center of Montgomery County for the domestic violence satellite office in Bryn Mawr ($1,200) Eligibility 570.201(e). Partial funding for Resources for Human Development’s Lower Merion Counseling Services Community Mental Health Center ($1,200) Eligibility 570.201(e). Partial funding for New Horizons Senior Center for senior services ($5,260).

5. Improve the condition of owner occupied housing - Assist 10 low and moderate income homeowners to renovate their homes to HUD Housing Quality Standards and Township Building codes, including energy efficiency standards. Lead-based paint issues will be addressed as necessary. (Hard costs $320,522/Soft Costs $15,000).

6. Increase homeownership opportunities - Continue to work with Lower Merion Affordable Housing to acquire, rehabilitate and sell one home to a moderate income household ($100,000) plus anticipated Program Income.

7. Economic development - The Township has allocated funds ($10,000) for the Township’s Façade Program to be used in conjunction with funds from the Montgomery County Façade Program. Funds will
be used to pay interest on commercial loans to rehabilitate blighted buildings. Additionally, $20,000 in CDBG funds is being allocated to the Ardmore Initiative for business loans to create or retain jobs for low-mod income residents.

8. Increase understanding of Fair Housing laws – the Township will continue to provide partial funding to a Fair Housing Rights organization to provide outreach, education and compliance with Fair Housing Law ($7,000).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Lower Merion Township’s past performance is excellent. The program regularly meets all timeliness tests. As of March 2017, all CDBG funds provided prior to 2014 have been spent, along with 95% of 2014 funds, 90% of 2015 funds and even 26% of the recently arrived 2016 funds. All activities receiving CDBG funds are eligible to do so and regularly meet or exceed anticipated levels of service. The FY 2016 program is progressing satisfactorily and no particular delays are anticipated.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

At the public hearings, the Township again reviewed the needs and the priorities to determine what, if any, revisions were needed in the 2017 Annual Action Plan. The initial hearing was held 7 p.m. February 8, 2017 at the Commissioner’s Board Room in the Lower Merion Administrative Building. On March 12, 2017 the Township advertised for a public hearing on the draft Annual Action Plan to be held on April 12, 2017. The draft Plan was available for public review from April 1, 2017 through May 1, 2017.

As has been its practice, the Township accepted applications for proposed activities to be funded with the 2017 CDBG Entitlement funds from non-profit organizations, non-profit affordable housing developers and Township Departments. Announcement of application availability was published in The Main Line Times January 8, 2017 and on the Township website, www.lowermerion.org and again on January 31, 2017. Applications were made available to interested organizations starting January 9, 2017. The deadline for application submission was February 10, 2017. The budget proposed in the Action Plan was a result of an application review process by the Community Development staff and a review by the Township Manager and Board of Commissioners.

Because the federal budgeting process was later this year than normal, the planning and discussion of this Action Plan largely took place prior to HUD’s announcement of allocations. Those discussions included a contingency that if the actual allocation were marginally higher than the estimated budget being used for planning purposes, the additional funding would go into the housing rehab activity. If the
actual allocation were marginally lower than the estimated budget, project funding would be reduced on a pro rata basis or all taken from housing rehab, depending on the level of the variance. If the actual allocation had been significantly different from the estimated budget, all projects and funding levels would have been reconsidered. Since the actual allocation was within about 0.5 percent of the estimated budget, the last option was not needed. Instead, the approximately $5,000 by which the actual allocation came up short of the estimated budget was primarily taken from housing rehab, as had been discussed, with a $790 adjustment to one public services activity in order to remain compliant with the public service cap.

At the May 3, 2017 meeting of the Lower Merion Board of Commissioners, the Plan was approved, by Resolution prior to submission to the US Department of Housing & Urban Development.

5. **Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Please refer to Section 4 Citizen Participation Documentation for Public Hearing Sign-In Sheets and Minutes.

6. **Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

7. **Summary**

Year 2017 Action Plan, by Category
PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administrator</td>
<td>LOWER MERION TOWNSHIP</td>
<td>Department of Building and Planning</td>
</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

**Narrative (optional)**

The Township of Lower Merion, in particular the Department of Building and Planning, is the Lead Agency for overseeing the development of the 2015-2019 Five-Year Consolidated Plan and the Annual Action Plans. Likewise, the Township is the clearinghouse and facilitator for the activities described by the Consolidated Plan. As the local unit of government, the Township is empowered to apply for and administer Community Development Block Grant funds. Lower Merion also supports other activities by submitting applications for funding or by providing certifications of consistency with the Consolidated Plan. The following outlines the Township's structure for administration of its CDBG program, including major public and private agencies responsible for administering programs covered by the Plan:

- The Department Head of the Department of Building and Planning oversees the administration of the CDBG entitlement program.
- The daily oversight of activities for all programs and initiatives comes under the management of the Community Development Technician in the Community Development Division. In addition to community development and housing support, the Township housing rehabilitation staff provides grant and loan assistance to eligible low and moderate income home owners and the Economic Development Division provides both Township and Montgomery County assistance to businesses.
- The Lower Merion Business / Rehabilitation Assistance Program, designed to assist small business to create jobs for low-moderate income persons, is administered by Ardmore Initiative, a Municipal Business District Authority.
- Montgomery County provides and shares its resources and programs with the Township and is therefore listed as having a role in the Township's Consolidated Plan. The contributions are administered by the various human services providers including the Department of
Health and General Welfare (including the Montgomery County Office of Housing and Community Development), the Department of Adult and Senior Services, the Department of Child Welfare and the Department of Veterans Affairs.

- The numerous community organizations and CHDOs contribute expertise in the management of programs and activities. There are a variety of private non-profit service providers who continue to support community development in Lower Merion Township.

**Consolidated Plan Public Contact Information**

The Township of Lower Merion Department of Building and Planning, Division of Community Development, Township Administration Building, 75 E. Lancaster Avenue, Ardmore, PA 19003

Contact person: Kathryn Morris, Community Development Technician 610-645-6271
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Lower Merion Township has prepared a Five-Year Consolidated Plan for the Years 2015 through 2019 in order to strategically implement federal programs that fund housing, community development and economic development activities within the Township. Through a collaborative planning process that involved a broad range of public and private agencies, the Township developed a single, consolidated planning and application document for the use of federal entitlement funds available through the Community Development Block Grant (CDBG) Program. Lower Merion submitted its 2015-2019 Consolidated Plan to the U. S. Department of Housing and Urban Development (HUD) on May 12, 2015. This plan is for Program Year 2017, the third of the five years covered by the current Consolidated Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Township conducted two public hearings to solicit input into the preparation of the Action Plan and for input on the draft of that plan, budget and activities for 2017 prior to Board of Commissioners action to submit the application to HUD. To further involve the Board of Commissioners and public in the process the public hearings were held as part of regularly scheduled Board of Commissioners meetings. The hearings and meeting were advertised in the Main Line Times. The public hearings were held in the Township Administrative Building on February 8, 2017 and April 12, 2017.

During the citizen participation process for the Consolidated Plan, individual meetings were held with Township Departments and affordable housing and social service providers. During January 2015 Lower Merion posted a SurveyMonkey on the Township website and e-mailed key municipal staff and various local, area and County service and housing providers requesting their participation.

Ninety-seven (97) individuals representing twenty-eight (28) different Township Departments and affordable housing and social service providers responded to questions in five categories; 1. Overall Needs, 2. Public Facilities, 3. Public Infrastructure, 4. Economic Development, and 5. Affordable Housing

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Homelessness issues and coordination with the Regional Homeless Advisory Board is administered through the Montgomery County Office of Housing and Community Development. Lower Merion Township is a participant in the Montgomery County HOME Investment Partnership Program and
Emergency Solutions Grant funds that provide services to the homeless are administered through Montgomery County Community Development and the “Your Way Home” program.

Each year, a Point-in-Time Count is made of the persons residing in shelter and transitional housing facilities and living unsheltered in each county. No data is collected specific to the Lower Merion.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The Lower Merion Community Development staff has a good working relationship with the Montgomery County Office of Housing and Community Development which administers the ESG funds throughout the County. Montgomery County, through the “Your Way Home” program, develops the county plan meant to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.
<table>
<thead>
<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>Lower Merion Community Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Other government - Local Grantee Department</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</td>
</tr>
<tr>
<td></td>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Organization coordinated public hearings and needs discussions with Township Departments and local affordable housing and social service providers.</td>
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<td></td>
<td>2 Agency/Group/Organization</td>
<td>Montgomery County Housing Authority</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>PHA Other government - County Regional organization</td>
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<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Public Housing Needs</td>
</tr>
<tr>
<td></td>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Since Lower Merion Township has no Public Housing Authority and no public housing located within the Township, all questions related to public housing or the Housing Choice Voucher program were drafted by the Township after careful interaction with Montgomery County Housing Authority staff.</td>
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<tr>
<td>Agency/Group/Organization</td>
<td>Lower Merion Comprehensive Plan Housing Committee</td>
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</tbody>
</table>
| **Agency/Group/Organization Type** | Housing  
| | PHA  
| | Other government - Local Planning organization  
| | Business and Civic Leaders  
| | Grantee Department |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment  
| | Market Analysis |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Housing Committee of the Lower Merion Comprehensive Master Plan met to discuss housing issues in the Township over a two and a half year period with the goal of preparing the Housing section of the Master Plan. The draft of the committee's findings and conclusions was used as consultation documentation for housing related sections of the Consolidated Plan and Annual Action Plan. |

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<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Ardmore Initiative</th>
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</table>
| **Agency/Group/Organization Type** | Services-Employment  
<p>| | Business Leaders |
| <strong>What section of the Plan was addressed by Consultation?</strong> | Economic Development |
| <strong>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</strong> | Ardmore Initiative, a long-time partner with the Township in the development and implementation of a Business Assistance Program to create new employment opportunities for low and moderate income persons, was consulted directly on issues related to economic development in the Ardmore section of the Township. Lower Merion Community Development continues to support Ardmore Initiative's efforts to assist business that create new jobs for low and moderate income persons. |</p>
<table>
<thead>
<tr>
<th>5</th>
<th>Agency/Group/Organization</th>
<th>Eldernet, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Services - Housing &lt;br&gt; Services-Elderly Persons &lt;br&gt; Services-Persons with Disabilities &lt;br&gt; Services-Persons with HIV/AIDS &lt;br&gt; Services-homeless &lt;br&gt; Services-Health &lt;br&gt; Neighborhood Organization</td>
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<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Non-Homeless Special Needs &lt;br&gt; Anti-poverty Strategy</td>
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<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>ElderNet of Lower Merion and Narberth, having been in partnership with the Township for many years in the provision of services to the elderly, mentally and physically challenged and the homeless, was consulted directly on issues related to social services throughout Lower Merion. Lower Merion Community Development continues to support ElderNet through funding for their senior and disabled Driver Escort Program and their Care Management Coordinator to meet the needs of the special needs population.</td>
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<th>6</th>
<th>Agency/Group/Organization</th>
<th>New Horizons Senior Center</th>
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<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Services-Elderly Persons &lt;br&gt; Services-Persons with Disabilities &lt;br&gt; Services-Health &lt;br&gt; Services-Education</td>
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<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Non-Homeless Special Needs &lt;br&gt; Public services</td>
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<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The Township maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.</td>
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<td>7</td>
<td>Agency/Group/Organization</td>
<td>RESOURCES FOR HUMAN DEVELOPMENT</td>
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<tr>
<td>Agency/Group/Organization Type</td>
<td>Services-Persons with Disabilities</td>
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<td>Services-Victims of Domestic Violence</td>
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<td>Services-Health</td>
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<td>Services - Victims</td>
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<td>Publicly Funded Institution/System of Care</td>
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<td>Regional organization</td>
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<td>What section of the Plan was addressed by Consultation?</td>
<td>Non-Homeless Special Needs</td>
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<td>Public services</td>
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<td>8</td>
<td>Agency/Group/Organization</td>
<td>Lower Merion Department of Parks &amp; Recreation</td>
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<tr>
<td>Agency/Group/Organization Type</td>
<td>Services-Children</td>
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<td>Services-Elderly Persons</td>
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<td>Services-Health</td>
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<td>Services-Education</td>
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<td>Other government - Local Grantee Department</td>
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<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Non-Homeless Special Needs Public services</td>
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<td>The Township maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization is a Township department that submitted an application for CDBG funding, which included a discussion of community needs.</td>
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<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>LOWER MERION AFFORDABLE HOUSING CORPORATION</th>
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<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Housing Services - Housing Service-Fair Housing</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
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<tr>
<th>Agency/Group/Organization</th>
<th>PALM-Positive Aging in Lower Merion</th>
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<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education</td>
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<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Non-Homeless Special Needs Public services</td>
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<tr>
<td>11 Agency/Group/Organization</td>
<td>MONTGOMERY COUNTY</td>
</tr>
</tbody>
</table>
| Agency/Group/Organization Type | Services-Children  
Services-Elderly Persons  
Services-Persons with Disabilities  
Services-Persons with HIV/AIDS  
Services-Victims of Domestic Violence  
Services-homeless  
Services-Health  
Services-Education  
Services-Employment  
Services - Victims  
Health Agency  
Child Welfare Agency  
Publicly Funded Institution/System of Care  
Other government - County  
Planning organization |
| What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs  
Economic Development  
Anti-poverty Strategy  
Lead-based Paint Strategy  
Public services |
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

