



FY 2020-2024 FIVE YEAR CONSOLIDATED PLAN AND FY 2020 ANNUAL ACTION PLAN TOWNSHIP OF ABINGTON, PA



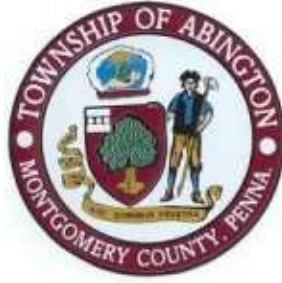
**OCTOBER 1, 2020 to
SEPTEMBER 30, 2025**

**The Township of Abington, Pennsylvania
Department of Community Development
1176 Old York Road, Abington, PA 19001**

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Executive Summary

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

1. Introduction

The Township of Abington, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-530.1 et seq. (Source: www.hudexchange.info/programs/cdbg-entitlement)

In compliance with HUD regulations, the Township must prepare a Consolidated Plan every five years to assess its affordable housing, community development, economic development, and strategic planning needs. The needs and priorities identified in the Consolidated Plan are addressed annually through the Annual Action Plans which present what specific activities the Township will accomplish with CDBG, HOME (through DCED), and other funding sources. To complete the CDBG program year, the Township reports annually on the progress it has made toward its Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER). In conjunction with the new Consolidated Plan the Township updated its Analysis of Impediments to Fair Housing Choice (AI).

The Five Year Consolidated Plan covers the period of FY 2020 (beginning October 1, 2020) through FY 2024 (ending September 30, 2025) and how the Township will strategically address its housing and community development needs through federally funded activities that principally benefit low- and moderate-income individuals.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Township of Abington's FY 2020-2024 Five-Year Consolidated Plan has identified the following six (6) priority needs and goals:

Housing Need: There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.

Goals:

- **HS-1 Housing Support** – Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for rent or for sale through housing counseling and down payment/closing cost assistance.
- **HS-2 Housing Construction** – Encourage the construction of new affordable renter- and owner-occupied housing units.
- **HS-3 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

Homeless Need: There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless.

Goals:

- **HO-1 Housing** – Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.

- **HO-2 Operation/Support** – Support social service programs and facilities for the homeless and persons at-risk of becoming homeless.

Other Special Needs: There is a need for housing, services, and facilities for persons with special needs.

Goals:

- **SN-1 Housing** – Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation and new construction of housing units.
- **SN-2 Social Services** – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Community Development Need: There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.

Goals:

- **CD-1 Community Facilities and Infrastructure** – Improve the Township’s public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
- **CD-2 Public Services** – Improve and enhance the public and community development services in the Township.
- **CD-3 Public Safety** – Support the Township’s public safety organizations.
- **CD-4 Accessibility** – Improve public and common use areas to be readily accessible and usable by persons with disabilities.
- **CD-5 Clearance/Demolition** – Remove and eliminate slum and blighting conditions in the Township.
- **CD-6 Code Enforcement** – Enforce the local building code and zoning ordinance to ensure structures and properties are compliant.

Economic Development Need: There is a need to promote skills training, employment development, connectivity, and economic opportunities in the Township.

Goals:

- **ED-1 Employment** – Support and promote job creation, retention, and skills training programs.
- **ED-2 Redevelopment** – Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial areas.
- **ED-3 Financial Assistance** – Promote new economic development through local, state, and federal tax incentives and programs.
- **ED-4 Access to Transportation** – Support the expansion of multimodal transportation services to assist the transportation needs of the Township.

Administration, Planning, and Management Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- **AM-1 Overall Coordination** – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

3. Evaluation of past performance

Annually, the Township of Abington prepares its Consolidated Annual Performance Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Township's Department of Community Development and on the Department's web page.

The FY 2019 CAPER, which was the fifth and final CAPER for the FY 2015-2019 Five Year Consolidated Plan, was submitted to HUD on March 29, 2021. During FY 2019, the Township expended 100.0% of its CDBG funds to benefit low- and moderate-income persons. The Township expended 0.0% of its funds during the FY 2019 period on public service, which complied with the

15% regulatory cap. The Township committed 8.4% of its funds during the FY 2019 period on Planning and Administration, which complied with the 20% regulatory cap. The Township's expenditure ratio at the end of FY 2019 was 1.96, which exceeded the 1.5 expenditure ratio maximum.

The Township did not make any substantial amendments to prior year Annual Action Plans during the previous plan year and did not make any changes to its Five Year Priorities or Goals during the previous plan year.

4. Summary of citizen participation process and consultation process

The Five Year Consolidated Plan is a collaborative planning document that was created with input from the Township, surrounding municipalities, the County, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. The consultation process was completed through a series of public meetings, stakeholder meetings, surveys, statistical data, and reviews of active planning documents.

The Township of Abington, in compliance with the Township's Citizen Participation Plan, advertised and held three (3) public hearings during the planning process to provide residents and stakeholders the opportunity to discuss the CDBG Program and to offer their suggestions on future CDBG program priorities. The public hearings were advertised in The Times Chronicle on May 24, 2020, July 20, 2020, and April 20, 2021.

The Township maintains a stakeholder contact list for the CDBG program. All stakeholders received emails and phone calls notifying the listees of all public hearings, meetings, and surveys. A copy of the list can be found in the attachment.

A "Draft Plan" was placed on display at the Department of Community Development, 1176 Old York Road, Abington, PA 19001 and online at: www.abingtonpa.gov/departments/community-development-dept from July 13, 2020 until August 12, 2020 for review and comment. And placed on display again from April 20, 2021 until April 29, 2021. The draft plan review period was advertised in The Times Chronicle on July 12, 2020 and April 20, 2021.

Additionally, the Township developed and disseminated an online citizen's survey at the following address:

<https://www.surveymonkey.com/r/TwnshpofAbington>

The Township developed the Consolidated Plan based on the input received from residents and stakeholders through interviews, public hearings, meetings, surveys, and draft plan review comments.

5. Summary of public comments

The Township of Abington held its Needs Public Hearing on June 18, 2020 at 9:30 AM. The following comments were received:

- There is a need for affordable housing
- There is a need for supportive service programs

The Township of Abington held its Second Public Hearing on July 30, 2020 at 10:00 AM. The following comments were received:

- There is a need for affordable housing

The Township of Abington held its Third Public Hearing on April 29, 2021 at 6:00 PM. The following comments were received:

- There is a need for affordable housing

No additional comments were received during the draft plan display period.

The Township of Abington Resident Survey was live from July 2020 until August 2020 and can be viewed at <https://www.surveymonkey.com/r/TwnshpofAbington>. There were a total of nine (9) responses. The most common needs identified in the survey were: affordable housing and community programs.

A complete list of the comments received at the public hearings and survey results are included in the Appendix.

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

All comments and views were incorporated into this plan.

7. Summary

The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in the Township of Abington, to create a suitable and sustainable living environment, and to address the housing and community development needs of the Township. The Five Year Consolidated Planning process requires the Township to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The Township will use the Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG funds and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of the Township of Abington. HUD will evaluate the Township's performance under the Five Year Consolidated Plan against these goals.

The following demographic maps are included at the end of this section:

1. Percent White Population by Block Group
2. Percent Minority Population by Block Group
3. Percent Population Age 65 and Over by Block Group
4. Population Age 65 and Over by Block Group
5. Population Density by Block Group
6. Percent Owner Occupied Housing Units by Block Group
7. Percent Renter Occupied Housing Units by Block Group
8. Low- and Moderate-Income Percentage by Block Group

The Process

PR-05 Lead and Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Abington Township	Department of Community Development

Table 1 – Responsible Agencies

Narrative

The Township of Abington's Department of Community Development is the administrating agency for the CDBG program. The Department of Community Development prepares the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day to day basis. In addition, the Township has a private planning consulting firm available to assist the Office on an as needed basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Township of Abington held a series of meetings and consultations with local housing providers, social service agencies, community and economic development organizations, Montgomery County Housing Authority, members of the Continuum of Care, Township Department Directors, and surrounding jurisdictions. An online survey was created for stakeholders and residents to complete, which identified needs, gaps in the system, goals, and priorities. Input from the meetings and survey were used in the development of specific strategies, goals, and priorities for the Five Year Consolidated Plan.

Each year, as a part of the CDBG application process, local agencies/organizations are invited to submit proposals for CDBG grant eligible activities and to participate in the consultation process through attending a public hearing or responding directly to the correspondence or survey. A complete list of agencies contacted and representatives that participated in meetings can be found in the Appendix.

The multiple forms of consultation were designed to collect as many possible opinions as possible from the community at large. None of the forms of consultation took precedent in terms of identifying needs or assigning priority over any other form of consultation. It should be noted that all forms of consultation in this planning process identified similar needs and relative importance of addressing those needs.

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(I)).

The Township of Abington acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The Township works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the Township:

- **Township of Abington Department of Community Development** - oversees the CDBG program and administers competitive HOME grants
- **Montgomery County Housing Authority** - manages the Public Housing and Section 8 Housing Choice Voucher Program, creates improvements to public housing communities, and develops affordable housing
- **Social Services Agencies** - provides services to address the needs of low- and moderate-income persons
- **Housing Providers** - rehabilitates and develops affordable housing for low- and moderate-income families and individuals
- **Montgomery County CoC** - oversees the Continuum of Care Network for Montgomery County

Collaboration and coordination with these entities will continue throughout the five-year period in order to capitalize on potential future funding opportunities, as well as potential project partnerships, that would result in increased benefits to low- and moderate-income households.

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

The Township of Abington is a member of the PA-504 Montgomery County Pennsylvania Continuum of Care which is also known collectively as Your Way Home Montgomery County. Your Way Home (YHW) is a transformational partnership between government, philanthropy, nonprofits and community partners to solve the problem of homelessness in the community. Montgomery County Office of Housing and Community Development (OHCD) submits the annual CoC Consolidated Application for funding on behalf of the CoC. The Township works with the CoC, OHCD, and YWH to address homelessness by collaborating to develop a framework to deliver housing and services to the homeless.

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

Your Way Home (YWH) is a public-private partnership co-chaired by the Office of Housing and Community Development (OHCD) and the President of the North Penn Community Health Foundation, acting as a philanthropic leader governed by the Leadership Council. Stakeholders from all geographic areas (“Lower Merion/Abington/Norristown/Montgomery County) of the County are involved with YWH. These partners are knowledgeable about homelessness, and include CoC and ESG funded agencies. These agencies are represented on the Community Advisory Board (CAB) and Action Teams. The CAB meets regularly and is comprised of business, healthcare, educational and faith leaders, as well as elected officials, service providers, consumers, law enforcement, educators, housing developers, property managers/landlords, and advocates. The CAB review progress and provides feedback on YWH initiatives. Action Teams are short term, cross-sector volunteer teams focused on systems change and service innovation. Members include experts in each relevant subject area, which work together to make recommendations to the Your Way Home Leadership Council. They measure success by the number of residents for whom homelessness and its devastating consequences have been prevented or ended quickly and more effectively. The ultimate goal is for families and individuals to achieve housing and financial stability as well as food security, better health outcomes a higher quality of life, and lasting independence.

The 2019-2022 Your Way Home Program Operations Plan set the following three-year strategic priorities for the Your Way Home Program to end and prevent homelessness in Montgomery County:

- Coordinated Entry
- Emergency Shelter
- Diversion
- Rapid Re-Housing
- Housing Location and Landlord Engagement
- Housing Focused Case Management

- Homeless Prevention efforts, including Sprout, EPIC, and other potential pilots
- Connections to Supportive Services
 - Permanent Supportive Housing
 - Education
 - Financial Literacy
 - Physical, Mental, and Behavioral Health
 - Job Training and Employment
 - Legal Services and Public Benefits (including SOAR)
 - Public Housing and Housing Choice Vouchers

The Montgomery County Office of Housing and Community Development coordinates public funding sources, including Affordable Housing Trust Fund, Community Development Block Grant, Emergency Solutions Grants, First Time Homebuyers Program, HOME Investment Partnership Program, Housing Reinvestment Program (in partnership with the Office of Behavioral Health and Developmental Disabilities), and performance-based contracts for shelter, transitional and permanent supportive housing providers, as well as rapid rehousing assistance. OHCD is also the Collaborative Applicant for the CoC and is the HMIS Lead Agency. In its capacity as the lead for the CoC and HMIS Lead Agency, OHCD has policies and procedures for the HMIS that are in conformance with 2020 HMIS Data Standards and all related HUD notices. OHCD works closely with the HMIS vendor to ensure that the database is in compliance with the 2020 data standards.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Montgomery County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Housing Authority was consulted to determine the housing and community development needs in the Township of Abington.
2	Agency/Group/Organization	Your Way Home
	Agency/Group/Organization Type	Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Your Way Home was consulted to determine the homeless needs in the Township of Abington, as well as information on publicly funded institutions and systems of care that may discharge persons into homelessness.
3	Agency/Group/Organization	CADCOM
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CADCOM was consulted to determine the housing, community, and economic development needs in the Township of Abington.
4	Agency/Group/Organization	Housing Equality Center
	Agency/Group/Organization Type	Service-Fair Housing

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>HOPWA Strategy</p> <p>Economic Development</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Housing Equality Center was consulted to determine the housing and community development needs in the Township of Abington.</p>
5	<p>Agency/Group/Organization</p>	<p>Fair Housing Rights Center</p>
	<p>Agency/Group/Organization Type</p>	<p>Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>HOPWA Strategy</p> <p>Economic Development</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Rights Center was consulted to determine the housing and community development needs in the Township of Abington.
6	Agency/Group/Organization	ACLAMO
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education Service-Fair Housing Planning organization Latino
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ACLAMO was consulted to determine the housing and community development needs in the Township of Abington.
7	Agency/Group/Organization	Community Lenders
	Agency/Group/Organization Type	Community Lending Consortium Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Lenders was consulted to determine the housing, community, and economic development needs in the Township of Abington.
8	Agency/Group/Organization	GENESIS HOUSING CORP.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Genesis was consulted to determine the housing, community, and economic development needs in the Township of Abington.
9	Agency/Group/Organization	Habitat for Humanity of Montgomery County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat was consulted to determine the housing, community, and economic development needs in the Township of Abington.