The Township maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs. One of the Township's most important partners in terms of assessing and meeting community needs is Montgomery County, a large HUD grantee that provides many services in Lower Merion Township and with whom service coordination is essential and ongoing.

<table>
<thead>
<tr>
<th>12</th>
<th>Agency/Group/Organization</th>
<th>WOMEN'S CENTER OF MONTGOMERY COUNTY</th>
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<tbody>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Services-Victims of Domestic Violence</td>
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<td>Services-homeless</td>
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<td>Services - Victims</td>
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<td>Child Welfare Agency</td>
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<td>What section of the Plan was addressed by Consultation?</td>
<td>Homeless Needs - Families with children</td>
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<tr>
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<td></td>
<td>Non-Homeless Special Needs</td>
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<td>Public services</td>
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<td></td>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The Township maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.</td>
</tr>
</tbody>
</table>
No agency type was excluded from the consultation process. During the Consolidated Planning process twenty-eight agencies, organizations, Township Departments and interested individuals participated in public hearings, individual discussions or the municipal needs survey. The Consolidated Plan guides this Annual Action Plan, of course, and many of these same organizations were participants in the FY 2017 citizen participation / consultation process.

As noted above, the Township maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Lower Merion/Norristown/Abington/Montgomery County CoC</td>
<td>Lower Merion's Annual Action Plan includes housing rehab, which supports homeless prevention goals.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**
AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
   Summarize citizen participation process and how it impacted goal-setting

This 2017 Annual Action Plan has been developed pursuant to the requirements of the US Department of Housing and Urban Development. The Township of Lower Merion’s Department of Building and Planning, Community Development Division, was responsible for preparation of this Plan under the direction of the Township Manager and the Lower Merion Board of Commissioners. The Township retained the consulting firm of Triad Associates to assist in the preparation of the Annual Action Plan. This Plan resulted from a process of consultation and citizen participation.

The Township conducted two public hearings to solicit input into the preparation of the 2017 Annual Action Plan and to solicit comments and concerns relative to the proposed Plan and the activities and budget for 2017. The hearings were advertised in the Main Line Times and held in the Commissioner’s Board Room in the Lower Merion Township Administration Building on February 8, 2017 and April 12, 2017.

The Township actively sought public input in the course of developing this plan. During development of the 2015 – 2019 Consolidated Plan, the Lower Merion Community Development Division prepared a comprehensive list of social, health care and housing providers and directly sought their input on the needs of Lower Merion Township in these areas. Additionally, during development of the 2017 Action Plan citizens and other interested parties were afforded a variety of opportunities to:

1) Present ideas/recommendations during meetings and planning sessions;

2) Review and comment on the Citizen Participation Plan itself;

3) Receive information about the meetings, the Consolidated Plan, and comments made about the plan;

4) Participate in public hearings;

5) Comment on the Consolidated Plan and any amendments; and
6) Register objections about the plan and any amendments.

This collaborative process included personal and written contact with not only the non-profit affordable housing and social service agencies, but with the Township’s Departments of Parks and Recreation, the Director of Ardmore Initiative, the Township’s economic development and planning staff and with Public Works specifically on CDBG eligible Capital Improvements Projects.

The Montgomery County Housing Authority was asked to assist in the preparation of those aspects of the Plan that involved public housing facilities, services or issues. The Township and Montgomery County Housing Authority jointly prepared the final narratives.

Copies of the FY 2017 Action Plan were available to the public at the Community Development Division of the Department of Building and Planning and at three branches of the Township library system: Ludington Library in Bryn Mawr, Ardmore Library in Ardmore and Penn Wynne Library in Penn Wynne. A notice of Plan availability was published in the Main Line Times on March 12, 2017 alerting residents that the Plans would be available for a 30 day period from April 1, 2017 through May 1, 2017 and where comments could be sent.

The Department of Building and Planning presented the 2017 Action Plan at the Lower Merion Board of Commissioners meeting for public review and comments. The Resolution of Authorization was placed on the Board agenda and the document was authorized for submission at the May 3, 2017 meeting.
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>Township Commissioners, Township Manager, Community Development staff and general public, including representatives of several non-profits and the business community.</td>
<td>Organizations commented on the funding they received and thanked the Commissioners for their financial support. Lower Merion Affordable Housing requested that the Commissioners look for opportunities to use CDBG or other funding to create affordable housing, particularly rental housing.</td>
<td>Not Applicable</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------</td>
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<td>------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>2</td>
<td>Discussions with Township Departments</td>
<td>Municipal priorities</td>
<td>Representatives of the Departments of Building and Planning, Public Works and Recreation held discussions with Community Development staff to review projects and were encouraged to submit applications to CD for funding, especially ADA related projects.</td>
<td>ADA accessibility and public safety as it relates to Seniors was the primary concern of both Public Works and Parks and Recreation.</td>
<td>Not Applicable</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------------------------</td>
<td>------------------------------------------------------------</td>
<td>--------------------------------</td>
<td>------------------------------</td>
<td>---------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>3</td>
<td>Discussions with Social Service and Public Service providers</td>
<td>Social and public service providers</td>
<td>Discussions were held between various non-profit social service providers and Township public service provider and the Community Development staff to review projects and where requested to submit applications to CD for funding.</td>
<td>These were all organizations that have worked with CDBG for many years and are well aware of the eligibility issues. Their concerns were the continued decline in CDBG funding each year. Each will continue to submit applications for CDBG assistance for 2017.</td>
<td>Not Applicable</td>
<td></td>
</tr>
</tbody>
</table>
Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

In addition to the entitlement grant amounts announced by HUD, Lower Merion Township brings a wide variety of resources and effort to bear on addressing the community's needs. All potential funding sources - county, state, federal and private - are investigated and pursued as appropriate. The Township regularly seeks resources to further redevelop some of the same low-moderate income areas being aided with CDBG funds as well as the adjoining commercial areas that must play a significant role in ongoing efforts to improve the quality of life for all of our residents.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of ConPlan $</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>887,870</td>
<td>0</td>
<td>40,000</td>
</tr>
</tbody>
</table>

Table 5 - Expected Resources – Priority Table
Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Township CDBG funds provide only a portion of the cost of activities: affordable housing, public facilities/infrastructure or public services. CDBG funds for public services activities is matched with numerous state funding sources and local donations. Most public facilities/infrastructure projects are primarily funded through state grants and Township Bonds with CDBG being local match or providing for a funding gap.

Lower Merion does not receive HOME Investment Partnership Program funds and therefore has no match requirements.
If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Lower Merion Township is a fully developed urban community with no publically owned land available for affordable housing or any other development.

Discussion

Lower Merion Township, on a regular basis, seeks additional funding from the State of Pennsylvania and Montgomery County for various economic development/façade improvement, public services, public facility, public safety and infrastructure improvement projects.
# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improvements of public facilities</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development</td>
<td>Township-Wide</td>
<td>Improvement of public facilities</td>
<td>CDBG: $98,420</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of public infrastructure</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development</td>
<td>Township-Wide</td>
<td>Improvement of Public Infrastructure</td>
<td>CDBG: $70,000</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted</td>
</tr>
<tr>
<td>3</td>
<td>Support of public services</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs Low Income Families, Youth and Seniors</td>
<td>Township-Wide</td>
<td>Support of public services</td>
<td>CDBG: $133,180</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 2800 Persons Assisted</td>
</tr>
<tr>
<td>4</td>
<td>Support of social services</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs Mental Health, Domestic Violence, Seniors</td>
<td>Township-Wide</td>
<td>Support of social services</td>
<td>CDBG: $0</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------------------------------------</td>
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<td>-------------------------------</td>
<td>---------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>5</td>
<td>Improve the condition of owner occupied housing</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Township-Wide</td>
<td>Improve the condition of owner occupied housing</td>
<td>CDBG: $335,522</td>
<td>Homeowner Housing Rehabilitation: 10 Household Housing Unit</td>
</tr>
<tr>
<td>6</td>
<td>Increase homeownership opportunities</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Township-Wide</td>
<td>Increase homeownership opportunities</td>
<td>CDBG: $100,000</td>
<td>Homeowner Housing Added: 1 Household Housing Unit</td>
</tr>
<tr>
<td>7</td>
<td>Preserve the supply of affordable rental housing</td>
<td>2016</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Township-Wide</td>
<td>Preserve the supply of affordable rental housing</td>
<td>CDBG: $14,748</td>
<td>Rental units rehabilitated: 3 Household Housing Unit</td>
</tr>
<tr>
<td>8</td>
<td>Increase the supply of affordable rental housing</td>
<td>2017</td>
<td>2018</td>
<td>Affordable Housing</td>
<td>Township-Wide</td>
<td>Increase the supply of affordable rental housing</td>
<td>CDBG: $0</td>
<td>Rental units constructed: 0 Household Housing Unit</td>
</tr>
<tr>
<td>9</td>
<td>Creation of employment opportunities for low-mod</td>
<td>2015</td>
<td>2019</td>
<td>Economic Development - Job Creation</td>
<td>Township-Wide</td>
<td>Creation of employment opportunities Economic development</td>
<td>CDBG: $20,000</td>
<td>Businesses assisted: 3 Businesses Assisted</td>
</tr>
<tr>
<td>10</td>
<td>Economic development</td>
<td>2016</td>
<td>2019</td>
<td>Non-Housing Community Development Economic Development</td>
<td>Township-Wide</td>
<td>Economic development</td>
<td>CDBG: $10,000</td>
<td>Facade treatment/business building rehabilitation: 2 Business</td>
</tr>
<tr>
<td>11</td>
<td>Increase understanding of Fair Housing laws</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development Fair Housing Compliance</td>
<td>Township-Wide</td>
<td>Increase understanding of Fair Housing laws</td>
<td>CDBG: $7,000</td>
<td>Other: 1 Other</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>-----------</td>
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<td>--------------------------------------</td>
<td>------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>12</td>
<td>Community Development planning</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development Planning Activities</td>
<td>Township-Wide</td>
<td>Community Development planning</td>
<td>CDBG: $139,000</td>
<td>Other: 1 Other</td>
</tr>
</tbody>
</table>