10	Agency/Group/Organization	INTER-FAITH HOUSING ALLIANCE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Alliance was consulted to determine the housing and homeless needs in the Township of Abington.
11	Agency/Group/Organization	Laurel House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Laurel House was consulted to determine the needs of victims of domestic violence in the Township of Abington.
12	Agency/Group/Organization	Montgomery County Planning Commission
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Montgomery County Planning Commission was consulted to determine the housing, community, and economic development needs in the Township of Abington.
13	Agency/Group/Organization	PENNSYLVANIA DEPARTMENT OF HEALTH
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Pennsylvania Department of Health was consulted to determine the lead-based paint strategy for the Township. The Childhood Lead Surveillance Annual Reports were reviewed, as well.
14	Agency/Group/Organization	HEDWIG HOUSE INC.
	Agency/Group/Organization Type	Psychiatric rehabilitation and special housing services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hedwig House was consulted for information on publicly funded institutions and systems of care that may discharge persons into homelessness.
15	Agency/Group/Organization	Visiting Nurse Association Community Services
	Agency/Group/Organization Type	Services-Health Social Services

What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VNA was consulted to determine the needs for community-based programs that address family health and social service needs and that support individual and family capacity, as well as information on publicly funded institutions and systems of care that may discharge persons into homelessness.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County Office of Housing and Community Development	The CoC is the primary provider of housing and supportive services for the area's homeless and at-risk of being homeless population. The goals of the Township and the CoC are complementary.
Your Way Home Montgomery County Strategic Plan	Montgomery County Office of Housing and Community Development	Your Way Home Montgomery County updated its Strategic Plan in 2019. The goals in this plan were incorporated in the Five Year Consolidated Plans and the Annual Action Plans.
Five Year Plan and Annual Action Plan	Montgomery County Housing Authority (MCHA)	The Montgomery County Housing Authority is the lead agency providing public housing assistance and Section 8 vouchers in the Township of Abington. The goals of the Township and MCHA are complementary.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Vision2035, Abington's Comprehensive Plan Update	Abington Township Planning Department	The Township's Comprehensive Plan is in the process of being updated to define the goals and objectives for the future of the Township. The goals of the plans are complementary.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Township of Abington Department of Community Development is the lead planning and administrating agency for the Township's CDBG program. Close coordination is maintained between the Department of Community Development and other Township Departments to ensure the needs for affordable housing and community development are being met.

The Township participates in regional planning efforts that affect Abington's housing and community development goals. Cooperation exists between the Township and the County through the Township's participation in the CoC and Housing Authority planning efforts. Communication between the Township's CDBG program and surrounding CDBG/HOME entitlement communities exists to ensure activities are coordinated to efficiently utilize CDBG and HOME funds. The Township of Abington applies for HOME funds through the Commonwealth of Pennsylvania's Department of Community and Economic Development.

Narrative (optional):

The Vision of the Township of Abington's Five Year Consolidated Plan seeks to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is the development of partnerships among all levels of

government and the private sector, including for-profit and non-profit organizations. The Annual Action Plan is an application for FY 2020 CDBG funds under HUD's formula grant program. The Plans combined act as a strategic plan to be followed by the Township in carrying out federal programs.

Consultations during the planning process included the following stakeholders:

- Housing Services and Assisted Housing
- Health Services
- Social and Fair Housing Services
- Continuum of Care
- Public and Private Agencies that address housing, health, social service, victim services, employment, and education needs
- Publicly Funded Institutions and Systems of Care that may discharge persons into homelessness
- Corrections Institutions
- Business and Civic Leaders
- Child Welfare Agencies concerned with lead poisoning
- Adjacent Units of general Local Government and Regional Government Agencies
- Broadband Internet Service Providers
- Natural Hazard Risk Assessors

Consultation with persons, especially low-income persons, living in areas designated by the local jurisdiction as a revitalization area, areas designated by either a local jurisdiction or as a slum and blighted area and areas where CDBG funds are proposed to be used.

The Township prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data. The Township has not designated any revitalization or blighted areas. Meetings, communications, and announcements are directed at these areas in the Township to consult and educate the LMI population of their housing and community development needs. Additionally, consultations with stakeholders that serve the LMA eligible areas were consulted on the prioritization and availability of CDBG funding.

Consultation with residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations).

The Department of Community Development works closely with the Montgomery County Housing Authority to address the housing and community development needs of HUD assisted housing residents. The Department participates in Housing Authority planning meetings and posts notices at Crest Manor, a public housing community located in the Crestmont neighborhood of Abington Township, concerning housing and community development activities.

DRAFT

PR-15 Citizen Participation

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

The Township of Abington, in compliance with the Township's Citizen Participation Plan, advertised and held three (3) public hearings on the Township of Abington's CDBG Program that provided residents and stakeholders with the opportunity to discuss the Township's housing and community development needs and priorities. The public hearings were advertised in The Times Chronicle on May 24, 2020, July 12, 2020, and April 20, 2021.

The Township maintains a stakeholder contact list for the CDBG program. All stakeholders received emails and phone calls notifying the listees of all public hearings, meetings, and surveys. A copy of the list can be found in the Appendix.

A "Draft Plan" was placed on display at the Department of Community Development, 1176 Old York Road, Abington, PA 19001 and online at: www.abingtonpa.gov/departments/community-development-dept from July 13, 2020 until August 12, 2020 for review and comment. And placed on display again from April 20, 2021 until April 29, 2021. The draft plan review period was advertised in The Times Chronicle on July 12, 2020 and April 20, 2021.

Additionally, the Township developed and disseminated an online citizen's survey at the following address: <https://www.surveymonkey.com/r/TwnshpofAbington>.

The Township developed the Five Year Consolidated Plan based on the input received from residents and stakeholders through interviews, public hearings, meetings, surveys, and draft plan review comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was held on June 18, 2020 to discuss the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing; and There is a need for supportive service programs.	All comments were accepted.	Not applicable.
2	Public Hearing	Non-targeted/broad community	A public hearing was held on July 30, 2020 to discuss the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing.	All comments were accepted.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey	Non-targeted/broad community	An electronic survey was distributed to the community to encourage input for the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing; and There is a need for community development programs.	All comments were accepted.	www.surveymonkey.com/r/TwnshpfAbington
4	Public Hearing	Non-targeted/broad community	A public hearing was held on April 29, 2021 to discuss the Five Year Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.	The following comments were received: There is a need for affordable housing.	All comments were accepted.	Not applicable.

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Township of Abington identified the following priority needs to be addressed in the Five Year Consolidated Plan:

1. Affordable Housing Needs
2. Homeless Needs
3. Other Special Needs
4. Community Development Needs
5. Economic Development Needs
6. Administration, Planning and Management Needs

The Township determined these needs based on consultations with various community stakeholders, area service agencies, government staff, community residents, as well as an analysis of demographic, economic and housing statistics.

The following section presents the priority needs identified as it pertains to:

- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

To determine the grantee's housing needs, the Township of Abington assessed its supply of and demand for affordable housing. The Township analyzed data provided by the U.S. Census Department and input provided through consultations. The following data sets were used:

- 2000 U.S. Census
- 2010 U.S. Census
- 2011-2015 American Community Survey (ACS)
- 2011-2015 Comprehensive Housing Affordability Strategy (CHAS)

Based on a comparison of the 2005-2009 American Community Survey and the 2011-2015 American Community Survey; the Township of Abington experienced a small population growth (0.6% increase), a slight increase in the number of households (1.0% increase), and a limited increase in household median income (2.8% increase) over the six-year period defined below. The median income in Abington is \$77,410 and \$80,675 in Montgomery County.

According to the 2011-2015 ACS, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. In Montgomery County, 44.4% of renter households paid rents that exceeded 30% of their household income and 25.5% of owner households had housing costs that exceed 30% of their household income.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	55,310	55,640	1%
Households	20,708	20,910	1%
Median Income	\$74,946	\$77,014	3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	1,895	1,800	3,450	2,015	11,750
Small Family Households *	455	460	1,145	670	6,825
Large Family Households *	55	75	400	240	1,050
Household contains at least one person 62-74 years of age	309	350	745	510	2,375
Household contains at least one person age 75 or older	564	655	770	395	1,275
Households with one or more children 6 years old or younger *	240	244	595	324	790
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	70	0	25	10	105	4	0	10	30	44

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	60	10	0	70	0	4	25	0	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	0	25	0	20	10	4	34
Housing cost burden greater than 50% of income (and none of the above problems)	640	210	110	35	995	645	420	460	64	1,589

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	90	305	359	15	769	114	405	835	435	1,789
Zero/negative Income (and none of the above problems)	55	0	0	0	55	114	0	0	0	114

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	710	270	170	45	1,195	645	445	500	104	1,694
Having none of four housing problems	230	400	844	405	1,879	135	690	1,925	1,465	4,215

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	Household has negative income, but none of the other housing problems	55	0	0	0	55	114	0	0	0

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	239	205	133	577	160	168	399	727
Large Related	4	30	0	34	50	40	230	320
Elderly	230	210	180	620	439	489	434	1,362
Other	320	94	180	594	115	150	250	515
Total need by income	793	539	493	1,825	764	847	1,313	2,924

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	235	55	20	310	145	114	160	419
Large Related	4	0	0	4	50	30	65	145
Elderly	175	105	70	350	340	189	160	689

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Other	290	44	50	384	115	95	80	290
Total need by income	704	204	140	1,048	650	428	465	1,543

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	30	50	0	80	0	10	29	4	43
Multiple, unrelated family households	0	0	10	0	10	0	14	4	0	18
Other, non-family households	0	25	0	0	25	0	0	0	0	0
Total need by income	0	55	60	0	115	0	24	33	4	61

Table 11 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments: 2011-2015 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2011-2015 American Community Survey, there were 20,910 households in the Township of Abington. Of those households, 5,365 (25.7%) were householders living alone. It is estimated that 17.4% or 934 single person households were age 65 or older and can be presumed to have additional special needs above and beyond the needs of the general single person household population. Special consideration in terms of housing modifications and supportive services for seniors should be considered based on the seniors living alone in the Township of Abington.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

People with Disabilities - Based on the 2000 CHAS Data and the 2011-2015 ACS Data, it is estimated that 45% of all disabled renters have a housing problem that includes cost overburdened by 30% or another type of housing problem, and 35% of disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. From these estimates, it can be deduced that approximately 202 disabled renters have a housing problem and approximately 611 disabled homeowners have a housing problem. The population of people with disabilities of the Township of Abington comprises 9.6% of the Township's residents; 2.8% of the population has a hearing difficulty; 1.5% of the population has a vision difficulty; 3.7% of the population has a cognitive difficulty; 5.0% of the population has an ambulatory difficulty; 2.0% of the population has a self-care difficulty; and 4.7% of the population has an independent living difficulty.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – Based on the local crime statistics and social service agency responses to interviews and surveys, it is estimated that approximately 100 households are victims of domestic violence, dating violence, sexual assault, and stalking, are in need of housing assistance, as well as supportive services.

What are the most common housing problems?

The most common housing problem in the Township of Abington is housing affordability. According to the 2011-2015 American Community Survey, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. Additional housing problems that were discussed in consultations and received from stakeholder comments included: need for housing rehabilitation assistance, handicap accessible housing, and availability/accommodation of senior housing.

Are any populations/household types more affected than others by these problems?

Based on an analysis of information provided by the U.S. Census data: lower income renter and owner households; elderly persons; single person households; large families; victims of domestic violence, dating violence, sexual assault and stalking; and persons with disabilities were more affected by these housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Specific needs of the extremely low-income who are housed but at imminent risk of becoming unsheltered or residing in shelters are: rent and utility assistance, conflict resolution, mediation, and employment assistance. According to the Montgomery County Office of Housing and Community Development, over 80% of the at-risk homeless households in Montgomery County that are in shelter care after a doubled-up situation. OHCD has a diversion program to address this situation by diverting households away from emergency shelters. The program has over a 50% success rate. Most households in shelter care were not homeless on the street. The households are housed, but precariously housed. This is true of both individuals and families with children.

People nearing the end of RRH assistance are tracked through the Service Prioritization and Decision Assistance Tool. The tool is an on-going case management tool and is used every three months to track those receiving RRH assistance. Administrators review the progress that has been made in increasing housing security for recipients and identify particular interventions to help households to achieve self-sufficiency. As the administrators of RRH, Carson Valley Children's Aide partners with the Montgomery County Chamber of Commerce to help with job counseling and resumé assistance, and also work with Genesis Housing Corporation for credit counseling and long term mental health services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For individuals and families who do not meet the definition of "homeless" under any of the categories established in the Homeless Definition final rule, the McKinney-Vento Act was amended to allow homeless prevention assistance to be provided to persons who are "at risk of homelessness." Individuals and families qualify as at risk of homelessness under three categories; 1) Individuals and families (i) Has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (iii) Meets one of the following conditions: (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B) Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care; OR (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan 2) Unaccompanied children and youth A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute 3) Families with children and youth An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of

the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Doubling-up, or “couch-surfing” is the main housing characteristic of instability and an increased risk of homelessness. Another major indicator is having been homeless before. The Service Prioritization and Decision Assistance vulnerability tool looks at many different indicators – large family size, frequent use of emergency services, significant mental health, substance abuse, and a multitude of physical health conditions, to name a few.

The high cost of decent, safe, and sanitary housing in the County creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing.

Another housing characteristic that adds to instability is the lack of housing educational services. For example, some Abington homeowners carry high-cost loans as a result of predatory lending practices in the community, as well as a lack knowledge of home maintenance.

Discussion

The Township of Abington will address the housing needs of the Township’s residents by continuing its housing rehabilitation program and encouraging partnerships to develop affordable and accessible housing. Additionally, the Township will continue to apply for HOME funds through DCED to provide owner-occupied and renter-occupied housing assistance.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the Township's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems: 1. Housing lacks complete kitchen facilities; 2. Housing lacks complete plumbing facilities; 3. Housing has more than 1 person per room; and 4. Housing cost burden is over 30%. The following tables evaluating the 2011-2015 CHAS and ACS data highlight disproportionate needs in the Township of Abington.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,560	148	169
White	1,125	143	114
Black / African American	345	4	35
Asian	70	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,415	390	0
White	1,020	330	0
Black / African American	260	60	0
Asian	50	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,875	1,575	0
White	1,369	1,230	0
Black / African American	305	230	0

Asian	90	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	55	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	1,430	0
White	465	1,085	0
Black / African American	70	224	0
Asian	25	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	40	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial and ethnic demographics of the Township of Abington’s households according to the 2011-2015 American Communities Survey were: 82.8% White; 12.3% African American; 0.1% Native American; 3.5% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 4.1%. There

were no disproportionately impacted groups in terms of housing problems. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 74.0% White households; 18.2% Black/African American households; 4.4% for Asian households; 0.0% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 3.3% Hispanic households.

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the Township's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of severe housing problems. A severe housing problem is defined as one of the four following housing problems: 1. Housing lacks complete kitchen facilities; 2. Housing lacks complete plumbing facilities; 3. Housing has more than 1 person per room; and 4. Housing cost burden is over 50%. The following tables evaluating the 2011-2015 CHAS and ACS data highlight disproportionate needs in the Township of Abington.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,355	365	169
White	945	335	114
Black / African American	325	25	35
Asian	60	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	715	1,090	0
White	479	870	0
Black / African American	114	195	0
Asian	35	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	10	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	670	2,769	0
White	445	2,159	0
Black / African American	110	420	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	75	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	75	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	149	1,870	0
White	104	1,440	0
Black / African American	30	264	0
Asian	10	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The racial and ethnic demographics of the Township of Abington's households according to the 2011-2015 American Communities Survey were: 82.8% White; 12.3% African American; 0.1% Native American; 3.5% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 4.1%. There was one (1) disproportionately impacted group in terms of severe housing problems: 0-30% AMI Black/African American households. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 60.5% White households; 28.0% Black/African American households; 6.6% for Asian households; 2.3% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 2.6% Hispanic households.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the Township's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing cost burdens. A housing cost burden is defined as household paying over 30% of household AMI on housing costs. The following tables evaluating the 2011-2015 CHAS and ACS data highlight disproportionate needs in the Township of Abington.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,155	3,799	2,769	179
White	11,925	2,965	1,980	114
Black / African American	1,370	565	585	35
Asian	460	105	145	4
American Indian, Alaska Native	4	0	0	0
Pacific Islander	0	0	0	0
Hispanic	305	115	50	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The racial and ethnic demographics of the Township of Abington’s households according to the 2011-2015 American Communities Survey were: 82.8% White; 12.3% African American; 0.1% Native American; 3.5% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 4.1%. There were no disproportionately impacted groups in terms of housing cost burden.