**Table 6 – Goals Summary**

**Goal Descriptions**

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Goal Name</td>
<td>Improvements of public facilities</td>
</tr>
<tr>
<td></td>
<td>Goal Name</td>
<td>For FY 2017, the Township has selected two (2) activities under this goal: 1. Renovations to the Ardmore Avenue Community Center, including LED lighting for better performance and efficiency ($29,420); 2. Renovations to the Bryn Mawr Community Center, including replacement of an obsolete fire alarm panel ($69,000).</td>
</tr>
<tr>
<td>2</td>
<td>Goal Name</td>
<td>Improvement of public infrastructure</td>
</tr>
<tr>
<td></td>
<td>Goal Name</td>
<td>For FY 2017, the Township has determined that additional efforts are needed to provide handicapped accessibility through construction or reconstruction of curb ramps throughout the Township to bring them into ADA compliance ($70,000)</td>
</tr>
<tr>
<td>3</td>
<td>Goal Name</td>
<td>Support of public services</td>
</tr>
<tr>
<td></td>
<td>Goal Name</td>
<td>For FY 2017 the Township will be providing public services both directly and in conjunction with a number of non-profit partners. Activities are for eligible youth, seniors, domestic violence victims and those with mental health issues and will take place at a variety of locations throughout the Township.</td>
</tr>
<tr>
<td>4</td>
<td>Goal Name</td>
<td>Support of social services</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>Social Services are included in the Public Services category.</td>
</tr>
<tr>
<td>5</td>
<td>Goal Name</td>
<td>Improve the condition of owner occupied housing</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>For FY 2017, the Township will assist 10 low and moderate income homeowners to renovate their homes to Township codes and energy efficiency standards. Lead-based paint issues will be addressed as necessary. (Hard costs $320,522 / Soft Costs $15,000)</td>
</tr>
<tr>
<td>6</td>
<td>Goal Name</td>
<td>Increase homeownership opportunities</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>For FY 2017, the Township will continue to work with Lower Merion Affordable Housing to acquire, rehabilitate and sell one (1) home to a moderate income household ($100,000).</td>
</tr>
<tr>
<td>7</td>
<td>Goal Name</td>
<td>Preserve the supply of affordable rental housing</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>For FY 2017, the Township will address this goal by providing $14,748 in CDBG funds to rehabilitate a group home for income-eligible disabled adults. Improvements to include work in the kitchen.</td>
</tr>
<tr>
<td>8</td>
<td>Goal Name</td>
<td>Increase the supply of affordable rental housing.</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>For FY 2017, no non-profit or for-profit developer submitted an application for assistance in creating new affordable rental housing, therefore no funds are allocated this year.</td>
</tr>
<tr>
<td>9</td>
<td>Goal Name</td>
<td>Creation of employment opportunities for low-mod</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>For FY 2017, the Township will provide $20,000 in CDBG funds to Ardmore Initiative to assist local businesses in creating and retaining low-mod jobs or providing goods and services to low-mod income areas.</td>
</tr>
<tr>
<td>10</td>
<td>Goal Name</td>
<td>Economic development</td>
</tr>
<tr>
<td></td>
<td>Goal Description</td>
<td>For FY 2017, the Township has allocated funds ($10,000) for the Township’s Façade Program to be used in conjunction with funds from the Montgomery County Façade Program. Funds will be used to pay interest on commercial loans to rehabilitate blighted area buildings.</td>
</tr>
<tr>
<td></td>
<td>Goal Name</td>
<td>Goal Description</td>
</tr>
<tr>
<td>---</td>
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<td>------------------</td>
</tr>
<tr>
<td>11</td>
<td>Increase understanding of Fair Housing laws</td>
<td>For FY 2017, the Township will continue to provide partial funding to a Fair Housing Rights organization to provide outreach, education and compliance with Fair Housing Laws ($7,500) Eligibility570.201(c).</td>
</tr>
<tr>
<td>12</td>
<td>Community Development planning</td>
<td>This goal covers General Administration and Planning and encompasses all support for the general operation of the CDBG Program, including planning, outreach, monitoring and reporting.</td>
</tr>
</tbody>
</table>
Projects

AP-35 Projects – 91.220(d)
Introduction

The Township of Lower Merion provides a variety of administrative, program delivery, public facility and/or infrastructure improvement, public/social services and economic development activities annually through their Community Development Block Grant Program. Lower Merion does not receive HOME funding.

Administrative activities include General CDBG Administration, Administrative support to Lower Merion Affordable Housing and support to the Housing Equality Center of Pennsylvania for Fair Housing issues.

Public and social services include financial support of programs at the Ardmore Avenue Community Center and the PALM Senior Center, ElderNet (Escort Drivers and Care Management), the Women’s Center of Montgomery County (Advocacy against Domestic Violence), Lower Merion Counseling Center (Community Mental Health), Parks and Recreation’s Mini-bus service and New Horizons Senior Center. The support being offered in 2017, in each case, is a continuation of financial support from the Township for these activities.

Public facility activities include the continued renovation of the Ardmore Avenue Community Center and the Bryn Mawr Community Center.

Economic development through CDBG will continue with support for the Commercial Façade Program as well as small business loans through the Ardmore Initiative.

Housing activities continue to include housing rehabilitation assistance to low and moderate income homeowners and the Township’s Home Purchase Program to assist low and moderate income households to become homeowners. Rehab for a group home for disabled adults is also included for 2017.

Projects

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Administration &amp; Planning</td>
</tr>
<tr>
<td>2</td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>3</td>
<td>Public Services</td>
</tr>
<tr>
<td>4</td>
<td>Public Works</td>
</tr>
<tr>
<td>5</td>
<td>Economic Development</td>
</tr>
</tbody>
</table>

Table 7 - Project Information
Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The basis for allocating funds was not geographic. The Township elected to fund activities that were deemed to have the greatest benefit to the low and moderate income residents of Lower Merion. Virtually every activity is a continuation of public facilities, services, housing and economic development efforts that the Township has supported. The process of meeting the statutory public hearing requirements of the CDBG Program, the Township’s efforts to secure a wide range of stakeholders, focusing on the needs of low income areas and clientele, sustaining the impact of programs and facilities supported by CDBG for many years and the ability to demonstrate measurable progress and success were all part of the system for establishing the priorities for selection of these projects.
AP-38 Project Summary
Project Summary Information
<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>General Administration &amp; Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>Township-Wide</td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Increase understanding of Fair Housing laws Community Development planning</td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Increase understanding of Fair Housing laws Community Development planning</td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $146,000</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Activities in this category will include: Administration of the CDBG Program, including planning, monitoring, record keeping and reporting ($133,000); support for Township affordable housing organization ($6,000); support for fair housing activities of the Housing Equality Center of PA ($7,000).</td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>12/31/2018</td>
</tr>
<tr>
<td></td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The effective, compliant and efficient operation of the CDBG Program results in the successful completion of all other activities, which will benefit a combined total of several thousand Township residents, primarily low-to-moderate-income. Fair housing and affordable housing efforts will benefit at least 50 Township residents.</td>
</tr>
<tr>
<td></td>
<td>Location Description</td>
<td>The program is administered from the Township Municipal Building, 75 E. Lancaster Ave., Ardmore, PA 19003. Other activities will take place in Lower Merion Township.</td>
</tr>
<tr>
<td></td>
<td>Planned Activities</td>
<td>Activities in this category will include: Administration of the CDBG Program, including planning, monitoring, record keeping and reporting ($133,000); support for Township affordable housing organization ($6,000); support for fair housing activities of the Housing Equality Center of PA ($7,000).</td>
</tr>
</tbody>
</table>

2

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>Township-Wide</td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Improvements of public facilities Improve the condition of owner occupied housing Increase homeownership opportunities Preserve the supply of affordable rental housing</td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Improvement of public facilities Improve the condition of owner occupied housing Increase homeownership opportunities Preserve the supply of affordable rental housing</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $548,690</td>
<td></td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Activities in this category will include Public Facilities improvements to Ardmore Avenue Community Center ($29,420) and Bryn Mawr Community Center ($69,000); Residential Rehabs ($320,522) plus Residential Rehab Soft Costs ($15,000); Home Purchase Program ($100,000) and rehab to a group home for income-eligible disabled adults ($14,748).</td>
<td></td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2018</td>
<td></td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>Ardmore Community Center (1,500 residents, primarily low-mod income); Bryn Mawr Community Center (500 residents, primarily low-mod income); Residential rehabs (10 households, exclusively low-mod income); Home Purchase Program (1 household, low-mod income); Group Home rehab (3 residents, all low-mod income).</td>
<td></td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Various locations in Lower Merion Township.</td>
<td></td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Activities in this category will include Public Facilities improvements to Ardmore Avenue Community Center ($29,420) and Bryn Mawr Community Center ($69,000); Residential Rehabs ($320,522) plus Residential Rehab Soft Costs ($15,000); Home Purchase Program ($100,000) and rehab to a group home for income-eligible disabled adults ($14,748).</td>
<td></td>
</tr>
<tr>
<td><strong>3</strong></td>
<td><strong>Project Name</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>Public Services</td>
<td></td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Township-Wide</td>
<td></td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Support of public services</td>
<td></td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>Support of social services</td>
<td></td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>CDBG: $133,180</td>
<td></td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Activities in this category will include: Adult and youth activities at Ardmore Community Center ($104,735); Mini-Bus program for seniors ($6,500); ElderNet services for seniors ($7,750); Instructional programs for seniors at the PALM Center ($6,535); Domestic Violence Satellite Office in Bryn Mawr ($1,200); Counseling services at Community Mental Health Center ($1,200); Senior services at New Horizons Senior Center ($5,260).</td>
<td></td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2018</td>
<td></td>
</tr>
</tbody>
</table>
** Estimate the number and type of families that will benefit from the proposed activities **
A total of more than 2,700 residents consisting of seniors and residents from low-mod income households.

<table>
<thead>
<tr>
<th>Location Description</th>
<th>Various in Lower Merion Township.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Activities</td>
<td>Activities in this category will include: Adult and youth activities at Ardmore Community Center ($104,735); Mini-Bus program for seniors ($6,500); ElderNet services for seniors ($7,750); Instructional programs for seniors at the PALM Center ($6,535); Domestic Violence Satellite Office in Bryn Mawr ($1,200); Counseling services at Community Mental Health Center ($1,200); Senior services at New Horizons Senior Center ($5,260).</td>
</tr>
</tbody>
</table>

4

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Public Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Township-Wide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Improvement of public infrastructure</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Improvement of Public Infrastructure</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $70,000</td>
</tr>
<tr>
<td>Description</td>
<td>ADA curb cuts throughout Lower Merion Township.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>At least 500 mobility-impaired residents of Lower Merion Township.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Various in Lower Merion Township.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>ADA curb cuts throughout Lower Merion Township.</td>
</tr>
</tbody>
</table>

5

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Economic Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Township-Wide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Creation of employment opportunities for low-mod Economic development</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Creation of employment opportunities Economic development</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $30,000</td>
</tr>
<tr>
<td>Description</td>
<td>This category will include: Commercial Facade Program ($10,000) and the Ardmore Initiative Small Business Loan Program ($20,000).</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2018</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>1 business in the Facade Program and 1 business in the Ardmore Initiative Small Business Loan Program.</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>To be determined.</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>This category will include: Commercial Facade Program ($10,000) and the Ardmore Initiative Small Business Loan Program ($20,000).</td>
</tr>
</tbody>
</table>
AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The basis for allocating funds was not geographic. The Township elected to fund activities that were deemed to have the greatest benefit to the low and moderate income residents of Lower Merion. Virtually every activity is a continuation of public facilities, services, housing and economic development efforts that the Township has supported. The process of meeting the statutory public hearing requirements of the CDBG Program, the Township’s efforts to secure a wide range of stakeholders, focusing on the needs of low income areas and clientele, sustaining the impact of programs and facilities supported by CDBG for many years and the ability to demonstrate measurable progress and success were all part of the system for establishing the priorities for selection of these projects.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township-Wide</td>
<td>100</td>
</tr>
</tbody>
</table>

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable since funds are not allocated geographically.