Comparing all households that are housing cost burdened by 30% to 50%: 14.3% of White households were cost burdened; 22.4% of Black/African American households were cost burdened; 14.8% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 24.5% of Hispanic households were cost burdened.

Comparing all households that are housing cost burdened by over 50%: 9.6% of White households were cost burdened; 23.2% of Black/African American households were cost burdened; 20.4% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 10.6% of Hispanic households were cost burdened.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The racial and ethnic demographics of the Township of Abington's households according to the 2011-2015 American Communities Survey were: 81.5% White; 13.6% African American; 0.8% Native American; 5.7% Asian; 0.0% Pacific Islander; and the Hispanic or Latino population of any race was reported as 3.4%.

There were no disproportionately impacted groups in terms of housing problems. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 74.0% White households; 18.2% Black/African American households; 4.4% for Asian households; 0.0% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 3.3% Hispanic households.

There was one (1) disproportionately impacted group in terms of severe housing problems: 0-30% AMI Black/African American households. Combining housing problems for households across all income groups based on race and ethnicity the percentage of all housing problems were: 60.5% White households; 28.0% Black/African American households; 6.6% for Asian households; 2.3% American Indian, Alaska Native households; 0.0% Pacific Islander households; and 2.6% Hispanic households.

Comparing all households that are housing cost burdened by 30% to 50%: 14.3% of White households were cost burdened; 22.4% of Black/African American households were cost burdened; 14.8% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 24.5% of Hispanic households were cost burdened. Comparing all households that are housing cost burdened by over 50%: 9.6% of White households were cost burdened; 23.2% of Black/African American households were cost burdened; 20.4% of Asian households were cost burdened; 0.0% of American Indian, Alaska Native households were cost burdened; 0.0% of Pacific Islander households were cost burdened; and 10.6% of Hispanic households were cost burdened.

If they have needs not identified above, what are those needs?

There are no additional housing needs which were not identified in Sections NA-10 to NA-25.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

HUD defines an Area of Minority Concentration as, “A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.”

The racial and ethnic demographics of the total population of the Township of Abington according to the 2011-2015 American Community Survey were: 75.95% White; 12.58% Black or African American; 0.03% Native American; 4.99% Asian; 0.00% Pacific Islander; 0.06% from other races; 2.20% from two or more races; and the Hispanic or Latino population of any race was reported as 4.21%. Based on the HUD definition there are three (3) areas in the Township that have a minority population over 32.58%. The areas are: CT 2016.06 (50.98% minority), CT 2016.03 (48.77% minority), and CT 2016.04 (39.91% minority). These CTs border each other and are located in the northwestern corner of the Township.

NA-35 Public Housing – 91.205(b)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including the Township of Abington. The Housing Authority supports 622 units of public and assisted housing under the umbrella of their Public Housing program and owns and manages 616 units of public housing. Additionally, the Housing Authority is authorized to administer up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), and Family Unification Program (FUP) and Non-Elderly Disabled Vouchers.

According to the Montgomery County Housing Authority's Five Year Plan for the period of 2020 - 2024, the goals of the Housing Authority are as follows:

- Continue to demonstrate a successful conversion to asset management and project based management
- Improve the quality of assisted housing by striving to maintain a high performer rating and achieving high scores in each component
- Concentrate on efforts to improve specific management functions (if PHAS scores show a need for improvement, MCHA will concentrate on areas of need)
- Strive to reduce public housing vacancies and improve vacant unit turnaround time
- Increase customer satisfaction and improve marketability of current public housing units
- Continue to consult with Resident Advisory Board with management and maintenance planning and policy development
- Renovate and modernize public housing units and systems to be energy efficient and appealing to the community
- Diligently preserve renovated public housing units and systems
- Acquire or build units or developments
- Demolish or dispose of obsolete public housing

- Consider submitting applications to HUD for competitive grants to support the revitalization of public housing properties
- Explore leveraging private or other public funds to create additional housing opportunities, including mixed-finance public housing and assisted housing with Section 8 project-based voucher subsidy
- Consider conversion of at-risk public and assisted housing to long-term Section 8 rental assistance contracts under the HUD Rental Assistance Demonstration Program
- Consider providing public housing homeownership opportunities
- Provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and vice versa
- Implement public housing security improvements
- Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in public housing families
- Continue to actively promote Section 3 requirements through contracting preferences and advertisement
- Ensure equal opportunity and affirmatively further fair housing by ensuring a suitable living environment is available for families living in public housing, regardless of race, color, religion national origin, sex, familial status and disability
- Ensure accessible housing is available to persons with all varieties of disabilities
- Continue to maintain cooperative agreements with other agencies and support the Montgomery County Consolidated Plan to ensure housing and supportive services are available for low income residents

The following data concerning the housing authority is provided by HUD's PIH Information Center. The data is representative of only a portion of the Housing Commission's housing portfolio and services. Additional information concerning the Howard County Housing Commission's housing portfolio, programs, and services is available in Sections MA-25, SP-50, and AP-60.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	41	602	2,507	102	2,370	1	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	10,841	13,036	13,938	13,388	13,743	11,820	0	
Average length of stay	0	6	7	6	5	6	1	0	
Average Household size	0	1	1	2	1	2	1	0	
# Homeless at admission	0	2	0	6	0	6	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	15	266	404	98	302	1	0
# of Disabled Families	0	17	170	717	4	701	0	0
# of Families requesting accessibility features	0	41	602	2,507	102	2,370	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	21	383	918	59	841	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	19	215	1,559	43	1,500	1	0	0
Asian	0	1	4	23	0	22	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	43	176	7	166	0	0	0
Not Hispanic	0	40	559	2,331	95	2,204	1	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

MCHA is Section 504 compliant and the available units are meeting the needs of the disabled population (specific to mobility, vision, and hearing needs). MCHA encourages residents and applicants to request reasonable accommodations defined as, any modification or change MCHA can make to its apartments or procedures that will assist an otherwise eligible applicant or resident with a disability to take advantage of MCHA's programs. The MCHA has allocated \$100,000 (or 7.3%) of its FY 2020 Grant to address Section 504 related physical improvements. The primary need for accessible units is for mobility modifications.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The MCHA Public Housing Waiting List consists of 1,667 families. There are 201 elderly families on the list. The majority of the list is comprised of very low-income households; 99% of the household incomes fall at or below 50% HAMFI and 79% of households at or below 20% HAMFI. The waiting list is currently closed.

The MCHA Housing Choice Voucher Program Waiting List consists of 684 families. There are 72 elderly families on the list. The majority of the list is comprised of very low-income households; 99.6% of the household incomes fall at or below 50% HAMFI and 79% of households at or below 20% HAMFI. The waiting list is currently closed.

Waiting lists indicate a lack of quality affordable housing for low-income persons. Additionally, analysis of the waiting list indicates a need for supportive services simultaneous with affordable housing access.

How do these needs compare to the housing needs of the population at large

The Housing Authority's waiting lists are disproportionately representative of the extremely-low income population of Montgomery County. While there are some similarities, such as the need for decent, safe, and sanitary housing that is affordable and accessible, the needs of the lowest income residents of Montgomery County are specific to the need for highly subsidized housing. The Housing Authority also identified the need to focus on supportive services in its residents and those in similar income categories, as well.

Discussion

The Montgomery County Housing Authority is an important part of the Township of Abington's housing strategy, especially for households that are low-income, very low-income, and extremely low-income. The Township of Abington has identified that there is a need for affordable housing to address all households affected by housing problems, severe housing problems, and housing cost burdens. The Housing Authority plans to improve quality assisted housing by rehabilitating and construction new units. Waiting lists indicate a need for housing targeted to non-elderly and extremely low-income households. There is a need for one bedroom units for persons over and under 62 years of age.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Montgomery County "Your Way Home" Continuum of Care (CoC) operates the Homeless Management Information System (HMIS) to record and store client-level information about the numbers, characteristics, and needs of persons who access homeless services and supportive services within the Montgomery County. The HMIS also collects client information through Montgomery County "Your Way Home" (YWH) Call Center, including information on persons at-risk of homelessness or those calling to access homeless services in Montgomery County.

The CoC uses its HMIS system to aggregate data about the extent and nature of homelessness over time; produces an unduplicated count of homeless persons; understands patterns of service use; and measures the effectiveness of homeless assistance projects and programs. Data produced is used for evaluating program outcomes, producing required HUD reports and for planning and research purposes that may impact the direction of the Continuum of Care.

The PA 504 Continuum of Care (CoC), covering Lower Merion/Norristown/Abington/Montgomery County, is a collaboration of public and private groups working to prevent and end homelessness in Montgomery County. The CoC is responsible for:

- Designating a single information system as the official HMIS software for Montgomery County geographic area;
- Designating an HMIS lead to operate the HMIS;
- Providing governance of the HMIS Lead, including: The requirement that HMIS lead enter into written HMIS Participation Agreements with each other contributing to HMIS organization (CHO), requiring that CHO comply with federal regulations regarding HMIS and imposing sanctions for failure to comply and imposing a participation fee, if any, charged by the HMIS.

- Maintaining documenting evidencing compliance with this part and with the governance agreement; and
- Reviewing, revising and approving the policies and plans required by federal regulation.

The most recent Point In Time Count was completed in January 2019. The data below was calculated from the 2019 PIC.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	131	0	100	100	100	50
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	96	15	100	100	100	50
Chronically Homeless Individuals	24	3	20	20	20	50
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Montgomery County CoC data

Indicate if the homeless population is: Has No Rural Homeless

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If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Not applicable.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	33	0
Black or African American	88	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	10	0
Not Hispanic	121	0

Data Source Comments: Montgomery County CoC data

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2013 Continuum of Care Application from the Lower Merion/Norristown/Abington/Montgomery County CoC reports the change in the number of chronically homeless individuals and families, families with children, and veterans.

Chronic Homeless - In 2012, the number Chronic Individuals was 49, compared to 18 in 2013. This decrease is due to using the housing first model and prioritizing chronic individuals in emergency shelter care into Rapid Re-Housing (RRH) slots. Several formerly chronic homeless were permanently housed

through RRH. In 2014, the number of chronic homeless individuals rose slightly to 25, but there has been a noticeable decrease since the adoption of the housing first model. In 2012, the number of chronic families was 3, compared to 0 in 2013 and 2014. This decrease is a result of aggressive Rapid Re-Housing of all chronic identified families.

Families with Children - In 2013, Montgomery County counted 256 homeless persons in families with children and the Office of Housing and Community Development allocated 93% of its 2013 ESG funds or \$193,359 to RRH for 20 homeless households with children from the streets and shelters. In 2014, the number of homeless persons in families with children dropped to 243. Due to the sizable drop in the number of chronically homeless households and the adopted strategy to prioritize non-chronic turnover beds to chronic homeless, the CoC approved Valley Youth House to apply for \$109,000 of reallocated CoC dollars to serve 6-9 families with children, targeting parenting youth ages 18-24. Lacking a major increase in chronic homeless, Montgomery County continued to prioritize use of both ESG and CoC dollars for RRH of families with children in 2014 and 2015. In addition, Montgomery County has allocated \$2 million of County Housing Trust Fund dollars to be used for RRH for families through the Housing Resource Centers, estimated to serve over 200 families per year.

Veterans - In 2012 and 2013, there were 12 homeless veterans counted in both years. In 2014, this number was down to 6. The CoC believes that there may be more veteran homeless within the CoC that are not being counted. In order to track this more carefully, the County Department of Veteran Affairs will be hiring a full-time homeless staff person to do specific veteran outreach within the CoC.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The data for homelessness by racial and ethnic group was provided by the Montgomery County Office of Housing and Community Development. The CoC estimates 24% of sheltered homeless are White, and 60% are Black/African American. There were 268 homeless persons counted during the 2014 Point in Time Count conducted on January 29, 2014, so the CoC estimates that 64 persons were White, and 161 were Black/African American. The missing percentage in the "Race" part of the chart is "multiple races". No racial or ethnic data was available for the unsheltered homeless. The CoC estimates that 15%, or 40 of those counted were Hispanic, and 85%, or 228 were not Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

For the sheltered homeless, the 2013 CoC application reports that from 10/1/12 to 9/30/13, the average stay in emergency shelter care was 58 days and the average stay in transitional housing was 607 days. With initiation of the new Call Center, Montgomery County will be able to track the entire length of time homeless. Efforts to reduce time homeless include: contracts requiring a 10% reduction in average time homeless each year; that all benefits be applied for within 15 days; and County prioritization of sheltered and unsheltered homeless households for housing stability and housing locator services. New Housing Locator Specialists are increasing opportunities for Rapid Re-Housing and Permanent Supportive Housing. The CoC's Your Way Home HMIS/Data and Outcomes Action Team oversees and monitors HMIS data collection and production of the following reports: sheltered point-in-time count; Housing Inventory Chart; Annual Homeless Assessment Report (AHAR); and Annual Performance Reports (APRs). The HMIS was the main source of subpopulation data for the sheltered point-in-time count. All participating providers received the subpopulation data report from HMIS and were asked to verify accuracy or make any necessary corrections.

Client Interviews were also conducted using Interview Forms that included the Subpopulation questions. These forms were compared to sub-population data in the HMIS and de-duplicated as needed. A unique identifier was coded on each form to avoid duplication interviews. Interviews using Client Survey Forms were also used for non-HMIS participating agencies - including 2 DV programs and 2 ES that do not participate in HMIS.

An outreach team from the Coordinated Homeless Outreach Center (CHOC) conducts street outreach 6 days per week and during weather emergencies to identify and engage unsheltered homeless throughout Montgomery County. To address geographic barriers, outreach is conducted in wooded areas, train stations and other known locations, responding to calls from police, libraries, local townships, and businesses. Teams try to engage individuals and offer them to come to the CHOC for a shower, a meal, to apply for benefits or access treatment. If CHOC beds are not available, alternate shelters and/or treatment options are made available. Mobile outreach is available thru Montgomery County Emergency Service for situations involving homeless individuals in mental health crisis. No unsheltered households with dependent children were counted in the 2010, 2011, 2012, 2013, or 2014 Point in Time County. There were 2 unaccompanied youth in 2013 and 1 in 2014. The strategy to end homelessness among these

households is through focused outreach and increased permanent housing. Outreach will be significantly enhanced by the widely advertised Call Center. There was a decrease in the number of unsheltered individuals from the 2012 PIT Count - from 23 to 18 in 2013, and 6 in 2014. The CoC attributes this to aggressive outreach to the unsheltered by the CoC Outreach team and convincing unsheltered people to come into shelter. The January 2013 and 2014 count dates were also on a cold-blue night, therefore more unsheltered were likely to come into shelter. Many unsheltered homeless are battling mental health issues and/or addiction, and most shelters will not accept those that are under the influence of drugs or alcohol.