Discussion

As slight changes in the low and moderate income areas of the Township have been identified, based on the new American Community Survey data, Lower Merion has examined public facility and infrastructure needs in areas not previously addressed. Deficiencies in these facilities will be considered annually. For FY 2017, the following activities are to be undertaken: Owner Occupied Housing Rehabilitation, Improvements to Public Facilities, Improvements to Public Infrastructure, specifically reconstruction of ADA curb ramps at intersections, Public Services, and Economic Development.
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing activities in FY 2017 include: owner occupied housing rehabilitation; rehab of a group home for income-eligible disabled adults; and home acquisition, rehab and resale to moderate income households.

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 9 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The preservation of the existing housing stock through continuation of the Township’s Owner Occupied Housing Rehabilitation Program and continued expansion of homeownership to moderate income households through the Township’s Home Ownership Program are deemed to be the most effective way to meet Lower Merion’s affordable housing needs with the available resources. The Township will continue to support the affordable housing needs of non-profit housing organization, especially those providing special needs housing, such as the project included this year for income-eligible disabled adults.
AP-60 Public Housing – 91.220(h)

Introduction

Lower Merion Township does not have a public housing agency. The Montgomery County Housing Authority (MCHA) is the primary provider of assisted housing in the Township. While MCHA does not have a public housing complex within the Township, they provide Project Based Vouchers under contract with the owner of Ardmore Crossing in the Ardmore section of Lower Merion. In addition to these complexes, some low income Township residents receive assistance through MCHA’s tenant-based Housing Choice Voucher Program. Lower Merion Township does not provide financial support to MCHA, however the Township does support MCHA in any efforts to secure additional Housing Choice Vouchers and expanding assistance to residents of Lower Merion Township where possible.

The Township has reviewed the 5-Year and Annual Plans for MCHA and agrees with and supports the goals and objectives contained in these plans. A copy of the MCHA plans are on file with Lower Merion Township.

Actions planned during the next year to address the needs to public housing

The Montgomery County Housing Authority’s Public Housing Program strategies for addressing housing needs continues to include:

1. Reduce turnover time for vacated public housing units
2. Reduce time to renovate public housing units
3. Seek replacement of public housing units lost to the inventory through mixed finance development
4. Leverage affordable housing resources in the community through the creation of mixed -finance housing
5. Adopt rent policies to support and encourage work
6. Employ admissions preferences aimed at families who live in the county, who are working, are elderly and disabled and who are veterans or surviving spouses of veterans
7. Employ effective maintenance and management policies to minimize the number of public housing units offline and to help preserve current housing stock
8. Carry out modifications needed in public housing based on the section 504 Needs Assessment
9. Utilize HUD capital funding for modernization and development and seek alternate funding opportunities such as Affordable Housing Trust and Community Development Block Grants
10. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
11. Continue to consult with residents, the Resident Advisory Board and local government officials

Actions to encourage public housing residents to become more involved in management and
participate in homeownership

The Montgomery County Housing Authority has a Resident Advisory Board that creates opportunities for the residents to participate in the management and operation of the County’s public housing. The board has operated successfully for many years and there are no plans to change the existing structure. Representatives from all eight public housing complexes are encouraged to participate in Board meetings, and in fact the MCHA’s Board of Directors conducts monthly meetings at each of the public housing sites at least once throughout the calendar year. Additionally, the MCHA complies with federal regulations and maintains a ‘Resident Representative’ as elected by program participants as a member of their Board of Directors.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion
AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Township of Lower Merion, in conjunction with the Montgomery County Community Development Block Grant Program, plans to continue to employ the resources of the CDBG program, the Workforce Investment Board, various county offices, and a number of not-for-profit service providers to achieve our goals.

Describe the jurisdictions’ one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The process of reaching out to homeless persons throughout Montgomery County is conducted by the County through the Coordinated Homeless Outreach Center (CHOC). CHOC will continue to distribute information to schools, hospitals, churches and other institutions to which persons that experience homelessness turn about the Your Way Home program and the Call Center and its availability as a resource to aid persons experiencing homelessness or at risk of losing their homes. CHOC employs outreach teams that continually identify and engage homeless people. Outreach is conducted in wooded areas, train stations, parks and other areas where unsheltered persons are known to be. Additionally, outreach teams respond to calls from police, the libraries and businesses. Individuals are provided the opportunity to go to the CHOC shelter for showers, a meal and to apply for benefits. Mobile outreach is also available through the Montgomery County Emergency Services.

Within Lower Merion Township’s Homeless and Special Population Goal there are three priority objectives:

1. Assist Montgomery County, the Lower Merion Police Department and ElderNet, where appropriate, to improve outreach and assessment of homeless persons and families.

2. Continue to assist organizations that provide counseling and services to clients that are homeless or near homeless and victims of domestic violence in Lower Merion. FY 2017 funding will continue to support the domestic violence satellite office in the Township, Women’s Center of Montgomery County and for services, including the homeless and those at-risk of homelessness, provided by ElderNet.

3. Continue to assist organizations that provide counseling and services to clients that have HIV/AIDS or have alcohol or substance abuse problems. FY 2017 funding is proposed for Lower Merion Counseling
Services Community Mental Health Center.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

All emergency shelter and transitional housing in Montgomery County is administered through Your Way Home Montgomery County and the Continuum of Care. There are no emergency shelters or transitional housing in Lower Merion Township.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The **Montgomery County** Continuum of Care offers a full range of emergency and transitional facilities. The County administers the Emergency Solutions Grant (ESG) that provides funds for shelter operations, essential services, homelessness prevention and rapid rehousing activities. County CDBG funds are also used to support operations and supportive services. The Continuum of Care has developed programs and strategies to support shelter and transitional housing programs with preparing clients to move beyond homelessness into permanent housing.

The Office of Behavioral Health and Developmental Disabilities uses an evidence-based case management approach to move people from homelessness to stable housing and trains Peer Specialists in housing support to assist homeless persons maintain housing.

The Your Way Home Call Center serves as the coordinated centralized intake for all persons facing a housing crisis. Additionally, the Department of Housing and Community Development has established three Housing Resource Centers across Montgomery County. That work in coordination with the YWH Call Center assists people at risk of homelessness to maintain their housing and to rapidly rehouse homeless persons. Persons experiencing a housing crisis call the toll-free YWH Call Center, are assessed and eligible persons are referred to one of the three Housing Resource Centers for the appropriate housing intervention.

Because of limited resources, **Lower Merion** believes the best possible approach to homelessness, is to assist the County where feasible, but primarily they will work to treat the root causes of the problem, including unemployment, transportation, special, physical and mental health needs, and affordable housing. Programs and assistance must be provided that prevent homelessness from occurring. Activities provided by the Township from the CDBG Program are detailed below.

**Helping low-income individuals and families avoid becoming homeless, especially extremely**

Annual Action Plan 2017

OMB Control No: 2506-0117 (exp. 06/30/2018)
low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Montgomery County Continuum of Care is working with the Housing Equity Center to train residents in rights and responsibilities; Genesis Housing Corporation provides budget and credit counseling; Legal Aid assists people to resolve issues relating to eviction. CoC’s staff have been trained to work with Montgomery County residents on skills needed to maintain housing. In addition to assisting those at risk of homelessness, the Your Way Home Call Center also refers homeless clients to any available shelter beds within the County.

Preventing homelessness through discharge planning helps eliminate homelessness. Each system of care in the County either has or is working toward a discharge planning system that prevents homelessness. Youth aging out of foster care has a system of after-care to provide support to young adults leaving foster care, particularly those with mental illness. The County provides targeted TBRA assistance in support of these programs.

Discharge to housing from in-patient Health Care institutions is required by state law. Although some do work with shelters upon discharge, most individuals are found stable housing in family homes, nursing or personal care homes.

The Office of Mental Health and Substance Abuse Services requires persons being discharged from state hospitals be placed in appropriate residences and provided community treatment. Persons discharged from private institutions or detox facilities may not be covered and finding appropriate housing is a challenge.

The criminal justice system in Montgomery County has developed special treatment courts to identify and provide treatment to those with mental illness or who are homeless. Stable housing is required for parolees before discharge from the county correctional facility.

The Township of Lower Merion financially supports, through the CDBG Annual Action Plan, a number of activities that assist in homeless prevention, including:

1. Housing Rehabilitation for low and moderate income homeowners to assist them in maintaining their property and remain a property owner in a safe and affordable unit.
2. Continued financial support for ElderNet’s Escort Driver Program for the elderly and mentally and physically challenged and for their Care Management Coordinator who coordinates outreach programs for the elderly and the disabled.
3. Continued financial support for the Mini-Bus service for Seniors and the disabled through the Township’s Parks and Recreation Department.

4. Continue financial support for Lower Merion Counseling Services for medication supervision and psychiatric services to persons with mental health issues.

5. Continue financial support for the Women’s Center of Montgomery County to continue to provide outreach, counseling, advocacy and court accompaniment to women who are victims of domestic violence in the Township.

Discussion
AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As a participant in the HUD Community Development Block Grant Program, Lower Merion Township annually re-examines the area of “barriers to affordable housing.” The Township makes changes to public policy and programs as necessary to remove barriers as they become evident.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

No major impediments regarding fair housing or affordable housing that require action by the Township of Lower Merion have been identified. The Township is aware of the high housing costs in the community and continues to fund its housing and economic development programs, assisting low income households to cope with these rising costs. The Township will continue to make certain its public policies are not discriminatory and consider policies in light of their impacts on housing affordability.

An examination of 2010 Census data indicates that the number of minorities, Hispanics and African Americans, have increased throughout the Township since 2000. The percentage of Hispanics has increased by 113% from 1.6% of the population to 3.4%. The increases were in all sixteen (16) Census Tracts. African American percentages have increased by 25% from 4.9% to 6.1%. These increases were in twelve (12) of the sixteen (16) Tracts. Asian percentages have increased by 82% from 3.8% to 6.9%. These increases were in thirteen (13) of the sixteen (16) Tracts. Other minorities and person of two races also increased from 1.2% to 2.6%, an increase of 117%. Many of the Tracts with the smallest ratios of minorities in 2000 had the largest percentage increases in 2010, with several with the highest ratios decreasing over those ten years. Clearly there are no discernable barriers to minorities in accessing housing throughout Lower Merion Township.

Discussion:

Lower Merion Township will continue to work with private sector developers and encourage partnerships with non-profit development housing sponsors to provide a balanced housing inventory of market rate and affordable housing opportunities. This can include the provision of financial incentives, prioritization of applications for State and/or Federal housing subsidies/tax credits and other incentives to address the financing “gaps” to address feasibility that otherwise limits affordable housing development. The Township will continue working with non-profit housing development entities to acquire sites for new affordable developments and/or sustain the existing affordable housing stock in the Township.