Discussion:

Montgomery County and the CoC members provide a wide range of services to the homeless. The Township does not have any emergency shelters, transitional housing, or permanent housing units located within its borders. There are households receiving RRH funds living in the Township. The Township will continue to work collaboratively with the CoC to achieve the Your Way Home strategies to end and prevent homelessness.

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The groups to be addressed in this assessment include:

- Elderly Persons (65 years and older)
- Frail Elderly
- Persons with mental, physical, and/or developmental disabilities
- Persons with Alcohol or other Drug Addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing needs of each one of these groups were determined by consultations with social service providers and statistical information provided by social service providers.

Describe the characteristics of special needs populations in your community:

Elderly Persons (65 years and older) - According to the 2011-2015 American Community Survey, the elderly population represents 17.43% of the total population of the Township of Abington. There is a high number of elderly households on a fixed income and a need for transportation and housing rehabilitation assistance.

Frail Elderly - According to the 2011-2015 American Community Survey 43.2% of the elderly population have a disability; 17.6% have a hearing difficulty, 8.3% have a vision difficulty, 8.5% have a cognitive difficulty, 31.2% have an ambulatory difficulty, 10.4% have a self-care difficulty, and 20.5% have an independent living difficulty. There is a need for additional senior housing and accessibility modifications to owner-occupied and renter-occupied housing units.

Persons with Mental, Physical, and/or Developmental Disabilities - According to the 2011-2015 American Community Survey, 20.3% of the population have a disability. Of the Under 18 Population,

10.8% have a disability. Of the 18-64 Population, 19.8% have a disability. For the 18-64 Age Group, 4.1% have a hearing difficulty, 3.1% have a vision difficulty, 10.3% have a cognitive difficulty, 9.5% have an ambulatory difficulty, 3.9% have a self-care difficulty, and 8.3% have an independent living difficulty. There is a need for accessible housing, employment opportunities, and supportive services.

Persons with Alcohol or other Drug Addiction - In Montgomery County each year approximately 6,000 residents receive drug and alcohol awareness counseling (prevention). In addition, 3,500 residents receive short term counseling (intervention), and 1,500 residents receive ongoing outpatient and inpatient care (treatment), with the primary focus being on attaining and maintaining a drug and alcohol free life. There are three (3) facilities that provide assessment for substance abuse and forty-two (42) facilities that provide substance abuse counseling. There is a need for additional supportive services, affordable housing, and employment opportunities.

Persons with HIV/AIDS and their Families - As of 2018, the Pennsylvania Department of Health HIV/AIDS Surveillance Summary Report identified 1,971 cumulative cases for HIV disease in Montgomery County. Of those 1,97 cases, 1,187 persons are alive and 784 are reported dead. Additional characteristics reported by the AIDS Activities Coordinating Office that 75% of the diagnoses are Males. The rate of AIDS was highest in Blacks at 61%. The largest age group affected was 30-39 year olds (34%). The most common mode of transmission was men sex with men (33%). There is a need for supportive services and affordable housing.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - Based on crime statistics and social service agency responses, it can be estimated that a total of 100 households are victims of domestic violence, dating violence, sexual assault, and stalking are in need of housing assistance. There is a need for supportive services and affordable housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on an update to previous housing needs estimates, the following housing and supportive service needs have been identified:

- Elderly - 500 units, plus recreational and health care services
- Frail Elderly - 200 units, plus in-home health care services and Meals on Wheels
- Persons with Mental Illness - 250 units, plus health care services
- Developmentally Disabled - 100 units, plus job training and recreational services
- Physically Disabled - 500 units, plus rehabilitation and accessibility services
- Persons with Alcohol/Drug Addiction - 50 units, plus health care counseling and job training
- Persons with HIV/AIDS - 5 units, plus health care counseling
- Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - 25 units, plus counseling and health care services

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Surveillance Summary Report identified 1,971 cumulative cases for HIV disease in Montgomery County. Of those 1,97 cases, 1,187 persons are alive and 784 are reported dead. Additional characteristics reported by the AIDS Activities Coordinating Office that 75% of the diagnoses are Males. The rate of AIDS was highest in Blacks at 61%. The largest age group affected was 30-39 year olds (34%). The most common mode of transmission was men sex with men (33%). There is a need for supportive services and affordable housing. For Montgomery County, there were 36 annual diagnoses in 2015, 34 in 2016, 48 in 2017, and 36 in 2018. The rate of disease in Montgomery County as of 2017 was 5.8 per 100,000 people.

Discussion:

Special needs populations include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While the Township of Abington supports local service providers, the special needs population is primarily provided housing and supportive services through State, County and private non-profit housing and supportive service providers in the Township. The Pennsylvania Department of Health, Department of Aging, and Department of Human Services are the funding sources for County based special needs services. The

County administers programs through the Montgomery County Behavioral Health Commission and the Montgomery County Agency on Aging.

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Township of Abington compiled a Comprehensive Plan in 2007 to “define goals and objectives for the future of the Township and chart the path through which those goals can be realized.” The Comprehensive Plan’s goal for Community Facilities and Services is to, “To provide community facilities and services adequate to meet the ever-changing needs of the municipality.” In order to accomplish this goal, the Township intends to: “identify community needs on an ongoing basis, set priorities, determine financing techniques; pursue intermediate and long range planning activities to attempt fulfillment of the identified needs.” The Comprehensive Plan is currently being updated and is expected to be completed in 2021.

Abington’s reputation as a prestigious residential community rests to a large degree upon the quality and abundance of community facilities and services provided by the Township for the enjoyment of its residents. If such a standing is to be maintained, the Township must develop and carry out a plan for community facilities consistent with the high standards of living expected by its residents.

School - The Abington School District is a premier school system earning many state and national awards. Many of the schools have earned blue ribbon status, and staff members have received state and national recognition for excellence in education. The favorable property values in Abington Township are highly dependent upon and reflect the quality public school system operated by the Abington School District. The provision of school facilities is a dynamic process, continually changing in response to a variety of factors. Obviously, growth and decline in student populations will impact space requirements and overall facility needs as well as meeting academic standards for the 21st century. Facilities must comply with laws requiring accessibility for the physically and mentally disabled and infuse much needed technology and changes in school space to meet curricular requirements. Modifications, extensions, or expansions of traditional curriculum may require the public education system to provide services (and space for such services) previously not part of its programs. Building age and the ability of a structure to be rehabilitated or “modernized” will affect the decision to retain, abandon, or sell a particular site or structure. The Abington School District facilities plans are now complete and provide quality educational programs. Class size is optimal for student achievement, and all schools will have dedicated space for libraries, computer laboratories, science, music and art instruction. Technology has been included in all infrastructures so

classrooms are connected for video, voice and data. Plans are in progress to install a wide area fiber network for all Abington School District buildings to upgrade technology access. Future capital projects include renovation of the Junior High School Little Theatre and continued upgrades in the school district infrastructure.

Higher Education - Abington Township is home to two higher education facilities, Manor College and more notably Penn State, the Abington College of the Pennsylvania State University.

Libraries - The Abington Township Public Library was founded in 1971. It has evolved from the Roslyn Branch and a small portion of the Best Building at 1030 Old York Road into a cultural and informational center, with a collection in excess of 130,000 volumes and a host of services and programming for adults and children. The Library serves the informational, professional, educational and recreational needs of Abington Township's diverse, multicultural community. Abington Free Library's building of 23,000 square feet houses more than 131,000 books, ranging from current best-sellers to the latest in popular psychology, history and medicine, as well as more than 325 magazines and newsletters. An extensive reference collection includes encyclopedias, indexes and current business services such as Standard & Poor's, Mergent, Morningstar Mutual Funds, and Value Line. Through provision of the Commonwealth Libraries Power Library Databases, citizens have access to business, health, encyclopedias, literature, and magazine/newspaper articles on general, business, and health topics. All of these databases are available at public access computers in the Library, and the majority is also available to Abington cardholders through remote access at home, work, school, or anywhere Internet access is available.

Recreational/Cultural Facilities - The responsibility for providing leisure opportunities is normally shared by the public and private sectors in most communities. Abington Township has a primary role in the location, preservation, and design of open space; the development of recreational facilities; and the delivery of social programs to serve the leisure needs of the public. The Township abounds in recreational and cultural facilities. The Bureau of Parks and Recreation maintains over 333 acres of park land; providing Township residents with abundant recreation and leisure-time opportunities.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

Future strategies for improvements include:

1. Identification of new Planning Districts to include those commercial areas omitted from the prior studies and analysis.
2. Expansion of existing revitalization districts to include portions or extensions previously omitted in the planning process.
3. A comprehensive maintenance and funding program for the established planning districts, to ensure that the value-added improvements are maintained to an acceptable level of satisfaction, and representative of their initial pristine and fresh appearance.
4. Since the Tax Abatement Program associated with the Revitalization Program will expire in 2006, decisions on its continuance and acceptance by the Abington School District must be pursued. New and more creative applications of this State provision must be explored for causation of some property-specific revitalization goals.
5. Reapplication of the Façade Enhancement grant programming, which achieved moderate success in its first-generation format using Community Development fund and Federal Home Loan dollars, must be developed to ensure that continued improvement to semi-public space or private property frontage will keep pace with improvements to the public realm.
6. Coordination of the Committee's revitalization efforts with land development applications which have largely eluded adherence to or participation with the design guidelines set forth for planning districts.
7. Development of future zoning amendments that promote redevelopment in targeted areas or larger site-specific properties, either as a Special District Provision, or as a Redevelopment Overlay District, and design standards that are supportive of planned corridor enhancements.

8. A unified approach to gateway beautification and business corridor identification utilizing improved business signage criteria and improved standards for all business district signage including street, traffic, directional, informational, and cultural landmark signs.
9. Analysis and application of other traditionally recognized tools and strategies that foster economic development, such as the formation of Business Improvement Districts for tax reinvestment specific to the BID area, tax increment financing opportunities, and corporation or entities that specifically promote redevelopment in Abington Township.
10. A strategy to match neighboring municipal competition in the economic development arena, which has included strong programs advanced by Jenkintown Borough and its Community Alliance in the area of Business Improvement District and Main Street programming; a comprehensive redevelopment program by Cheltenham Township, which includes an Economic Development Corporation, Main Street programming, and a large capture of State and County grant funding due to its greater eligibility for use programs; and an aggressive redevelopment plan initiated by Upper Merion Township which completely redefines town center and planning principles for Rt. 611.
11. Incorporation of electronic technology to economic development strategies which provide for better data awareness, resource marketing advertising opportunities, and business promotion opportunities made available to businesses located in Abington Township.
12. A program of support for regional economic development and regional branding which might take the form of partnerships with neighboring municipalities, and/or area Chamber of Commerce initiatives. Such a program could make use of Regional Comprehensive Planning provisions under the MPC, which would allow for site-specific development plans to be pre-approved by the municipality and developed strictly in accord with that plan. Such an effort would also enhance grant application status for shared development projects, and would increase the likelihood for unified development, at least along major access corridors such as Old York Road – State Route 611.
13. Explore the long-term future of economics with Abington Township and the general region, with focus on defining the strategies needed by the Township to remain competitive and to cultivate a viable economic base. Maintain a focus on connectivity with regional attractors such as the Willow Grove Mall and the Keswick Theatre.
14. Explore provisions for sustainable business promotion and supplemental decorations within those districts so inclined that outline a strategy for continued funding and support of promotional programs left over from initial economic development and Main Street planning.

15. Define the future relationships between economic development and community development with respect to integration of mutual benefit areas such as projects similar to the newer State Elm Street Program, and how grants for such undertakings can be obtained through more comprehensive community planning.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

The Comprehensive Plan's goal for Community Facilities and Services is to, "To provide community facilities and services adequate to meet the ever-changing needs of the municipality." In order to accomplish this goal, the Township intends to: "identify community needs on an ongoing basis, set priorities, determine financing techniques; pursue intermediate and long range planning activities to attempt fulfillment of the identified needs."

Police - The Township is dedicated to providing its residents the highest quality of law enforcement and crime prevention. Beyond these program, the Abington Township Police Department is deeply committed to the youth of the community, maintaining a strong presence in local schools. In addition to its continued support of Abington's youth, through the DARE and Youth Aid programs, new programs have been initiated to place special emphasis on the protection of Abington's senior citizens. New enforcement practices have been initiated that are designed to bring attention and resources to sites of troublesome traffic violation patterns. Cop Stat is another Abington Police Department initiative designed to provide continuity to local police patrol practices ensuring that there are specific officers and commanders who retain long-term responsibility for individual areas within the community. The Police Department is a technology leader as well. Officers can access data through their in-car computers, which are connected wirelessly to the Police Department's records system. Sophisticated incident mapping software lets officers and detectives quickly detect and counteract patterns of criminal behavior. The Police Department is presently planning for the replacement of its computerized system with a new state of the art computerized system.

Fire - The Fire Department consists of five independent volunteer fire companies: Abington Fire Company, Weldon, McKinley, Edge Hill, and Roslyn. Approximately 230 volunteer firefighters handle an average of 1,800 calls for service per year. In addition to traditional firefighting, the fire department also has qualified personnel trained for vehicle, trench, building collapse, confined space, water rescue and hazardous materials incidents. It is highly unusual that a community of Abington's size and complexity has been able to maintain an all-volunteer suppression force when most communities half this size have already begun the transition to a paid force. The challenge for the future will be to maintain the professional all-volunteer force versus the more expensive paid alternative.

Emergency Management - In 1992, Abington Township along with several neighboring communities formed the Eastern Montgomery County Emergency Management Group to work together as partners in all phases of disasters and emergencies. Since then, the Group has grown to include 12 municipalities, as well as local hospitals, school districts, the Red Cross and major industrial and utility partners. In accordance with State and Federal directives, an emergency management plan has been created, a management coordinator nominated, and an emergency operations center established.

Sewer - Sewer and Wastewater Treatment Abington Township Wastewater Utilities is a department of Abington Township, and is responsible for improvements, upgrading, and maintenance of the wastewater system. These projects are funded by sewer fees collected by Abington Township and through municipal bonds issued by the Township. Virtually all of the built-up areas of Abington Township (99.99) are served by public sanitary sewers; a small portion of Abington Township remains unsewered. Those properties not serviced by public sewer rely on on-site septic systems or small, private package treatment plants (Meadowbrook Apartments). Abington has met the long-range plan for the extension of public sewers throughout the entire Township and now faces the task of replacing the over-aged sanitary system.

Stormwater - Abington needs to address additional management techniques of the current stormwater run-off which occurs during periods of rain and storms.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

DRAFT

Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2011-2015 American Community Survey, over one-third (36.57%) of the Township's housing stock was built prior to 1950, which is now over 70 years old. Just under ten percent (8.37%) of the Township's housing stock was built after 1980. The majority (71.18%) of the housing units in the Township of Abington were single-unit detached structures. The majority (88.83%) of owner-occupied housing units were 3+ bedrooms. There is diversity in the type of renter occupied housing units: 3.25% are efficiencies; 32.06% are 1 bedrooms; 40.65% are 2 bedrooms, and 24.23% are 3+ bedrooms. The median value for an owner-occupied home in the Township of Abington in 2015 was \$265,500 compared to \$292,300 for Montgomery County. The median contract rent for a renter-occupied home in the Township of Abington in 2015 was \$932 compared to \$1,012 for Montgomery County.

DRAFT

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2011-2015 ACS data, there were a total of 22,299 total housing units in the Township. The majority of the housing units (71%) in the Township were single unit detached structures. Owner-occupied units represented 74.5% of the housing stock and renter occupied housing units represented 25.5% of the housing stock. The majority (89%) of owner-occupied housing units are 3 or more bedrooms. There is diversity in the type of renter occupied housing units: 3.25% are efficiencies; 32.06% are 1 bedrooms; 40.65% are 2 bedrooms, and 24.23% are 3 or more bedrooms. Multi-family housing units represent 13% of the housing stock.

The following tables highlight the housing characteristics of the Township of Abington:

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,865	71%
1-unit, attached structure	2,150	10%
2-4 units	1,350	6%
5-19 units	1,079	5%
20 or more units	1,810	8%
Mobile Home, boat, RV, van, etc	45	0%
Total	22,299	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	0%	140	3%
1 bedroom	275	2%	1,380	32%
2 bedrooms	1,505	9%	1,750	41%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	14,755	89%	1,043	24%
Total	16,600	100%	4,313	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Township of Abington does not have its own housing authority. The Township utilizes the Montgomery County Housing Authority (MCHA) to provide public housing and housing choice vouchers for the low-income residents of the Township. The Public Housing Waiting List is closed, along with the Housing Choice Voucher Waiting List. There are 140 HCVs distributed throughout the Township. There is one general population public housing community located in the Township, Crest Manor, that is comprised of 46 two, three, and four bedroom townhomes. Willow Grove CDC, an affordable housing provider, has 58 affordable rental units at 47 separate properties in Abington, Ambler, Hatboro, Horsham, and Upper Moreland.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The need for decent, safe, and sanitary housing that is affordable and accessible exceeds the supply of housing; especially, for low-income (670 households with a housing problem), very low-income (715 households with a housing problem), and extremely low-income (1,355 households with a housing problem) households in the Township.

Describe the need for specific types of housing:

The greatest need for housing in the Township of Abington is decent, safe, and sanitary housing that is affordable and accessible. Based on Census data, there is a need for owner housing units with less than 3 bedrooms. Based on the Housing Authority's waiting lists, the largest demand for affordable rental housing units is for 1 bedroom units. This need is also supported by the Census and CHAS data that demonstrate a lack of 1 bedroom affordable housing rentals.

Discussion

The Township's housing supply is older and an older housing stock will require substantial maintenance and rehabilitation to keep up the supply of housing units. Over half (55.0%) of the Township's housing supply was built between 1950 and 1979, while an additional 36.57% was built prior to 1939. The median year housing was built in the Township was 1959. There is a disparity between the housing supply and the housing needs of the community. Rehabilitation efforts (both owner-occupied and renter-occupied), weatherization improvements, construction of new rental housing, construction of multi-family owner-occupied housing, and demolition of existing housing accompanied with new construction can address the gap.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The value of housing in Abington has increased slightly over the six-year period indicated below. The value of housing has aggressively increased when comparing the current value of housing at \$265,500 versus \$141,300 in 2000; a gain of 87.9% in fifteen years. The median contract rent increased modestly over the six-year period indicated below. The contract rent has substantially increased when comparing the current contract rent of \$932 versus \$668 in 2000; a gain of 39.5% in fifteen years.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$257,500	\$265,500	3%
Median Contract Rent	\$862	\$932	8%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	508	11.8%
\$500-999	2,064	48.0%
\$1,000-1,499	1,200	27.9%
\$1,500-1,999	325	7.6%
\$2,000 or more	210	4.9%
Total	4,307	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	250	No Data
50% HAMFI	720	284
80% HAMFI	2,550	2,618

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	4,791
Total	3,520	7,693

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$864	\$1,013	\$1,226	\$1,528	\$1,754
High HOME Rent	\$864	\$1,013	\$1,226	\$1,528	\$1,754
Low HOME Rent	\$846	\$906	\$917	\$1,256	\$1,401

Table 32 – Monthly Rent

Data Source Comments: 2020 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the 2011-2015 American Community Survey, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. In total, there are 6,940 households paying more than 30% of their household income on housing costs. The following housing affordability is disaggregated by income:

- There are 640 renter 0-30% AMI households paying more than 50% of their income on housing costs
- There are 210 renter 30-50% AMI households paying more than 50% of their income on housing costs
- There are 110 renter 50-80% AMI households paying more than 50% of their income on housing costs
- There are 730 renter 0-30% AMI households paying more than 30% of their income on housing costs

- There are 515 renter 30-50% AMI households paying more than 30% of their income on housing costs
- There are 469 renter 50-80% AMI households paying more than 30% of their income on housing costs
- There are 645 owner 0-30% AMI households paying more than 50% of their income on housing costs
- There are 420 owner 30-50% AMI households paying more than 50% of their income on housing costs
- There are 460 owner 50-80% AMI households paying more than 50% of their income on housing costs
- There are 759 owner 0-30% AMI households paying more than 30% of their income on housing costs
- There are 825 owner 30-50% AMI households paying more than 30% of their income on housing costs
- There are 1,295 owner 50-80% AMI households paying more than 30% of their income on housing costs

How is affordability of housing likely to change considering changes to home values and/or rents?

Based on rising real estate prices and stagnant income growth, the housing market in the Township of Abington is experiencing a decrease in affordability for both owner-occupied and renter-occupied units. Approximately 98% of the Township is developed and the housing market continues to increase in demand based on the limited housing supply, quality of life, public safety, public school system, and location. The area median rents and housing values are higher than low- and moderate-income households can afford.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to "Rentometer" (www.rentometer.com), it is estimated that the average rent for an efficiency is \$1,364; for a one bedroom apartment, \$1,214 per month; for a two-bedroom apartment, \$1,706 per month; for a three-bedroom apartment, \$1,663 per month; and for a four bedroom, apartment \$2,438 per month. Compared to the High HOME Rents and Fair Market Rents, these estimates are significantly higher. This difference puts pressure on landlords to provide affordable rents when the market rate is higher than a subsidized rate. Additionally, the difference can create a situation where affordable rents are being charged for substandard housing units as the supply for affordable rental units is limited.

Discussion

The Township of Abington has a very strong housing market. Affordability in the Township has always been an issue and continues to be the primary housing problem affecting low- and moderate-income residents in the Township.

DRAFT

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The Township of Abington contains 6,075 housing units which were built prior to 1950. This represents 36.57% of the housing units in the Township. Less than 2% (275 units) of all housing units were built after 2000. Of the 20,905 occupied housing units in the Township, 6,640 (31.76%) housing units have at least one "selected condition." Additionally, 18,680 (89.36%) housing units were built before 1980, and therefore have a potential lead-based paint hazard.

Definitions

The following definitions are used in the table below:

"Standard" - Meets minimum housing code standards.

"Selected Housing Condition" - Over-crowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.

"Substandard Condition" - Does not meet code standards, or contains one of the selected housing conditions.

"Substandard Condition but Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standards, and the existing debt on the property, together are less than the fair market value of the property.

"Substandard Condition but Not Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standards exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,720	28%	1,920	45%
With two selected Conditions	40	0%	95	2%
With three selected Conditions	0	0%	35	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,850	71%	2,245	52%
Total	16,610	99%	4,295	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	275	2%	115	3%
1980-1999	1,115	7%	719	17%
1950-1979	9,135	55%	2,100	49%
Before 1950	6,075	37%	1,370	32%
Total	16,600	101%	4,304	101%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,210	92%	3,470	81%
Housing Units build before 1980 with children present	328	2%	269	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	612	19	631
Abandoned Vacant Units	172	3	175
REO Properties	11	1	12
Abandoned REO Properties	3	1	4

Table 36 - Vacant Units

Data Source: 2011-2015 ACS

Need for Owner and Rental Rehabilitation

The Township estimates that there are approximately 6,272 housing units that are suitable for and in need of rehabilitation work. However, the cost of rehabilitation exceeds the incomes and assets of many low- and moderate-income persons. Therefore, many of these housing units will remain in disrepair or underutilized since the financial resources are not available to rehabilitate the housing units. There is a need for increased federal funding to provide financial assistance to lower income families to rehabilitate properties to preserve affordable housing in the Township.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead based paint is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above \$30,000 per year.

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States.

For the Township of Abington, it is estimated that 15,210 owner-occupied housing units and 3,470 renter-occupied housing units are at risk of lead-based paint hazards. CHAS data reports that there are 328 owner-occupied housing units with children present that contain LBP and 269 renter-occupied housing units with children present that contain LBP in the Township.

Discussion

The Township will continue to support its housing rehabilitation program and code enforcement efforts, as well as encourage new housing development to address the housing condition needs of the Township.

DRAFT

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including the Township of Abington. The Housing Authority supports 622 units of public and assisted housing under the umbrella of their Public Housing program and owns and manages 616 units of public housing. Additionally, the Housing Authority is authorized to administer up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), and Family Unification Program (FUP) and Non-Elderly Disabled Vouchers.

MCHA owns forty-six (46) Low Income Housing Tax Credit (LIHTC) units located in Abington Township known as Crest Manor. The property consists of: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units.

The following data concerning the housing authority is provided by HUD’s PIH Information Center. The data is representative of only a portion of the Housing Authority’s housing portfolio and services. Additional information concerning the Montgomery County Housing Authority’s housing portfolio, programs, and services is available in Sections SP-50 and AP-60.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	41	614	2,822	120	2,702	0	9	0

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of accessible units	-	-	-	-	-	-	-	-	-
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
 Source:

Describe the supply of public housing developments. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Montgomery County Housing Authority operates seven (7) public housing communities, consisting of 269 General Occupancy units, and 347 Elderly/Disabled units. The public housing communities operated by MCHA are listed below:

General Occupancy

- Bright Hope Community - 467 W. King Street, Pottstown, PA 19464 - 179 townhomes from 1 to 4 bedrooms
- Crest Manor - 2231 Hamilton Avenue, Willow Grove, PA 19090 - 40 semidetached homes from 1 to 5 bedrooms
- North Hills Manor - 300 Linden Avenue, North Hills, PA 19038 - 50 townhomes from 1 to 4 bedrooms

Elderly/Disabled

- Robert P. Smith Towers - 501 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 80 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments

- Marshall W. Lee Towers - One W. Third Avenue, Conshohocken, PA 19428 - 80 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments
- Sidney Pollock House - 450 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 102 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments
- Golden Age Manor - 400 Walnut Street, Royersford, PA 19468 - Five story mid-rise consisting of 85 Efficiency and 1 Bedroom apartments, including Wheelchair accessible apartments

Public Housing Condition

Public Housing Development	Average Inspection Score
Bright Hope Community	84
Crest Manor	-
North Hills Manor	70
Robert P. Smith Towers	-
Marshall W. Lee Towers	-
Sidney Pollock House	99
Golden Age Manor	90

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Since 1963, the Montgomery County Housing Authority (MCHA) has owned and managed Crest Manor, located in Abington, as rental housing for very low income households. Crest Manor was rehabilitated from 2016 until 2018. The MCHA partnered with Pennrose Properties, LLC to redevelop and revitalize Crest Manor with Low Income Housing Tax Credits ("LIHTC") through the Pennsylvania Housing Finance Agency ("PHFA"). The partnership invested over \$17 million, through the combination of federal, state and local funds, to completely revitalize Crest Manor. The Township spent previous CDBG funds on the redevelopment effort.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

MCHA is committed to providing excellent service to all public housing applicants, residents, and the public. The Housing Authority follows applicable federal and state laws and regulations to provide decent, safe, and sanitary housing in good repair; achieve a healthy mix of incomes in its public housing developments; work toward deconcentration of poverty; encourage self-sufficiency of participant families; promote fair housing and opportunities for very low- and low-income families; create positive public awareness; attain and maintain a high level of standards and professionalism, high performing agency through continuous improvements and support systems.

MCHA will focus on resident services. The goal is to retain a high performer status, to receive additional capital funds, and to create partnerships with service providers. MCHA will improve resident supportive services through management ownership of the program. Resident supportive services department will establish a newsletter to market and inform MCHA communities. More community space will be established for resident programs. Resident services will work to increase the number of working families living in public housing units. MCHA will also assist residents to participate in GED programs and graduate. MCHA will continue to support resident participation to build a working relationship with the housing agency and creating a positive living environment in public housing units. The Resident Council plays a part in improving the quality of life for public housing communities and brings a wide variety of issues to the attention of the PHA.

Discussion:

MCHA will continue to improve property maintenance by:

- Increase Occupancy - Occupancy has increased to 89%
- Increase Rent Collection - Rent collection has increased to 96%
- Increase REAC Scores - REAC scores have increased consistently from low 70s in 2009 to mid-90s in 2019
- Managers maintain controllable expenses within budget
- Maintain HCVP as a high performer

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Your Way Home Montgomery County was established as the County’s unified and coordinated housing crisis response system for families and individuals experiencing homelessness or at imminent risk of homelessness. Your Way Home embraces a “housing first” approach to ending homelessness by first helping people find or maintain permanent housing with stability and then connecting them with community, health, human, and financial services they need to prevent future experiences of homelessness.

Through coordinated entry and assessment, Your Way Home prioritizes housing and services based on vulnerability and need rather than on a first come, first serve basis. Through progressive engagement, consumers are given just as much services and support as they need to succeed in order to preserve costly interventions like permanent supportive or subsidized housing for families and individuals with significant and lasting barriers to housing stability.

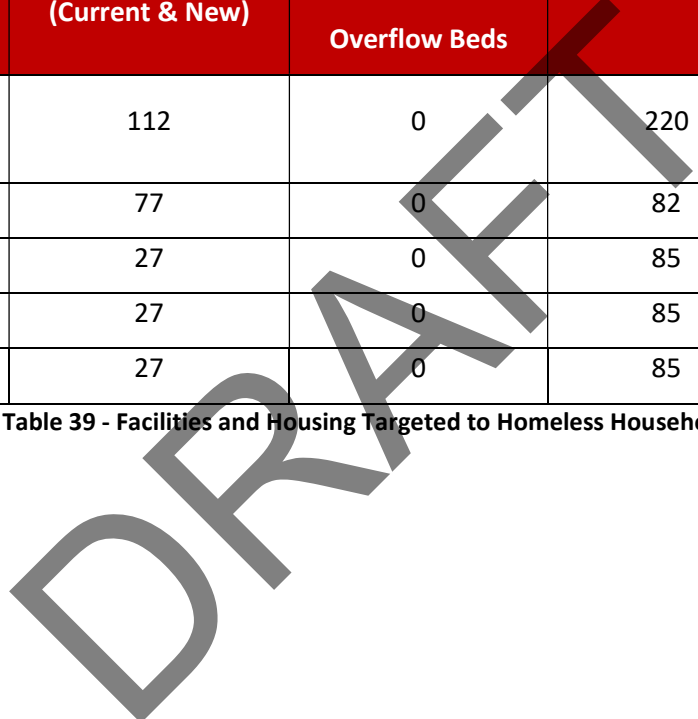
Montgomery County has a large number of organizations offering facilities and services for the homeless and persons threatened with homelessness. Abington actively supports the Montgomery County Continuum of Care (CoC) and will continue to support the CoC's goal to improve the housing stability, economic security and health of all Montgomery County residents. The CoC's vision is by creating more coordination, collaboration, communication and accountability among government, philanthropic, nonprofit and community partners, the CoC will achieve better health, housing and financial outcomes for the most vulnerable members of Montgomery County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	112	0	220	71	0
Households with Only Adults	77	0	82	86	0
Chronically Homeless Households	27	0	85	85	0
Veterans	27	0	85	85	0
Unaccompanied Youth	27	0	85	85	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: CoC



Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several mainstream services available to the homeless or those at risk of homelessness in the Township of Abington. Food pantries and the church communities provide services and some private landlords work with the CoC agencies to transition households into housing.