Action: Continue to support responsible applications for state and federal affordable housing

Annual Action Plan
2017

OMB Control No: 2506-0117 (exp. 06/30/2018)
programs pursued by local non-profits and for profit developers.

**Action:** The Township will continue to promote and implement economic development initiatives. The Township will continue to allocate significant CDBG resources for direct housing assistance, including its Owner Occupied Housing Rehabilitation Program for low and moderate income home owners and the Home Purchase Program that works with Lower Merion Affordable Housing Corp. to acquire, rehabilitate and sell homes to assist first time low income buyers. The Housing Rehabilitation Program proposes to assist ten (10) homeowners this year. CDBG funds in combination with program income from previously sold properties will be used to continue the Home Purchase Program. The Township anticipates that at least one (1) home will be sold under this program FY 2017.

**Action:** In some cases the barriers to affordable housing are directly linked to Fair Housing. As part of its Fair Housing efforts Lower Merion will allocate CDBG funds to be used to assist the Housing Equality Center (previously the Fair Housing Council of Suburban Philadelphia) to provide outreach programs, community wide workshops, compliance training and community awareness campaigns, including provision of a guide on non-discriminatory rental practices and fair housing education publications.

**Action:** The Township will continue to fund administrative and planning activities of the Lower Merion Affordable Housing Corp. associated with project planning and pre-development of new affordable housing.

**Action:** The Township has finalized its updated Comprehensive Plan. Of primary interest to the Township’s Community Development Block Grant Program is the preparation of the Housing Element. In February 2012 the Board of Commissioners appointed a Housing Element Committee comprised of local residents and stakeholders to assist in completion of this element. The Housing Element Plan addresses the following:

- Affordability, Elderly and Workforce Housing & Neighborhood Preservation
- Impact of larger market forces and land use patterns upon Affordable Housing
- How Affordable Housing qualitatively impacts the character and health of the community
- The legal framework in which the Township can address Affordable Housing
- Local regulatory efforts which have been undertaken to address Affordable Housing
- Local non-regulatory efforts to address Affordable Housing

The plan established a framework and provides a set of recommendations to advance affordable housing initiatives in the coming years. The comprehensive plan will be implemented over the course of the next ten years.
AP-85 Other Actions – 91.220(k)

Introduction:

Whether fostering partnerships among various agencies and organizations or looking to continue to develop the Township’s own staff or keeping on top of the latest tools to combat the cycle of poverty, the Township’s Community Development Program will continue going beyond minimum requirements and basic expectations for one simple reason – so many of our most vulnerable residents deserve no less.

Actions planned to address obstacles to meeting underserved needs

The Township has not specifically identified any obstacles to meeting underserved needs except for lack of resources. Affordable rental housing, food vouchers, healthcare and dental and vision aids for seniors are needed but outside the ability of the Lower Merion CDBG program to provide.

Actions planned to foster and maintain affordable housing

Lower Merion will continue to fund the Housing Rehabilitation Program to assist 10 homeowners and the Home Purchase Program to assist two new moderate income homeowners. Additionally, the Township will assist a non-profit operator of a group home for income-eligible disabled adults.

Actions planned to reduce lead-based paint hazards

The Township of Lower Merion had previously estimated that 815 units of housing that are affordable to low- and very low-income households may contain high levels of lead-based paint.

Lead-based paint hazard reduction has been integrated into the Township of Lower Merion’s Owner Occupied Housing Rehabilitation and Home Purchase Programs as follows:

- The Housing Rehabilitation guidelines comply with the lead based paint hazard regulations as stated in 24 CFR Part 35.
- In homes where there are children under six years old, the owners are asked to have their children tested for elevated blood levels and to undergo a physical that should be sent to the school. A copy of the blood testing is inserted in the housing rehabilitation file. Home owners are referred to the Montgomery County Health Department for testing.
- When paint is disturbed in properties constructed prior to 1978, only a qualified contractor performs lead hazard reduction activities. The contractor must employ a certified lead-based paint abatement supervisor, or have employees certified in lead-based paint abatement. Certified testing companies perform a pre-rehabilitation risk assessment for lead-based paint.
hazards and post-rehabilitation clearance test for lead dust hazards.

- Lead paint hazard reduction is an eligible rehabilitation activity under the Lower Merion Housing Rehabilitation Program.

The Township’s Housing Rehabilitation Program is periodically reviewed to determine if modifications to the types and/or terms of the assistance should be instituted.

Lead-based paint inspections are also conducted as part of the Township’s Home Purchase Program.

Lead poisoning through exposure to lead-based paint is addressed through participation in the Pennsylvania Lead and Healthy Homes Program (LHHP). This program is administered by the Montgomery County Health Department which performs blood lead screening tests on children six and under, focusing on children with the highest risk of being lead poisoned. Screening services are provided at the County Health Department’s two health centers and four community based sites. Case management services for residents who have a child who has been identified as having an elevated blood lead level.

As part of the LHHP the Health Department also provides the following: 1. Conduct comprehensive home assessments to identify potential hazards, 2. Provide education and interventions to prevent health and safety problems before negative outcomes occur, 3. Coordinate access to health, social and environmental resources as needed, 4. Establish and strengthen local partnerships to reduce health and safety risks in homes.

A copy of the Montgomery County Public Health Code Chapter 18 Childhood Lead Poisoning Prevention Regulation can be found at http://health.montcopa.org.

**Actions planned to reduce the number of poverty-level families**

Poverty as a function of income is related to education, job training and employment opportunities. While the Township of Lower Merion has not and is not faced with significant economic dislocation, it continues to plan for the ongoing revitalization of the various commercial corridors. The CDBG and State funded façade program and Ardmore Initiative’s Business Assistance Program seek to strengthen retail businesses and create new employment opportunities for low and moderate income individuals.

The Township will continue to invest in job-creation activities with an emphasis on the hiring of low income residents.

The CDBG program funds rehabilitation of owner occupied housing that allows low income home owners to remain in their homes. The Home Purchase Program creates new home owners from the low-moderate community. On a regular basis the Township assists the non-profit owners of affordable housing to maintain their units to guarantee the long term viability for use by low income seniors and the developmentally challenged; Ardmore Housing for the Elderly and the Group Homes of Resources.
for Human Development.

**Actions planned to develop institutional structure**

The institutional structure currently in place with respect to the Lower Merion Community Development Division have successfully implemented this program for over a decade. There are no plans to amend the current institutional structure.

**Actions planned to enhance coordination between public and private housing and social service agencies**

As a partner with numerous public and non-profit affordable housing and social service providers, the Lower Merion Community Development Division has been a natural conduit for communication and interaction among the Township and these entities. The CD Program will continue in that capacity as it works with such organizations as Lower Merion Affordable Housing, the PALM Senior Center, New Horizons Senior Center, CADCOM agency of Montgomery County, ElderNet services. The Township will continue its practice of conducting yearly interagency training sessions.

The Township seeks to guarantee that affordable housing units in the Township remain available for low and moderate income households and recycles housing rehabilitation funds back into the program through permanent liens. Lower Merion supports its subsidized housing developments of Ardmore House for the Elderly and Ardmore Crossing along with the various Resources for Human Development Group Homes and encourages Housing Choice Vouchers through the Montgomery County Housing Authority.

**Discussion:**
Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the projects table. The Executive Summary includes the objectives and outcomes identified in the plan as well as an evaluation of past performance and a summary of the citizen participation and consultation process.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan
5. The amount of income from float-funded activities

Total Program Income:

Other CDBG Requirements

1. The amount of urgent need activities

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

100.00%
## Application for Federal Assistance SF-424

**1. Type of Submission:**
- [ ] Preapplication
- [X] Application
- [ ] Changed/Corrected Application

**2. Type of Application:**
- [X] New
- [ ] Continuation
- [ ] Revision

**3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:** E-17-MC-42-0011

**5b. Federal Award Identifier:**

### State Use Only:

**6. Date Received by State:**

**7. State Application Identifier:**

### 8. APPLICANT INFORMATION:

**a. Legal Name:** Township of Lower Merion

**b. Employer/Taxpayer Identification Number (EIN/TIN):** 23-6003034

**c. Organizational DUNS:** 11-145-0644

**d. Address:**

- **Street1:** 75 E. Lancaster Ave.
- **City:** Ardmore
- **State:** PA: Pennsylvania
- **Province:**
- **Country:** USA: UNITED STATES
- **Zip / Postal Code:** 19003-2376

**e. Organizational Unit:**

- **Department Name:** Dept of Building and Planning
- **Division Name:** Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

- **Prefix:** Ms.
- **First Name:** Kathryn
- **Middle Name:**
- **Last Name:** Morris
- **Suffix:**
- **Title:** Community Development Technician

**Organizational Affiliation:**

Lower Merion, Dept. of E&CD, Div. of Community Development

**Telephone Number:** 610-645-6271

**Fax Number:** 877-901-4903

**Email:** kmorris@lowermerion.org
Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:
   C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:
   U. S. Department of Housing and Community Development

11. Catalog of Federal Domestic Assistance Number:

   CFDA Title:

* 12. Funding Opportunity Number:

   14.218 Entitlement Grant

   * Title:
   HUD Community Development Block Grant

13. Competition Identification Number:

   Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

   Add Attachment  Delete Attachment  View Attachment

* 15. Descriptive Title of Applicant's Project:

   Lower Merion CDBG Program—activities to improve housing and neighborhoods, and foster economic development opportunities for low/moderate income persons. Specific activities in FY 2017 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments  Delete Attachments  View Attachments
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   a. Applicant: 2
   b. Program/Project: 2

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   a. Start Date: 07/01/2017
   b. End Date: 05/30/2018

18. Estimated Funding ($) :
   a. Federal: 887,970.00
   b. Applicant: 0.00
   c. State: 0.00
   d. Local: 0.00
   e. Other: 40,000.00
   f. Program Income: 0.00
   g. TOTAL: 927,970.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   a. This application was made available to the State under the Executive Order 12372 Process for review on
   b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   Yes ☐  No ☑
   If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

   ☑ ** I AGREE

   ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. ☑  Ms. ☐  Mrs. ☐  Other ☐

First Name: Ernie

Middle Name: B.

Last Name: McNeely

Suffix: ☑

Title: Lower Merion Township, Township Manager

Telephone Number: 610-649-6103

Fax Number: 610-649-0777

Email: emcneely@lowermerion.org

Signature of Authorized Representative: McNeely

Date Signed: 6-16-17
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

[Signature] Authorized Official  [Date 6-16-2017]

Ernie B. McNeely, Township Manager
Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2017 , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

[Signature]
Ernie B. McNeely
Signature/Authorized Official
6-16-2017
Date

[Title]

Township Manager
TOWNSHIP OF LOWER MERION

RESOLUTION NO. 2017-14

WHEREAS, the Township of Lower Merion is entitled to receive Federal financial assistance under the provisions of the Housing and Community Development Act of 1974, PL 93-383, as amended; and,

WHEREAS, to secure such financial assistance, it is necessary to file an Annual Action Plan for Fiscal Year 2017-2018 with the Department of Housing and Urban Development on or before May 15, 2017; and,

WHEREAS, the Housing and Community Development Act of 1974, as amended, requires each municipality to give certain assurances with respect to the Community Development Block Grant funds:

NOW, THEREFORE, BE IT RESOLVED that the Township’s Community Development Annual Action Plan (2017) attached hereto and made a part hereof, dated May 3rd, 2017 is hereby approved.

BE IT FURTHER RESOLVED, that the Township Manager of the Township of Lower Merion is hereby authorized as follows:

(a) To file said Plans and amendments with the Department of Housing and Urban Development (HUD) on or before May 15, 2017 or later.