Services offered by the Coordinated Homeless Outreach Center (CHOC) include the following:

- Health Care - Medical Assessment, Health and nutrition classes by the Coordinated Homeless Outreach Center (CHOC)
- Mental Health Services - Psychiatrist provided by CHOC and Hospitality Center
- Social Services - AA and NA meetings, Benefits Acquisition and Critical Time Intervention by CHOC and Hospitality Center
- Educational - Life skill and recovery oriented classes by CHOC
- Rental Assistance - Housing placement by CHOC
- Shelter - CHOC, Hospitality Center

The Your Way Home (YWH) Montgomery County's Program Outcomes Committee will be responsible for increasing the percentage of project participants that access non-cash mainstream benefits from entry date to program exit. They will have access to data from the HMIS and be able to evaluate performance of the Housing Stability Coaches as well as of individual CoC recipients in accessing mainstream benefits. Barriers to accessing specific mainstream resources will be identified and strategies developed to address the barriers. Reports are also shared with the Leadership Council whose members have relationships with agencies providing mainstream benefits for implementation of strategies to overcome barriers.

Housing Stability Coaches in the Housing Resource Centers (Lansdale, Norristown, and Pottstown) will assist homeless and other consumers maximize cash benefits and supportive services. All County contracts with homeless providers require that all mainstream resources be applied for within 15 days of program entry. HRC Housing Stability Coaches and agency case workers will use COMPASS to access resources including Medicaid, Children's Health Insurance Program, Child Care Works Program, Food Stamps, Energy Assistance, School Meals, Home and Community Based Services, Long Term Care, and

Select Plan for Women. They will also work with RHD and the PA Mental Health Consumers Association (PA's Health Insurance Marketplace providers), to access health insurance under the ACA. Finally, the Coaches will assist participants to access TANF Child Care and transportation, EARN and other resources.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

YWH coordinates the Homeless Prevention Center toll-free hotline, which conducts initial screening and assessment for housing crisis response. The Housing Crisis Response system is divided into regional operations to focus on the different municipalities' needs. The hotline refers individuals and families to the nearest Housing Resource Center. Abington's Housing Resource Center Lansdale works with area shelters in order to connect with people in shelter care, as well working with the most vulnerable populations to prioritize their needs. The CoC uses Rapid Rehousing funds to move people into apartments of their own, in their own community. Once they are moved in, the CoC works with the community to match families with food pantries, furniture resources, churches, counseling services, etc.

Montgomery County's strategy is to ensure all eligible veterans access VASH/SSVF resources and that CoC/ESG funds are used to serve ineligible veterans. Local efforts to prioritize ineligible veterans include: OHCD funded the local VA to collect data on homeless veterans and improve outreach for the PIT count; CHOC prioritizes ineligible veterans referred by the VA for shelter and other services; and YWH will develop a policy to give priority for non-VASH PH resources to ineligible veterans.

The Valley Youth House works with children and teens, including teens aging out of foster care, and young adults in the 18-24 transition stage. Valley Youth House provides prevention and intervention services, counseling, life skills, and behavioral health services to abused, neglected, and homeless youth and their families. According to the Montgomery County Office of Housing and Community Development, homelessness manifests itself differently with the unaccompanied youth population. It is hard to locate

young adults in transition, and CoC agencies often use Facebook and friends to contact this hard to reach population.

The chronically homeless are assisted by the Street Outreach team at the Coordinated Homeless Outreach Center. The following facilities and services are provided Township through the CHOC for the homeless:

- **Case Management** - provides housing placement, benefits acquisition and community linkage and referral.
- **Health and Behavioral Health** - medical assessment, health and nutrition classes, psychiatrist, AA and NA meetings, Life skill and recovery oriented classes.
- **Critical Time Intervention (CTI)** - community based case management that will assist eligible individuals with establishing themselves in the community for the first 9 months after leaving CHOC.
- **Street Outreach team** - identifies chronically unsheltered homeless in the Township. The team canvases the woods regularly to look for unsheltered homeless individuals.
- **Call Center** - toll-free number operated by New Jersey 211. CHOC distributes cards to vulnerable populations, and every social service agency in the Township has the phone number. Word of mouth also aides with outreach efforts. The call center received over 10,000 calls last year, and they were only able to service 900 people.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The Township of Abington has identified the priorities for services and facilities for the Township's special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The Township of Abington will use the following strategies for the non-homeless special needs housing and supportive service needs. These priorities are based on the information obtained from housing providers and supportive service organizations, as well as statistical information provided in the Housing and Homeless Needs Section of this Five Year Consolidated Plan.

Elderly and Frail Elderly Strategy: Promote housing opportunities and provide assistance to supportive service programs that serve the elderly and frail elderly in the Township. Through various housing programs, the Township of Abington will continue to address the housing needs of elderly households and will support activities, including rehabilitation, new construction, rental assistance, accessibility improvements, etc., which address these needs. Potential funding sources include CDBG, HOME, HUD Section 202, Section 8, State programs, LIHTC, FHL Bank, and private funds. The Township will support the efforts of social and health care service providers who serve the elderly population. Potential funding sources include CDBG funds, state funds, federal funds, charitable contributions, and private foundations.

Persons with Disabilities Strategy: Promote housing opportunities and provide assistance to supportive service programs for persons with disabilities. Both Census data and anecdotal information indicate a need for housing for persons with disabilities. The Township will continue to support activities that increase the supply of accessible units. Such activities may include the following: promote the availability

of accessibility grants and loans through the Township's housing improvement and new housing programs; and continue to work with agencies that serve persons with disabilities to identify and address this population's housing needs. The Township will endorse and encourage applications for public funds (federal, state, and local) and private funds to increase the supply of accessible units and supportive services needs for persons with disabilities. Potential funding sources include CDBG, HOME, HUD Section 811, Section 8, FHL Bank, LIHTC, and private funds. The Township will continue to encourage social service agencies to identify and address the supportive service needs of persons with disabilities.

Persons with Alcohol/Drug Addictions Strategy: Promote housing opportunities and supportive service needs of persons with alcohol/drug addictions. The Township will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The Township will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Persons with AIDS/HIV: Promote housing opportunities and supportive service needs of persons with AIDS/HIV. The Township will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The Township will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Public Housing Residents Strategy: Promote housing opportunities and supportive service needs for public housing residents. The Township will continue its partnership with the Montgomery County Housing Authority to explore new housing construction and housing rehabilitation opportunities, as well as further network local service providers to those public housing residents in need of supportive services. Potential funding sources include CDBG, HOME, FSS, HUD Section 202 and 811, HUD Public Housing financing, FHL Bank, LIHTC, and private funds.

Facilities and Services that Assist Persons Who are Not Homeless but Who Require Supportive Housing

The following facilities and services are available to persons who are not homeless and but require supportive housing in the Township:

The Township maintains a list of supportive services on the Township's website (www.abington.org/resident/organizations_health.htm) that cover Counseling, Disability Services, Nutrition, Senior Services, and Support Services. In addition, the Visiting Nurses Association Community Services is very active in the community providing the following programs: In-Home Services; Senior Health Specialists; Personal Navigator with Prescription Assistance; Primary Pediatric Health Care; CPR and Pediatric First Aid Training; Pediatric Health Consultation; and Preschool Screening. Salem Baptist Church has started developing a Senior Center in the Township.

The Montgomery County Office of Aging and Adult Services (MCAAS) serves as the designated area agency on aging for Montgomery County including Abington Township. MCAAS and over 100 area agencies offer in-home services, senior community center services, comprehensive long term care assessment, care management, information and assistance, caregiver support programs, protective services, adult daily living center services, ombudsman services, transportation, nursing home transition, and other important services and programs to assist County residents and their families as part of a continuum of care across all areas of the County. MCAAS has a community office located in Willow Grove that provides direct access to MCAAS services and programs, and links to community services available to meet individual needs. The County maintains a list of affordable housing options at its Willow Grove community office and on the County's website (www.montcopa.org/DocumentCenter/View/6064).

Abington has been an active partner with Willow Grove Community Development Corporation, who provides affordable rental housing units in the Township. Willow Grove CDC also provides tenant support services that allow individuals and families to reach their personal goals and independence such as: financial literacy training; credit repair counseling; household budgeting; home buyers savings planning; and referrals to other supportive service agencies. There are a total of nine (9) Section 202 Supportive Housing for the Elderly properties in Montgomery County consisting of 663 units. There are a total of eight (8) Section 811 Supportive Housing for Persons with Disabilities properties in Montgomery County consisting of 79 units. All Section 811 and 202 housing properties provide supportive services to its residents. Montgomery County Housing Authority (MCHA) owns and manages four high-rise towers with units that were originally designed for elderly and disabled residents. They include the following: Robert P. Smith Towers, Marshall W. Lee Towers, Sidney Pollock House, and Golden Age Manor. MCHA provides or makes available supportive service programs to its residents. Montgomery County Habitat for Humanity has also participated in assisting the supportive housing needs in and around Abington.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, resources, and supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, permanent care home, rehab hospital, or as a last resort a non-HUD funded shelter. The Coordinated Homeless Outreach Center shelter has a protocol against accepting certain individuals directly from a hospital. Previously the CoC worked with the PA Health Care Cost Containment Council (PHC4) to analyze their existing data and develop better information on hospital discharges among the homeless population. The CoC used this information to work with the Hospital and Healthsystem Association of Pennsylvania (HAP) to improve discharge outcomes for homeless persons.

Pennsylvania has a formal policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehab services are in place at the county level (the Office of Mental Health and Substance Abuse Services Continuity of Care Bulletin). The goal is for all individuals to move into the most integrated housing of their choice in the community. Staff from area hospitals notify the County Office of Behavioral Health and Developmental Disabilities of candidates ready for discharge and identifies those who may require extra support. Ongoing meetings occur specific to discharge. Each individual is discharged to his/her own housing, housing with a friend or relative, or to a mental health residential program.

The Township of Abington and Montgomery County have several organizations that help provide and assist with appropriate supportive housing for persons returning from mental and physical health institutions:

- **Genesis** – Housing Counseling Program provides free classes and individual counseling.
- **Hedwig House** – Special Housing Services that coincide with Montgomery County Office of Behavioral Health and Development and Your Way Home.

- **Montgomery County Your Way Home** – Public Private Partnership using resources to end and prevent homelessness.
- **Horizon House** – Assertive Community Treatment (ACT) provides multidisciplinary team that supports people with severe and persistent mental illness living within their community.
- **Mental Health Association Halfway There Supportive Housing Program** – to assist persons with behavioral health issues and substance abuse issues in their transition to independent living.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Township will address the special needs of the non-homeless population to provide housing and supportive service supports to persons who are not homeless but who may or may not require supportive housing (i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents). The Township will fund projects that undertake the housing, other special needs, community development, economic, and administration priorities identified in the Consolidated Plan. The following goals will be addressed over the FY 2020 to serve the needs of the special needs subpopulation:

- **SN-1 Housing** – Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation and new construction of housing units.
- **SN-2 Social Services** – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified

in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable; the Township is not a federal HOME entitlement community.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township of Abington completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan.

The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development
- Modifying development standards to increase density
- Reuse of the 2nd and 3rd floors in the downtown business district to promote new residential housing units

From the Township's AI, the following impediment, goal, and strategies were identified in respect to public policies:

Impediment 4: Public Policy The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations. The strategies to achieve this goal include:

4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.

4-D: Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Township will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units
- Use of state funds to abate housing units from lead based paint hazards
- Encourage higher density new housing construction in commercial areas with access to transportation

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economic development goal of Abington Township is to view economic development as a means to enhance the Township's image and improve and stabilize the commercial tax base through the following:

- Objective A: Improving the Township's commercial corridors (Old York Road, Easton Road (Roslyn), Easton Road (Glenside), Keswick Village. Improvements of these commercial corridors should go beyond streetlights, benches and pavers and should examine architectural continuity to give identity, tax incentives to promote investment in business and/or property and zoning changes to allow greater flexibility.
- Objective B: Develop a strategy to promote business interest in the Township (marketing, advertising, etc.).
- Objective C: Create business development relationships with local institutions to promote knowledge-based and entrepreneurial businesses.
- Objective D: Analyze and identify commercial/industrial districts for outdated, failing and troubled businesses and uses.
- Objective E: Promote a mixture of uses for business districts along main arteries (residential, retail, office).
- Objective F: Develop methods to mitigate commercial corridors with surrounding neighborhoods in order to create a supporting climate.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	31	21	0	0	0
Arts, Entertainment, Accommodations	2,224	2,181	9	9	0
Construction	1,194	697	5	3	-2
Education and Health Care Services	7,043	11,812	27	47	20
Finance, Insurance, and Real Estate	2,329	857	9	3	-6
Information	654	10	3	0	-2
Manufacturing	1,652	111	6	0	-6
Other Services	939	855	4	3	0
Professional, Scientific, Management Services	3,237	740	12	3	-10
Public Administration	0	0	0	0	0
Retail Trade	3,175	5,361	12	21	9
Transportation and Warehousing	621	111	2	0	-2
Wholesale Trade	1,131	339	4	1	-3
Total	24,230	23,095	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,517
Civilian Employed Population 16 years and over	31,000
Unemployment Rate	28,955
Unemployment Rate for Ages 16-24	6.50
Unemployment Rate for Ages 25-65	24.28

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	8,830
Farming, fisheries and forestry occupations	1,145
Service	2,279
Sales and office	7,440
Construction, extraction, maintenance and repair	1,860
Production, transportation and material moving	1,095

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,220	56%
30-59 Minutes	9,480	35%
60 or More Minutes	2,595	10%
Total	27,295	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	655	75	430
High school graduate (includes equivalency)	4,770	540	1,360
Some college or Associate's degree	5,905	455	1,140
Bachelor's degree or higher	12,680	330	1,530

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

Educational Attainment	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	28	199	55	320	309
9th to 12th grade, no diploma	300	100	130	370	769
High school graduate, GED, or alternative	1,235	1,395	1,090	4,180	3,470
Some college, no degree	1,675	1,073	1,410	2,590	1,255
Associate's degree	338	509	539	1,390	480
Bachelor's degree	530	2,625	1,970	4,245	1,685
Graduate or professional degree	55	1,110	1,350	3,225	1,750

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$87,093
High school graduate (includes equivalency)	\$100,855
Some college or Associate's degree	\$140,038
Bachelor's degree	\$167,593

Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	\$196,987

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Township of Abington is a northern suburban Philadelphia community. The Township is one of Montgomery County's oldest communities, dating back to before 1700 and being incorporated in 1704. It is home to some of the county's oldest transportation routes, industries and churches.