(b) To serve as authorized representative of the Township of Lower Merion in connection with the Community Development Block Grant Program and to provide such additional information as may be required.

BE IT FURTHER RESOLVED, that The Secretary of the Department of Housing and Urban Development be, and hereby is, assured of full compliance by the Township of Lower Merion to the assurances attached thereto and made a part hereof.

RESOLVED, this 3rd day of May, 2017.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

By: ____________________________
Daniel S. Bernheim, President

ATTEST:

______________________________
Jody L. Kelley, Secretary
Lower Merion Township
Community Development Block Grant Program
2017-2018 Action Plan to HUD (Fund Year XLIII)

Lower Merion Township is preparing the Action Plan for fund year 2017. Applications are now available for funding through the 2017-2018 Community Development Block Grant (CDBG) funds. The U.S. Department of Housing and Urban Development (HUD), through the CDBG Program, provides funding for a variety of activities that create viable urban neighborhoods, decent housing, suitable living environments and economic opportunities, principally for low- and moderate-income residents of the Township. These activities include:

1) rehabilitation of owner-occupied homes
2) affordable housing activities
3) rehabilitation of community facilities
4) public service activities
5) removal of architectural barriers
6) historic preservation
7) curbing and sidewalk improvements
8) planning studies

In order to be considered for funding, a project must accomplish one or more of the CDBG National Objectives and be eligible for funding as set forth in Federal regulations. Local non-profit and governmental agencies may apply to the Township for funding. Anyone interested in receiving an application should contact Kathryn Morris at the Community Development Division of the Building and Planning Department at (610) 645-6271. The deadline for application submission is Friday, February 10, 2017 by 4:00 p.m.

Public Hearings will occur in the Township's Board Room on Wednesday, February 8th, 2017 at approximately 7:00 p.m. and Wednesday, April 12th, 2017 at approximately 6:00 p.m. for Citizen Participation regarding the CDBG Program funding allocations in the Annual Action Plan process.
January 20, 2017

Display Public Notice
Attention: Edna Woods
Main Line Times
110 Ardmore Avenue
Ardmore, PA 19003

Dear Edna,

Enclosed is a copy of a second public notice to be published in the Main Line Times in the neighbor’s section on January 29th, 2017. Please note that the advertisement is to be single-spaced and in block form.

Call me if you have any questions 610-645-6271.

Sincerely,

Kathryn J. Morris
Community Development Technician

KJM:pt

Enclosure
e-mail -ewoods@mainlinelife.com

Yr 43 CDBG funding 2ndAdvertisement1-29-17  2nd ad
Township of Lower Merion
Grants & Community Development Committee
April 12, 2017

PUBLIC HEARING

2017-2018 Funding Needs

Please print your name and address. Thank you.

1. Lisa Schilansky - ElderNet
2. Christine Vilardo - Ardmore Initiative
3. ________________________________
4. ________________________________
5. ________________________________
6. ________________________________
7. ________________________________
8. ________________________________
9. ________________________________
10. ________________________________
11. ________________________________
12. ________________________________
13. ________________________________
14. ________________________________
15. ________________________________
LOWER MERION TOWNSHIP
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ANNUAL ACTION PLAN 2017 (YEAR XLIII)
January 8, 2017

Lower Merion Township is preparing its Action Plan for Funding Year XLIII (2017). These planning documents are required by the U.S. Department of Housing and Urban Development (HUD) for the receipt of federal entitlement monies. The Plans will assess and prioritize needs for housing, economic development, historic preservation, street and sidewalk repairs, and public services specific to the Community Development Block Grant (CDBG) funds.

Since 1975, the Township has used these funds to provide a variety of activities that create viable urban neighborhoods, decent housing, suitable living environments and economic opportunities, principally for low and moderate-income residents of the Township.

The following schedule of events has been established for your information and participation:

JANUARY. Applications for organizations and agencies interested in receiving funding from the Township’s 2017 CDBG Program will be available on January 9th, 2017. Mailings will be made to citizens, community organizations and others describing the CDBG program and inviting comments and recommendations. Anyone interested in receiving a copy should contact the Building and Planning’s Community Development Division at the number listed below.

FEBRUARY. A public hearing will be held at the Lower Merion Township Administration Building at 75 E. Lancaster Avenue, Ardmore, in the 2nd floor Board Room at approximately 6:00 p.m. on February 8th, 2017, to obtain the views of citizens on the Township’s housing and community development needs for this fiscal year.

Deadline for applications on 2017 funding – Friday, February 10th, 2017 by 4:00 p.m.

MARCH. All submitted applications will be evaluated for eligibility and fundability; applicants will be contacted if there are any questions or clarifications required. Staff findings and recommendations will be prepared for management and Board of Commissioners’ review.

The Annual Action Plan, including the Community Development Objectives and Projected Use of 2017 Funds will be published on March 12th, 2017 and public comments will be received and reviewed by Township staff.

APRIL. A public hearing will be held on April 12th, 2017 at the Lower Merion Township Administration Building at 75 E. Lancaster Avenue, Ardmore, in the second floor Board Room at approximately 6:00 p.m. The public hearing will obtain the views of citizens on the proposed CDBG Action Plan for Year XLIII and review the program performance for Year XLII.
Lower Merion Township’s Board of Commissioners will conditionally approve proposed Community Development activities for 2017.

From April 1st through May 1st, the Annual Action Plan will be available for public review. The Board of Commissioners will consider any comments and views received on the Proposed Plan. The Committee will recommend adoption of a Resolution on May 3rd, 2017 approving the filing of the Year XLIII application for LMT.

The Board of Commissioners will approve the Action Plan and adopt the Resolution on May 3rd, 2017 at Lower Merion Township’s Board of Commissioners room on the second floor of the Township building.

The Plan is made available to the public and Notice of Revisions, if necessary, will be published in the newspaper.

The 2017 Annual Action Plan will be submitted to HUD by May 15th, 2017.

JUNE. Comments will be reviewed as required by HUD.

JULY. The first day of Federal Program Year XLIII is July 1, 2017.

Kathryn J. Morris
Township of Lower Merion
Community Development Division
75 E. Lancaster Avenue
Ardmore, PA 19003
610-645-6271
TRS#711
TOWNSHIP OF LOWER MERION

GRANTS AND COMMUNITY DEVELOPMENT COMMITTEE

Wednesday, April 12, 2017
6:30 p.m. (Approximately)

Chairperson: Commissioner Steven Lindner
Vice Chairpersons: Commissioner Brian Gordon, Esq.
Commissioner Anna Durbin, Esq.

AGENDA

1. PUBLIC HEARING ON CDBG 2017-2018 ACTION PLAN TO BE SUBMITTED TO HUD

The Committee will hold a second public hearing to obtain the views of citizens and local organizations on the Township’s housing and community development needs and recommendations for activities to fund in the 2017-2018 Fund Year 43 CDBG Budget. After closing the public hearing, staff will seek input from the Committee whether to make any amendments to the proposed budget.

PUBLIC COMMENT

To subscribe to this or other Committee agendas, go to www.lowermerion.org. Click on “I Want to...” Sign up for “E-subscription and follow the instructions.
TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: Citizens Participation on Housing and Community Development Needs in Township
For Fiscal Year 2017-2018 Annual Action Plan CDBG Recommended Funded Activities

Prepared By: Kathryn Morris, Community Development Technician

Date: March 20, 2017

I. Action To Be Considered By The Board: Public hearing to obtain community’s comments on the proposed Annual Action Plan for 2017-2018.

II. Why This Issue Requires Board Consideration:
Federal regulations require the Township to hold two public hearings to obtain public comment on the proposed Annual Action Plan. The Board of Commissioners are required to adopt a Resolution in May and submit the application to HUD for funding allocation.

III. Current Policy Or Practice (If Applicable): The Board is required to comply with HUD regulations with the Citizens Participation Plan to obtain the Township’s funding allocation for 2017-2018.

IV. Other Relevant Background Information: Activities considered for funding are required to meet one of three national objectives and eligibility requirements in order to be funded through HUD’s Community Development Block Grant (CDBG) program. The plans will be on public review for the minimum 30 day period beginning March 31. The grant funds for the 2017-2018 budget year are estimated at $893,138. The amount is estimated because HUD has not yet announced allocation amounts for this program year.

V. Impact On Township Finances: The Federal CDBG funds assist the Township to meet the public service needs, physical improvements and economic development for the community and reduces the need to impose higher local taxes to provide these services.

VI. Staff Recommendation: Staff recommends approval of the Annual Action Plan as drafted. If the Board of Commissioners propose any changes to the proposed budget it is strongly recommended that they be made prior to the close of the April 12th meeting to provide staff enough time to prepare the final budget package for approval by the Board of Commissioners on May 3rd and submission to HUD by the May 15th deadline.
The Township of Lower Merion has prepared this FY 2017 Annual Action Plan after soliciting comments from local citizens and agencies regarding community needs.

In developing this Annual Action Plan for FY 2017, Lower Merion examined the priorities it had listed in the current Five-Year Consolidated Plan (FY 2015-2019), including priority needs for housing, public facilities, infrastructure and public services. At the public hearings, the Township again reviewed these needs and the priorities to determine what, if any, revisions were needed in the 2017 Annual Action Plan. The initial hearing was held at 6:30 p.m. on February 8, 2017 at the Commissioner’s Board Room in the Lower Merion Administrative Building. On March 12, 2017, the Township advertised for a public hearing on the draft Annual Action Plan to be held on April 12, 2017. The draft Plan was available for public review from March 31, 2017 through May 1, 2017.

As has been normal practice, the Township accepted applications for proposed activities to be funded with the 2017 CDBG Entitlement funds from non-profit organizations, non-profit affordable housing developers and Township Departments. Announcement of application availability was published in The Main Line Times January 8, 2017 and January 29, 2017 and on the Township website, www.lowermerion.org. Applications were made available to interested organizations starting January 9, 2017. The deadline for application submission was February 10, 2017. The budget proposed in the Action Plan was a result of an application review process by the Community Development staff and a review by the Township Manager and Board of Commissioners. Final revisions to the Plan will be completed after the public comment period, which is after the public hearing of April 12, 2017 on the Final Annual Action Plan. At the May 3, 2017 meeting of the Lower Merion Board of Commissioners, the Plan was approved, by Resolution, by the Board prior to submission to the US Department of Housing & Urban Development on May 15, 2017.

Third Annual Action Plan
Lower Merion Township for FY 2017, the Third-Year Action Plan under the 2015-2019 Five-Year Consolidated Plan, has prepared a budget for the spending of an estimated $933,138. This figure represents the Township’s estimated CDBG Entitlement funds of $893,138 and Reprogrammed Funds of $40,000. The overall plan for FY2017 provides funds for housing rehabilitation, public services, public facilities, economic development and general administration. Programs and projects continue to focus upon the low/mod income areas shown in the maps in the Action Plan in an effort to meet the goals of both HUD and the community to enhance and improve the lives of the residents of those areas. The Township’s goals and priorities were spelled out in detail in the Five-Year Consolidated Plan.

The general goals around which the Plan was written include:

- provision of decent, affordable housing
- provision of a suitable living environment
- expansion of economic opportunities
In order to address the housing needs noted in the Consolidated Plan, the Township of Lower Merion has allocated CDBG funds to continue its homeowner rehabilitation program. The housing rehabilitation program will assist lower-income homeowners to upgrade their properties and protect the existing housing stock. Lower Merion will continue to provide forgivable loans of up to $25,000 with supplemental deferred loans to eligible homeowners for improvements. Lower Merion has funded the Township wide housing rehabilitation program since the inception of the CDBG program. In the FY 2017 budget, $340,000 in CDBG funds are designated for the housing rehabilitation program, which includes funds for program delivery by staff of the Community Development Division, funds for lead paint abatement, and funds for temporary relocation costs while abatement is being completed. In addition, $100,000 is included for the Home Purchase Program and $14,748 has been budgeted for improvements to a group home for disabled adults.

The Five-Year Consolidated Plan also presented the non-housing priority needs of the Township of Lower Merion. FY 2017 CDBG funds have likewise been budgeted to address these non-housing priority needs as well.

The non-housing portion of the Plan provides $105,525 for youth and recreation services at the Ardmore Avenue Community Center and $26,045 for senior services such as ElderNet’s Care Management Coordinator and Escort Driver program, and instructional programs for seniors at the Center for Positive Aging in Lower Merion (PALM), the Senior/Disabled Mini-Bus Service and the New Horizons Senior Center. Domestic violence and mental health counseling services are funded at $2,400. Funding for the Township’s Recreation Special Populations Coordinator and Youth Summer Camp were previously merged into the Ardmore Avenue Community Center activity, these activities have continued with funding from the Township’s Recreation Department budget. Additionally, $98,420 was budgeted for improvements to the Ardmore Avenue Community Center and the Bryn Mawr Community Center.

The 2017 Action Plan will also provide $70,000 for ADA Accessibility and Public Facility improvements including recreation. An additional $10,000 was budgeted for the Economic Development Commercial Facade Loan Program. The Year 2017 Action Plan also includes $7,000 for Fair Housing activities, such as workshops and compliance training, $133,000 for Program Administration/Planning and $6,000 for Lower Merion Affordable Housing for administration and to develop affordable housing sites. All funds are targeted specifically to low / mod income areas or clientele.

### Year 2017 Action Plan, by Category

<table>
<thead>
<tr>
<th>Category</th>
<th>2017 CDBG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth and Recreation Services</td>
<td>$105,525</td>
</tr>
<tr>
<td>Senior Services</td>
<td>$26,045</td>
</tr>
<tr>
<td>Mental Health &amp; Domestic Violence Services</td>
<td>$2,400</td>
</tr>
<tr>
<td>Owner-Occupied Housing Rehabilitation</td>
<td>$325,000</td>
</tr>
<tr>
<td>Owner-Occupied Housing Rehabilitation Delivery Costs</td>
<td>$15,000</td>
</tr>
<tr>
<td>Infrastructure &amp; Public Facilities, including ADA improvements</td>
<td>$168,420</td>
</tr>
<tr>
<td>Affordable Housing Development - Administration</td>
<td>$6,000</td>
</tr>
<tr>
<td>Affordable Housing Development- Special needs rehab</td>
<td>$14,748</td>
</tr>
<tr>
<td>Affordable Housing – Home Purchase Program</td>
<td>$100,000</td>
</tr>
<tr>
<td>Economic Development – Ardmore Initiative</td>
<td>$20,000</td>
</tr>
<tr>
<td>Economic Development - Commercial Façade Loan Program</td>
<td>$10,000</td>
</tr>
<tr>
<td>Fair Housing</td>
<td>$7,000</td>
</tr>
<tr>
<td>Administration / Planning</td>
<td>$133,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$933,138</strong></td>
</tr>
</tbody>
</table>
**Administration/Planning and Public Service Caps**
For FY 2017 Lower Merion Township has budgeted
- 16.3% for Administration/Planning and Fair Housing ($146,000)
- 15.0% for Public Services ($133,970)

**Evaluation of Past Performance**
Lower Merion Township’s past performance is excellent. The program regularly meets all timeliness tests. As of March 2017, all CDBG funds provided prior to 2014 have been spent, along with 95% of 2014 funds, 90% of 2015 funds and even 26% of the recently arrived 2016 funds. All activities receiving CDBG funds are eligible to do so and regularly meet or exceed anticipated levels of service. The FY 2016 program is progressing satisfactorily and no particular delays are anticipated.
<table>
<thead>
<tr>
<th>ACTIVITY for Program Year 43 (2017-2018) Final Budget</th>
<th>AGENCY</th>
<th>COMMENTS</th>
<th>LAST YEAR’S REQUESTED FUNDING</th>
<th>LAST YEAR’S FUNDED AMOUNT</th>
<th>REQUESTED AMOUNT</th>
<th>RECOMMENDED FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADMINISTRATION</td>
<td></td>
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</tr>
<tr>
<td>CDBG Administration</td>
<td>LMT</td>
<td>Salaries, expenses, professional services, advertising(lower expenses since 5-year consolidated plan was completed)</td>
<td>150,000</td>
<td>150,000</td>
<td>133,000</td>
<td>133,000</td>
</tr>
<tr>
<td>Non-Profit to support affordable housing in the Township-Admin</td>
<td>Lower Merion Affordable Housing Corp</td>
<td>Staffing expenses financial audit</td>
<td>8,000</td>
<td>6,000</td>
<td>8,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Fair Housing Rights Assistance for Lower Merion</td>
<td>Housing Equality Center of PA</td>
<td>Seminars, workshops, complaints, housing outreach agency in Montco</td>
<td>7,500</td>
<td>7,500</td>
<td>7,500</td>
<td>7,000</td>
</tr>
<tr>
<td>ADMINISTRATION TOTAL</td>
<td></td>
<td>20% Admin CAP per HUD $177,574</td>
<td></td>
<td></td>
<td>$148,500</td>
<td>$146,000</td>
</tr>
<tr>
<td>ACTIVITY for Program Year 43 (2017-2018) Budget</td>
<td>AGENCY</td>
<td>COMMENTS</td>
<td>LAST YEAR'S REQUESTED FUNDING</td>
<td>LAST YEAR'S FUNDED AMOUNT</td>
<td>REQUESTED AMOUNT</td>
<td>RECOMMENDED FUNDING</td>
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<tr>
<td><strong>PUBLIC SERVICES</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Ardmore Avenue Community Center - partially fund staff salaries</td>
<td>Parks &amp; Recreation</td>
<td>Adult and Youth group activities in low to moderate income area</td>
<td>406,236</td>
<td>106,012</td>
<td>400,909</td>
<td>104,735</td>
</tr>
<tr>
<td>Mini Bus Program-partial funding for driver's salary</td>
<td>Parks &amp; Recreation</td>
<td>Mini Bus Program-provides transportation for senior citizens, youth and adults with mental and physical challenges to various cultural, social and recreational trips</td>
<td>15,000</td>
<td>6,766</td>
<td>19,937</td>
<td>6,500</td>
</tr>
<tr>
<td>Escort Driver - partially funds driver service</td>
<td>ElderNet</td>
<td>When volunteers are not available to help the elderly</td>
<td>3,400</td>
<td>1,200</td>
<td>3,141</td>
<td>1,200</td>
</tr>
<tr>
<td>Care Management &amp; Clerical Assistance- fund partial salary</td>
<td>ElderNet</td>
<td>Social worker works with elderly &amp; disabled residents</td>
<td>56,190</td>
<td>6,766</td>
<td>52,042</td>
<td>6,550</td>
</tr>
<tr>
<td>Senior Center in Ardmore - funds partial pay for program services</td>
<td>PALM-Positive Aging in Lower Merion</td>
<td>Instructional programs-seniors</td>
<td>18,000</td>
<td>6,766</td>
<td>45,000</td>
<td>6,535</td>
</tr>
<tr>
<td>Domestic Violence Satellite Office in Bryn Mawr partial rent payment</td>
<td>Women's Center of Montgomery County</td>
<td>Presumed benefit abused victims</td>
<td>1,500</td>
<td>1,200</td>
<td>1,500</td>
<td>1,200</td>
</tr>
<tr>
<td>ACTIVITY for Program Year 43 (2017-2018) Budget</td>
<td>AGENCY</td>
<td>COMMENTS</td>
<td>LAST YEAR'S REQUESTED FUNDING</td>
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<td>REQUESTED AMOUNT</td>
<td>RECOMMENDED FUNDING</td>
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</tr>
<tr>
<td>Lower Merion Counseling Services Community Mental Health Center - partial salary staff to acquire psychiatric medications</td>
<td>Resources for Human Development</td>
<td>Presumed benefit mental health</td>
<td>5,000</td>
<td>1,200</td>
<td>5,000</td>
<td>1,200</td>
</tr>
<tr>
<td>New Horizons Senior Center-fund partial salary Program Coordinator</td>
<td>New Horizons Senior Center</td>
<td>Presumed benefit seniors</td>
<td>16,380</td>
<td>5,413</td>
<td>16,380</td>
<td>5,260</td>
</tr>
<tr>
<td>Funding will pay the registration fees for low-mod families children to play in select sports or camp programs</td>
<td>Next Level Sports</td>
<td>New Activity-funds will increase number of players for Youth sports programs- football, soccer, camp, etc.</td>
<td>0</td>
<td>0</td>
<td>6,592</td>
<td>0</td>
</tr>
<tr>
<td><strong>PUBLIC SERVICE TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$550,501</strong></td>
<td><strong>$133,180</strong></td>
</tr>
<tr>
<td>ACTIVITY for Program Year 43 (2017-2018) Budget</td>
<td>AGENCY</td>
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<td>RECOMMENDED FUNDING</td>
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</tr>
<tr>
<td><strong>PUBLIC WORKS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessibility: Curb Cuts includes engineering, construction and PENNDOT reviews</td>
<td>Public Works</td>
<td>FY 2016 funded $200,000 now $175,000</td>
<td>300,000</td>
<td>200,000</td>
<td>250,000</td>
<td>70,000</td>
</tr>
<tr>
<td><strong>ECONOMIC DEVELOPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Façade Program-Funds to pay interest portion of commercial loan for owners and/or tenants</td>
<td>Economic Development</td>
<td>1 project a year</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Ardmore Initiative-Program for rehab or business assistance to area for-profit retail or restaurants-creates jobs for low to moderate income people is a requirement for funding</td>
<td>Economic Development</td>
<td>Program was funded in 2015 for $20,000</td>
<td>0</td>
<td>0</td>
<td>30,000</td>
<td>20,000</td>
</tr>
<tr>
<td><strong>PUBLIC WORKS &amp; ECONOMIC DEVELOPMENT TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$300,000</td>
<td>$100,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REHABILITATION</td>
<td>AGENCY</td>
<td>COMMENTS</td>
<td>LAST YEAR'S REQUESTED FUNDING</td>
<td>LAST YEAR'S FUNDED AMOUNT</td>
<td>REQUESTED AMOUNT</td>
<td>RECOMMENDED FUNDING</td>
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</tr>
<tr>
<td>Ardmore Avenue Community Center - install new LED lighting to pole lights sports parks, walkways and pool areas and locker room.</td>
<td>Facilities Maintenance Division</td>
<td>ADA accessibility-Energy efficient lighting-saves Township $$ in electrical bills</td>
<td>15,300</td>
<td>15,300</td>
<td>29,420</td>
<td>29,420</td>
</tr>
<tr>
<td>Bryn Mawr Community Center- Replace outdated fire alarm panel with addressable panels to monitor for fire and water in basement area. Will be brought up to current code</td>
<td>Facilities Maintenance Division</td>
<td>Fire Alarm Panel only-Davis Bacon Wage Rates apply</td>
<td>12,935</td>
<td>12,935</td>
<td>90,750</td>
<td>69,000</td>
</tr>
<tr>
<td>Ranch home on Beechwood Road Wynnewood - group home for challenged adults - Replace kitchen flooring, cabinets, lighting, sink and disposal including a backsplash</td>
<td>Resources for Human Development Residential Service Systems</td>
<td>Previous CDBG funds replaced roof and siding in 2013</td>
<td>0</td>
<td>0</td>
<td>22,588</td>
<td>14,748</td>
</tr>
<tr>
<td>Rolling Hill Park, Gladwyne-one tenement house ruin to be stabilized</td>
<td>Lower Merion Conservancy</td>
<td>LMC has $16,000 for their portion of the $420,000 costs</td>
<td>0</td>
<td>0</td>
<td>200,000</td>
<td>0</td>
</tr>
</tbody>
</table>