The three (3) largest categories of jobs in business by sector is as follows:

- Education and Health Care Services 11,812 jobs
- Retail Trade 5,361 jobs
- Arts, Entertainment, Accommodations 2,181 jobs

These three categories represent 77% of the total number of jobs in the Township.

Describe the workforce and infrastructure needs of the business community:

It is the mission of the Economic Development Committee to work and to facilitate economic development by promoting idea sharing and collaboration between Abington Township and existing and future businesses within the Township.

The Township's Economic Development needs include:

- Support and encouragement for new job creation, job retention, and job training opportunities.
- Support for business and commercial growth through expansion and new development.
- Planning and promotion of the development and redevelopment of vacant commercial and industrial sites.

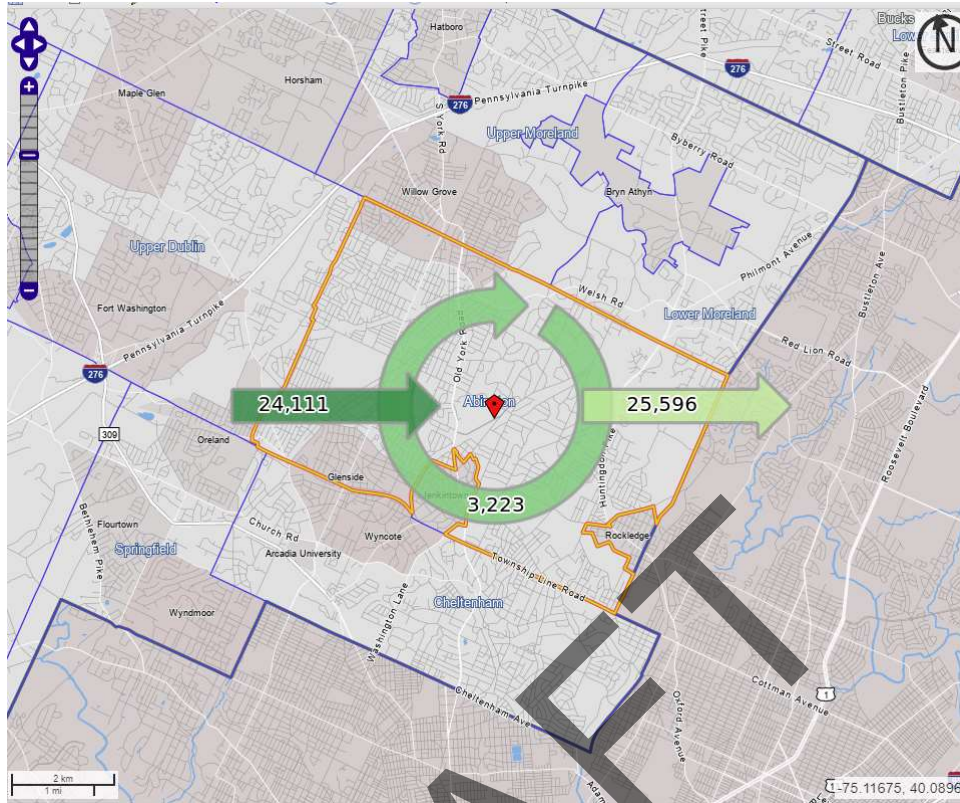
The Township realizes that there is a need to increase employment, self-sufficiency, educational training, and economic empowerment of the residents of the Township.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Old York Road Corridor Improvement Plan is the product of a year-long study by Abington Township examining the current circumstances of the Old York Road (PA Route 611) corridor, a 2.5-mile-long segment of roadway and adjoining parcels of land from Rydal Road in the north to Moreland Road in the south, and advancing the linked causes of economic development, multimodal mobility, and improved visual quality. The impetus for the study was the Township's preparation of a new Comprehensive Plan, which recognized the significance of the Old York Road corridor to the economy, transportation system, and image of the community. From the Township's perspective, the Old York Road corridor has been underperforming as a setting for business and a reflection of character of the community and this has affected its tax base and its quality of life. In order to maximize benefits to Abington Township, measures need to be taken to improve the support the corridor offers for commercial, residential, and community activity.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2011-2015 American Community Survey data, the Township has an unemployment rate of 6.5% which is slightly higher than the Montgomery County unemployment rate of 6.42%. In Abington, there are 24,230 workers and 23,095 jobs. The following graphic from OnTheMap.ces.census.gov highlights the inflow/outflow of jobs in Abington. There are 24,111 workers employed in Abington and live outside of Abington, 25,596 workers that live in Abington and employed outside of Abington, and 3,223 workers employed in Abington that live in Abington.



Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Business Resource Information Center (BRIC) is a joint economic development project of the Eastern Montgomery County Chamber of Commerce, Abington Township, and Penn State Abington, BRIC guides businesses along the path to a new infusion of resources and mentoring expertise necessary for existing enterprises to strengthen and grow and to help prospective business owners successfully launch new ventures.

PA CareerLink Montgomery County is located in Norristown. The goals of the Workforce Investment Boards are set at the state level. The Commonwealth proposes the following goals to address workforce needs:

- Increasing our goals in the Adult and Dislocated Worker entered employment rate measure
- Increasing WIA Youth Placement, Attainment of Degree or Certificate, and Literacy Numeracy

- Increasing Wagner-Peyser Retention and six-month average earnings
- Maintaining WIA Adult and Dislocated Worker Retention and six-month average earnings measures
- Maintaining Wagner-Peyser entered employment rate at the PY 2013 level

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Economic Development Committee has established the following goals and objectives:

1. Work on and give input into new zoning code to help facilitate redevelopment and revitalization of Abington's commercial corridors and business districts.
2. Create main focus areas for economic development that include the Easton Road corridor and the Old York Road corridor.
3. Create a "Go Abington" or similar flier that helps promote new businesses in the Township and utilize the Township's new website accordingly.
4. Help facilitate immediate needs of local institutions such as, but not limited to, the Abington YMCA, Penn State Abington, Abington Memorial Hospital, Abington Library.
5. Encourage new business development in the Township, particularly restaurants and a movie theater.
6. Help bring a small hotel to Abington that has a banquet facility.
7. Revitalize and energize the Business Resources Information Center (BRIC), a shared project of Abington Township, Penn State Abington, and the EMCCC, to promote and assist businesses in Abington.

Discussion

The Township will focus on the following commercial corridors for future economic development efforts:

Old York Road - The Township has started the process of hiring a consulting team to develop strategies that will create a fabric which will develop sustainable economic and aesthetic revitalization. More information related to this corridor and the economic development potential will be a major aspect of the study.

Easton Road - The commercial areas that flank Easton Road present, in many ways, opportunities to transform into a town center along the lines of what the Township did at Keswick Village. Easton Road is occupied by small properties with locally owned Mom and Pop type businesses. Therefore, a sense of community already exists and provides energy to build a revitalization strategy. This corridor would benefit from a corridor study much like that being conducted for Old York Road. The study should be used to develop regulatory changes that will attract businesses to redevelop or enhance existing properties, create design guidelines to create some commonality to the redevelopment project that would further reinforce the Main Street idea and develop implementation tools from tax cuts, grants, etc. to developers or property owners' incentive to adhere to the guidelines developed for the corridors redevelopment. The following is a list of goals and initiatives that the Township should consider for the next ten years:

- Develop partnerships with our institutions and create methods that could use their focus and reputation to attract new industries, businesses and residents.
- Evaluate zoning districts and the zoning map to develop nodes of similar and complementary uses so that these nodes can thrive and the businesses within them can support each other.
- Master Plan large properties within potentially obsolete zoning districts to develop potential regulatory changes and use classifications that will enhance the surrounding neighborhoods and the Township.
- Create a position within the township that would be responsible for promoting the Township to potential business tenants creating development partnerships and manage the ever-changing commercial areas throughout the Township.

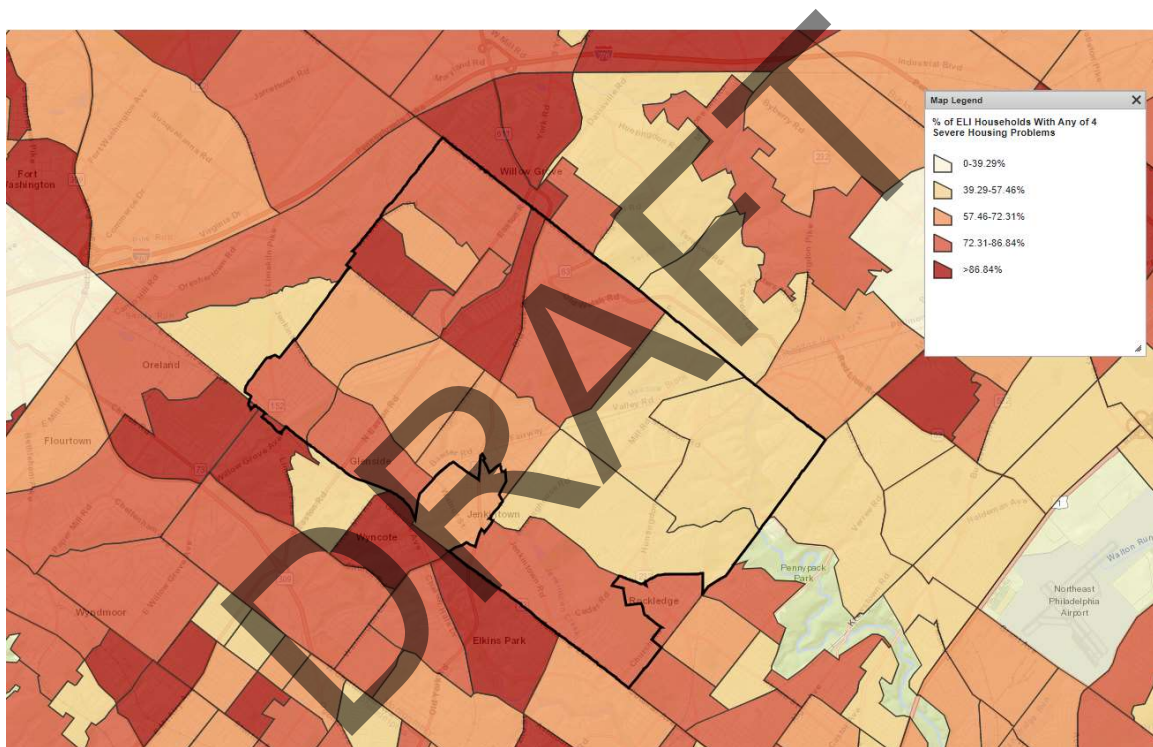
- Develop appropriate areas within the Township to promote mixed use development that includes a residential component that could retain our older residents or attract new and/or existing residents that desire less personal property maintenance.
- Provide and promote tax incentives to local business so that they may use the tax dollars to invest in their business and properties.

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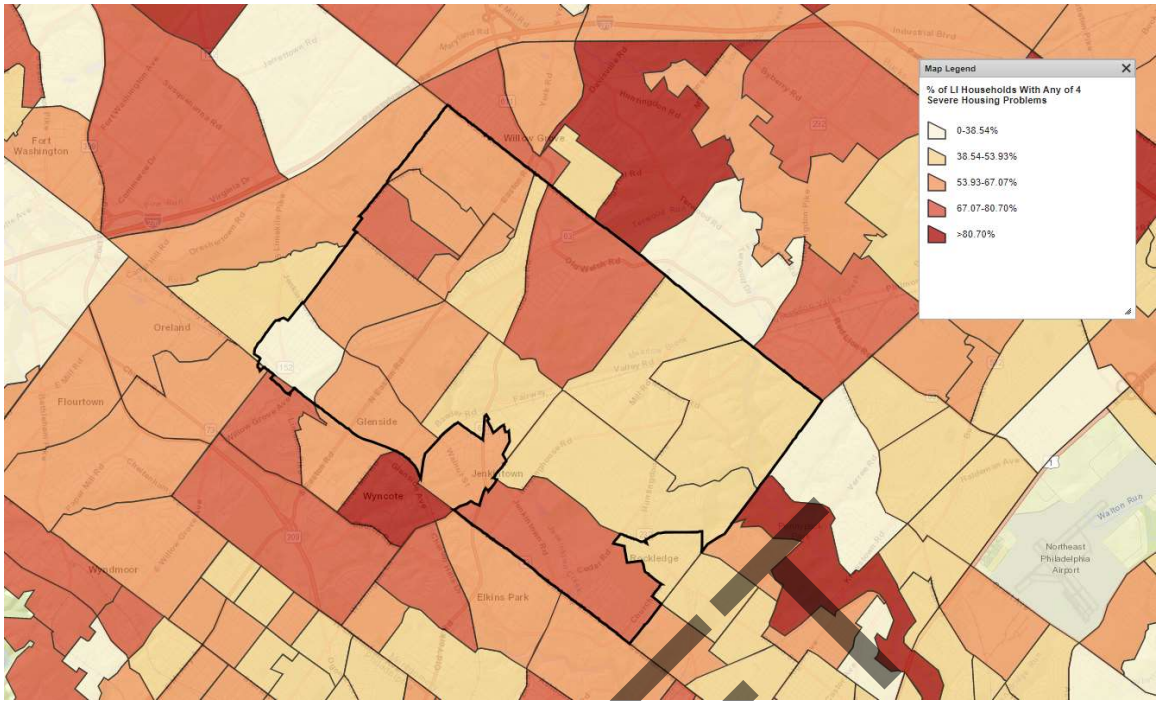
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

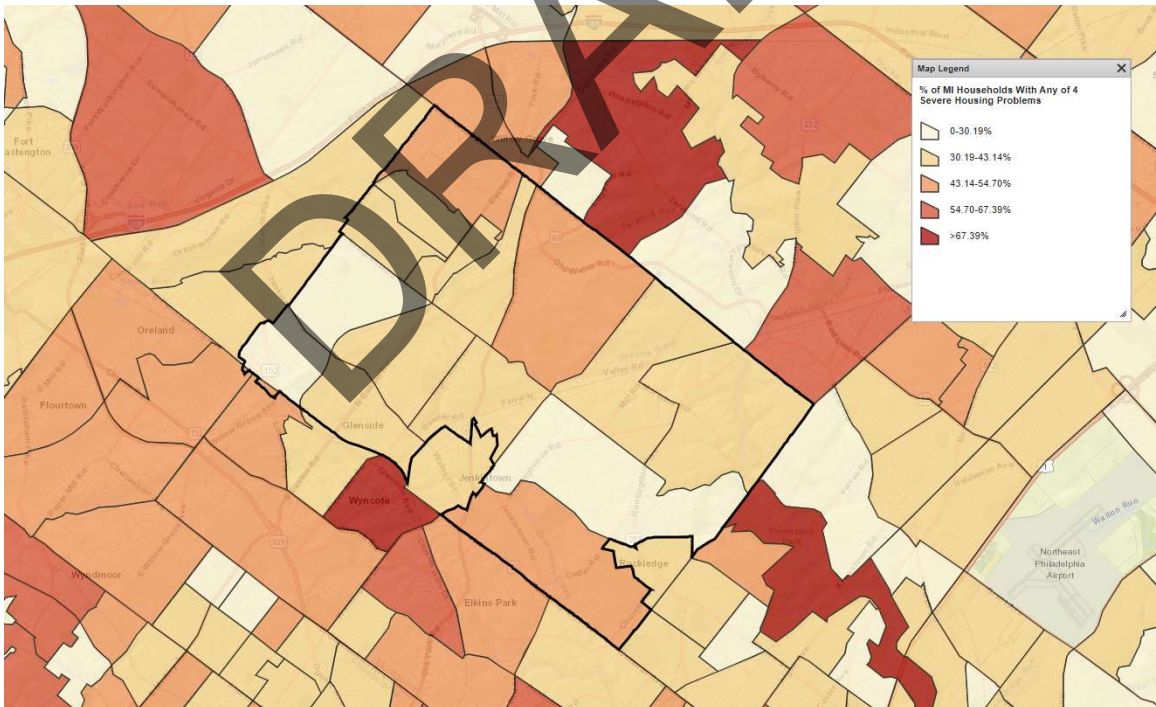
See attached maps for locations of Extremely Low Income (ELI), Low Income (LI), and Moderate Income (MI) severe housing problems. Concentration is defined as any Census Tract that has above average severe housing problems as compared to the Township as a whole.