Note-Conservancy has subsequently withdrawn their application.

| REHAB TOTAL       |                                            |                                                                           | $342,758                      | $113,168                   |

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<table>
<thead>
<tr>
<th>ACTIVITY for Program Year 43 (2017-2018) Budget</th>
<th>AGENCY</th>
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</tr>
</thead>
<tbody>
<tr>
<td>HOUSING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Res.Rehab Program Soft Costs</td>
<td>LMT</td>
<td>Pays for salary, risk assessor, relo, lead and roof inspections</td>
<td>25,000</td>
<td>25,000</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Residential Rehab Program</td>
<td>LMT</td>
<td>Hard construction costs includes lead paint hazards and staff salaries</td>
<td>325,000</td>
<td>325,000</td>
<td>325,000</td>
<td>320,522</td>
</tr>
<tr>
<td>Housing Development- Home Purchase Program</td>
<td>LMT/LMAH</td>
<td>Require more funds to Purchase-Renovate-Sell a home to low to moderate income families</td>
<td>50,000</td>
<td>50,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>HOUSING TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$440,000</td>
<td>$435,522</td>
</tr>
<tr>
<td>TOTAL REQUESTS FOR FUNDING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,781,759</td>
<td>$927,870</td>
</tr>
</tbody>
</table>

The Township's CDBG allocation for Fund Year 43 is $887,870. Previous year's fund allocation was $902,159. The proposed budget is $927,870 which is $40,000 higher than the grant funding for the next fiscal year. The additional $40,000 will be transferred from reprogrammed funds.
TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

Wednesday, February 8, 2017
7:08 PM

Chairperson: Commissioner Steven K. Lindner


Excused: Commissioner Rogan

MINUTES

PUBLIC HEARING ON CDBG 2017-2018 FUNDING NEEDS - The Committee will hold a public hearing to obtain the views of citizens and local organizations on the Township’s housing and community development needs for the 2017-2018 fiscal year.

Staff advised that Steve Lingle and Alex Curio of Triad Associates, the Township’s consultants, were in attendance.

Mr. Lingle explained the purpose of the Public Hearing, explaining that CDBG funding could be used to eliminate slums and blight as well as to benefit low and moderate income individuals. He noted that the actual funding amount was currently not known, so estimates were used to develop the strategic plan.

Mr. Linder opened the Public Hearing and called for public comment. The following individuals addressed the Committee:

Marifa Winfree (150 E. Wynnewood Road, Wynnewood) requested additional affordable housing in the Township and spoke about cost of housing currently being built in Ardmore. She questioned whether developers were being made to provide affordable units.

Kathleen Abplanaph (Lower Merion Conservancy) spoke in support of funding the stabilization of tenement housing ruins from early mills along Mill Creek noting that it would eliminate blight.

Sandi Stovall (Center for Positive Aging in Lower Merion) requested funding for the continued employment of their Program Director and detailed the services provided by her organization as well as physical improvements to the facility.

Hearing no further public comment, Mr. Linder opened the floor to the Committee.

The Committee discussed: permitted funding uses; funding for the tenement ruins restoration; curb ramps; affordable housing; and housing counseling programs.

Hearing no further comment, Mr. Lindner closed the Public Hearing, advising that a second Public Hearing would be held on April 12, 2017, with the draft Action Plan available for public review during the month of April.
WAIVER OF CDBG REHABILITATION FUND LIMIT - Consider for recommendation to the Board of Commissioners authorizing the Community Development Division of the Building & Planning Department to spend an additional $5,295 to rehabilitate a dwelling in Ardmore. The total cost of the work is $55,295 and will be paid with CDBG Residential Rehab Program funds.

Motion to recommend approval. Motion was made by Steven Lindner and seconded by Paul McElhaney. Motion Passed.

Meeting adjourned at 7:41 p.m.

Respectfully submitted,
Jody L. Kelley
Township Secretary
Township of Lower Merion  
Grants & Community Development Committee  
February 8, 2017  

PUBLIC HEARING  

2017-2018 Funding Needs  

Please print your name and address. Thank you.  

1. Marifa Winfield - 150 E. Wynnewood Rd. - Wynnewood, PA  
2. Kathleen Atlanapa - 249 Kent Rd. Wynnewood  
3. Sandi Stambaugh 1219 W. Wynnewood Rd. Wynnewood, PA  

4.  
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13.  
14.  
15.  


TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

Wednesday, April 12, 2017
6:31 PM

Chairperson: Commissioner Steven K. Lindner

In Attendance: Commissioners Bernheim, Churchill, Durbin, Gordon, Manos, McElhaney, McGuire, Rogan and Zelov.

Excused: Commissioners Gelber, Grimes, O’Neill, Rosenzweig.

MINUTES

PUBLIC HEARING ON CDBG 2017-2018 FUNDING NEEDS - The Committee held a second public hearing to obtain the views of citizens and local organizations on the Township’s housing and community development needs and recommendations for activities to fund in the 2017-2018 Fund Year 43 Community Development Block Grant (CDBG) Budget. After closing the public hearing, staff will seek input from the Committee whether to make any amendments to the proposed budget.

Mr. Lindner opened the Public Hearing called on Angela Murray, Assistant Director of Building & Planning, who explained the purpose of the Public Hearing and outlined the process relating to the proposed budget.

Mr. Lindner opened the floor to the Committee.

The Committee discussed: eligibility of programs serving children with special needs; funding objectives; use of funds for affordable housing; curb ramps; Bryn Mawr Community Center alarm system; contributions to specific agencies.

Mr. Lindner opened the floor to the public. The following individuals addressed the Committee:

Lisa Shlanski (ElderNet of Lower Merion & Narberth) spoke about the importance of the funding ElderNet receives as well as how the organization uses of the funding.

Christine Vilardo (Executive Director, Ardmore Initiative) spoke about the funding Ardmore Initiative receives and outlined the programs supported by the funding.

Hearing no further comment, Mr. Lindner closed the Public Hearing.

Meeting adjourned at 6:48 p.m.

Respectfully submitted,
  Jody L. Kelley
  Township Secretary
COMMUNITY DEVELOPMENT BLOCK GRANT: THE ANNUAL ACTION PLAN FOR YEAR XLIII (2017-2018) - Consider for recommendation to the Board of Commissioners a Resolution for the adoption of the Annual Action Plan for Year XLIII and the filing of Fund Year XLIII CDBG application including all Assurances and Certifications contained therein. The Township’s funding allocation amount is not known at the present time but is estimated at $893,138.

Motion to recommend approval of the Resolution. Motion was made by Anna Durbin and seconded by Paul McElhaney.

Robert Duncan, Assistant Township Manager, explained that although the funding allocation was not yet known, staff estimated the amount shown and would make adjustments as needed. If significant adjustments need to be made, another public hearing would need to be held.

The Board discussed: funding amounts for various items/entities; economic development funding; funding for sidewalks and curb cuts.

Ms. Durbin called for Public Comment and heard no response.

Motion to amend the line item for accessibility funding on page 8 to use the funding for improvements to sidewalks and crosswalks along Ardmore Avenue. Motion was made by Cheryl Gelber and no second was heard. Motion died for lack of second.

Ms. Durbin called for the vote on the original motion. Motion Passed.


Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jody L. Kelley
Township Secretary
The incidents alleged occurred on Dec. 15, 17, 18, and 23, according to an affidavit by Andrew Black and William C. Spangler, who was charged with four counts of indecent exposure.

The incidents were alleged to have occurred at a residence in the 500 block of North 10th Street, in the township of Lower Merion, where the complainants reside.

The first incident occurred on Dec. 15, when a man was allegedly seen exposing himself to a 12-year-old girl at the front of her residence. The second incident occurred on Dec. 17, when a woman was allegedly exposed to a 15-year-old girl at the rear of her residence. The third incident occurred on Dec. 23, when a man was allegedly exposed to a 14-year-old girl at the front of her residence. The fourth incident occurred on Jan. 1, when a man was allegedly exposed to a 13-year-old girl at the rear of her residence.

The incidents were reported to the police by the victims, who were able to positively identify the suspect as a man who had been previously involved in similar incidents in the area.

The suspect was charged with indecent exposure, a misdemeanor, and was released on bond pending his trial.

The police are seeking the public's assistance in identifying the suspect, who is described as a white male, approximately 5'10" tall, with a stocky build, and was last seen wearing a black shirt and blue jeans.

Anyone with information about the suspect or the incidents is asked to contact the Lower Merion Police Department at (610) 645-0900.

The police are also encouraging residents to be vigilant and report any suspicious activity to the police immediately.

The police have increased patrols in the area where the incidents occurred, and are making arrangements to install additional surveillance cameras in the area.

The police are working closely with the Lower Merion School District to ensure the safety of students and staff at the schools in the area.

The police are also working with the Lower Merion Township administration to ensure that the community is aware of the incidents and the steps being taken to address them.

The police are asking for the public's assistance in identifying the suspect and the incidents, and are reminding residents to be vigilant and report any suspicious activity to the police immediately.
NOTICE OF PUBLIC HEARING
TOWNSHIP OF LOWER MERION

2017 Annual Action Plan, Fund Year 43
(2017-2018)

Community Development Block Grant Program

The thirty (30) day display period for the Township of Lower Merion's Annual Plan for the use of Community Development funds will begin on April 1, 2017. A public hearing will be held on Wednesday, April 12th, 2017 at approximately 6:30 p.m. in the Board Room, on the 2nd floor of the Township Building at 75 E. Lancaster Ave., Ardmore. Citizens may provide their views and comments on the proposed use of Community Development Block Grant (CDBG) funds for Fund Year 2017. The FY 2017 Entitlement Grant estimated allocation for the Township of Lower Merion is $893,138. The following projects are proposed to be included in the Annual Action Plan: Housing Rehabilitation for Owner-Occupied Housing and Home Purchase Program ($440,000); Public Services ($133,970); Public Facilities and Infrastructure ($183,168); Economic Development ($30,000) and Administration, Planning & Fair Housing ($146,000). Additional funds $40,000 from Fund Year 2016-2017 will be reprogrammed into the new 2017-2018 activities budget.

Anyone interested in reviewing the Annual Action Plan can view the documents at the Building & Planning Department, Community Development Division on the first floor of the Township Building or at the following Township Libraries:

- Ludington Library, 5 S. Bryn Mawr Avenue, Bryn Mawr, PA
- Ardmore Library, 108 Ardmore Avenue, Ardmore, PA
- Penn Wynne Library, 130 Overbrook Parkway, Wynnewood, PA

The Township of Lower Merion will be evaluating proposed CDBG activities to identify historic and archaeological resources that may be affected by the activities. By this Notice, the Township invites parties that have an interest in activities that may impact historic and archaeological resources to make them known. Parties should contact the Community Development Division, at the address below or call 610-645-6271.

Additional information concerning the proposed projects and CDBG Program can be obtained by contacting:

Building & Planning Department - Community Development Division
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003
610-645-6271

Citizen participation is considered to be a key ingredient to the success of the program and is encouraged by the Township Commissioners. All written comments received by May 3rd, 2017 at the address above will be considered.
Township of Lower Merion
Pennsylvania

CDBG Annual Action Plan—FY 2017

July, 2017