Extremely Low Income (ELI) Severe Housing Problems



Low Income (LI) Severe Housing Problems



Moderate Income (MI) Severe Housing Problems

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines an Area of Minority Concentration as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population."

The racial and ethnic demographics of the total population of the Township of Abington according to the 2011-2015 American Community Survey were: 75.95% White; 12.58% Black or African American; 0.03% Native American; 4.99% Asian; 0.00% Pacific Islander; 0.06% from other races; 2.20% from two or more races; and the Hispanic or Latino population of any race was reported as 4.21%. Based on the HUD definition there are three (3) areas in the Township that have a minority population over 32.58%. The areas are: CT 2016.06 (50.98% minority), CT 2016.03 (48.77% minority), and CT 2016.04 (39.91% minority). These CTs border each other and are located in the northwestern corner of the Township.

What are the characteristics of the market in these areas/neighborhoods?

The following Census Tracts and Block Groups qualify as low- and moderate-income based on the Upper Quartile Exception Criteria established by HUD for the Township of Abington: CT 201607 BG 1 69.78%; CT 201706 BG 1 59.62%; CT 201606 BG 1 57.21%; CT 201605 BG 2 50.77%; CT 201501 BG 3 50.41%; CT 201704 BG 2 49.42%; CT 201603 BG 3 45.45%; CT 201607 BG 2 44.56%; CT 201606 BG 2 43.45%; CT 201800 BG 41.23%; CT 201902 BG 2 40.74%; and CT 201604 BG 2 40.59%. The Township of Abington has an overall low- and moderate-income percentage of 30.80% and an upper quartile limit of 40.59%.

Are there any community assets in these areas/neighborhoods?

These areas are located near or within the commercial cores of the Township. The commercial cores offer the highest redevelopment opportunities based on their proximity to employment, services, and transportation. Private and public investment in these areas has been occurring and connecting the investments could offer redevelopment opportunities.

Are there other strategic opportunities in any of these areas?

The areas identified with multiple housing problems, high minority concentrations, and high low- and moderate-income populations border the areas of economic activity in the Township. Redevelopment efforts could be connected to these areas that provide community and economic investments that could increase job opportunities, increase in housing choices, and increase public facilities.

DRAFT

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210 (a)(4), 91.310 (a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband access in Abington Township will promote economic development, social equity, public health, public safety, and expand educational opportunities for residents of the Township.

Broadband services empower low/mod households, and give the economic and educational opportunities that they would not have access to such as: job listings and applications, online education, telemedicine, etc.

Connectivity in the Township is good, according to the 2013-2017 ACS Estimates 92.9% of households have an internet subscription and 92.8% of households have a broadband subscription; additionally, 73.7% of households that have less than \$20,000 in annual income have a broadband subscription.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In general, broadband internet service is widely available in Abington Township. According to highspeedinternet.com, Abington (zip code 19001) has four (4) residential Internet Service Providers (ISPs): Xfinity, Verizon, Viasat, and HughesNet. The Township will work on developing relationships with local broadband providers to ensure broadband access for all lower income households through the Township's housing programs.

MA-65 Hazard Mitigation – 91.210 (a)(5), 91.310 (a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

In 2017, Montgomery County updated its Hazard Mitigation Plan for the County. The plan highlights the potential natural hazard vulnerabilities and risk level in the County:

- Drought (Moderate)
- Earthquake (Low)
- Extreme Temperature (High)
- Floods, Flash Floods and Ice Jams (High)
- Hail (Low)
- Hurricanes, Tropic Storms, Northeasters (High)
- Landslide (Low)
- Lightning (Low)
- Pandemic/Infectious Disease (Low)
- Radon (Moderate)
- Land Subsidence/Sinkholes (Low)
- Tornado, Severe Wind (Moderate)
- Wildfire (Low)
- Winter Storms (High)

Risk Factors were calculated by assigning varying degrees of risk to five variables for each of the hazards identified; those variables include probability, impact, spatial extent, warning time, and duration.

The County notes in the Plan that, “The global climate has experienced significant changes over the last few decades due to increased temperatures that are caused by elevated levels of greenhouse gases in the troposphere. The increased temperatures have also created more variability in the occurrence of storms as well as the severity of individual storm events.” (Page 15)

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents in the Township are among the most vulnerable to natural disasters or events, including flooding and winter storm damage which are two of the most likely hazards that were identified as risks in the County. In particular, low- and moderate-income residents of the Township are at-risk for flood damage to their housing, as the area is prone to flooding. Land use management for low- and moderate-income residents will be very important as it relates to climate change. Hazard control measures can be implemented in all construction and rehabilitation activities the Township undertakes with federal funds.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the Township of Abington to establish its housing, homeless, other special needs, community development, economic development, and planning priorities and strategies that it anticipates it will complete during the next five years. The Strategic Plan has been developed based on evaluating and prioritizing the Township's Needs Assessment and Market Analysis.

The priority need goals are designed to assist those households with incomes less than 80% of the area median income (AMI). This group is referred to as the "target income" group. Areas in the Township with 40.59% or more of households with incomes less than 80% AMI are designated as CDBG Target Areas. The Township has an overall low- and moderate-income population of 30.80%.

The Township based its goals and objectives for the FY 2020-2024 Consolidated Plan on the following guiding principles, which provided a framework for the development of the Five Year Consolidated Plan:

- Assist - Develop comprehensive strategies to support and assist those in need in the Township of Abington.
- Involve - Involve the community and provide opportunities for citizen input and involvement in the Five Year Consolidated Plan process and the preparation of the report.
- Collaborate - Encourage collaboration between public, private, and non-profit agencies in order to ensure the most efficient and effective services.
- Leverage - Leverage CDBG funds and other local resources to maximize the effectiveness of programs and services.
- Promote - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

The Township's priority needs were determined based on existing data on the needs of the community:

- Existing data on community needs
- Consultation with County employees
- Consultation with stakeholders
- Public hearings
- Community meetings
- Surveys
- Local and regional planning documents

The key factors affecting the determination of the five-year priorities include the following:

- The types of target income households with greatest need for assistance.
- The Township's low- and moderate-income areas with the greatest need.
- Those activities that will best address the needs of the Township residents.
- The limited amount of funding available to meet the needs.
- The ability to leverage additional resources.

The priority ranking for housing, homeless, other special needs, community development, economic development, and anti-poverty needs are as follows:

- High Priority - Activities are assigned a high priority if the Township expects to fund them during the Five Year Consolidated Plan period
- Low Priority - Activities are assigned a low priority if the activity may not be funded by the Township during the Five Year Consolidated Plan period. The Township may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

Area Name:	Areawide
Area Type:	Township of Abington
Other Target Area Description:	Activities that are broadly based across all areas of the Township.
HUD Approval Date:	N/A
% of Low/ Mod:	30.80%
Revital Type:	CDBG Eligible at 40.59%
Other Revital Description:	Low Mod Area (LMA) Benefit
Identify the neighborhood boundaries for this target area.	The boundaries are the Township limits.
<p>1</p> <p>Include specific housing and commercial characteristics of this target area.</p>	<p>Area Name: Areawide Low-Mod</p> <p>Area Type: Local Target area</p> <p>Other Target Area Description: The Township prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data areawide. The Township has not designated any revitalization or blighted areas. The Township has designated, “Areawide Low-Mod” to represent the areas that are CDBG eligible on a LMA basis.</p> <p>% of Low/ Mod: CTs BGs LMI% > 40.59%</p> <p>See Sections NA and MA.</p>
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Sections PR-10 and PR-15.
Identify the needs in this target area.	See Section NA.
What are the opportunities for improvement in this target area?	See Section SP.

Are there barriers to improvement in this target area?	See Section MA-40.
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General Allocation Priorities

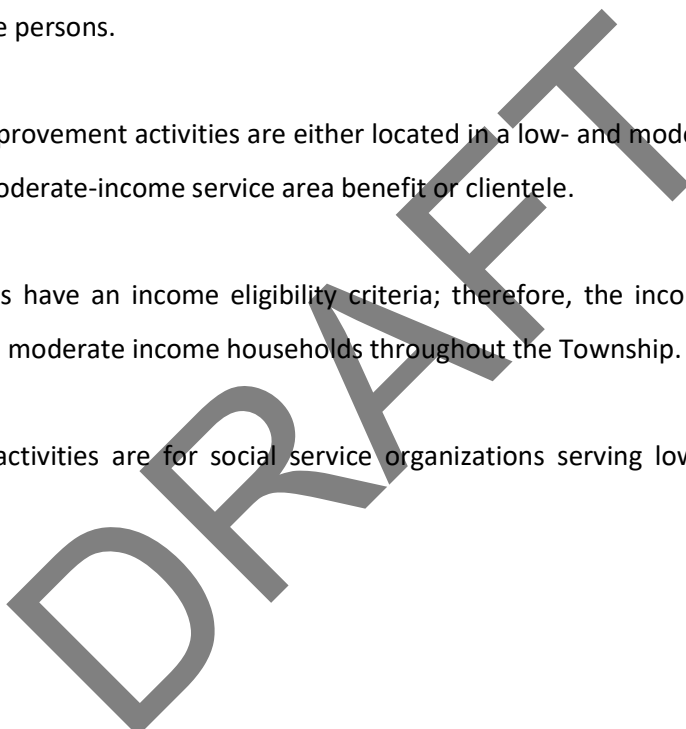
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Township of Abington allocates its CDBG funds based on which activities will principally benefit low and moderate income persons.

The Public Facility Improvement activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.

The Housing activities have an income eligibility criteria; therefore, the income requirement restricts funds only to low and moderate income households throughout the Township.

The Public Services activities are for social service organizations serving low- and moderate-income clientele.



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

Priority Need Name		Housing Need
1	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Areawide
	Associated Goals	HS-1 Housing Support HS-2 Housing Construction HS-3 Housing Rehabilitation
	Description	There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.
	Basis for Relative Priority	According to the 2011-2015 ACS, 45.6% of renter households in the Township paid rents that exceeded 30% of their household income and 27.7% of owner households in the Township had housing costs that exceed 30% of their household income. Priority was determined through consultation with social service agencies, housing providers, and public and private entities.
	Priority Need Name	Homeless Need
2	Priority Level	Low

	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p>
Geographic Areas Affected	Areawide
Associated Goals	HO-1 Housing HO-2 Operation/Support
Description	There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless.
Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
3	Priority Need
	Name
	Priority Level
	Other Special Needs
	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other	
	Geographic Areas Affected	Areawide	
	Associated Goals	SN-1 Housing SN-2 Social Services	
	Description	There is a need for housing, services, and facilities for persons with special needs.	
	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.	
	4	Priority Need	Community Development Priority
		Name	
		Priority Level	High

<p>Population</p>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>Areawide</p>
<p>Associated Goals</p>	<p>CD-1 Community Facilities and Infrastructure</p> <p>CD-2 Public Services</p> <p>CD-3 Public Safety</p> <p>CD-4 Accessibility</p> <p>CD-5 Clearance/Demolition</p> <p>CD-6 Code Enforcement</p>
<p>Description</p>	<p>There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.</p>
<p>Basis for Relative Priority</p>	<p>This priority was determined through consultation with public, nonprofit, and private entities.</p>

Priority Need	
Name	Economic Development Need
Priority Level	Low
5 Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p>
Geographic Areas Affected	Areawide

	Associated Goals	ED-1 Employment ED-2 Redevelopment ED-3 Financial Assistance ED-4 Access to Transportation
	Description	There is a need to promote skills training, employment development, connectivity, and economic opportunities in the Township.
	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
6	Priority Need Name	Administration, Planning, and Management Need
	Priority Level	High

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Population	Extremely Low
	Low
	Moderate
	Large Families
Population	Families with Children
	Elderly
	Public Housing Residents
	Chronic Homelessness
	Individuals
	Families with Children
	Mentally Ill
	Chronic Substance Abuse
	veterans
	Persons with HIV/AIDS
	Victims of Domestic Violence
	Unaccompanied Youth
	Elderly
	Frail Elderly
	Persons with Mental Disabilities
	Persons with Physical Disabilities
	Persons with Developmental Disabilities
	Persons with Alcohol or Other Addictions
	Persons with HIV/AIDS and their Families
	Victims of Domestic Violence
Non-housing Community Development	
Geographic Areas Affected	Areawide
Associated Goals	AM-1 Overall Coordination
Description	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
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Narrative (Optional)

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

High Priority - Activities are assigned a high priority if the Township expects to fund them during the Five Year Consolidated Plan period.

Low Priority - Activities are assigned a low priority if the activity may not be funded by the Township during the Five Year Consolidated Plan period. The Township may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	CDBG funds and HOME funds may be used to provide direct rental assistance for eligible low-income households. The per beneficiary amount of CDBG or HOME funds for Tenant-Based Rental Assistance (TBRA) will be calculated by the difference between what a renter can afford to pay and the actual rent for a housing unit. Priority is directed to Rapid Rehousing activities.
TBRA for Non-Homeless Special Needs	CDBG funds and HOME funds may be used to provide direct rental assistance for eligible low-income households. The per beneficiary amount of CDBG or HOME funds for Tenant-Based Rental Assistance (TBRA) will be calculated by the difference between what a renter can afford to pay and the actual rent for a housing unit. Priority is directed to Rapid Rehousing activities.
New Unit Production	The housing needs in the Township of Abington are for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the creation and preservation of affordable housing. Given the limited amount of CDBG and HOME funds, the housing priority for the Township of Abington is to rehabilitate existing housing units.
Rehabilitation	The housing needs in the Township of Abington are for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the creation and preservation of affordable housing. Given the limited amount of CDBG and HOME funds, the housing priority for the Township of Abington is to rehabilitate existing housing units.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The housing needs in the Township of Abington are for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the creation and preservation of affordable housing. Given the limited amount of CDBG and HOME funds, the housing priority for the Township of Abington is to rehabilitate existing housing units.

Table 49 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Township of Abington will be receiving \$789,126 from CDBG funds for the FY 2020 program year. The Township’s FY 2020 CDBG program year starts on October 1, 2020 and concludes on September 30, 2021. The Township projects the CDBG allocation to remain level over the five-year period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$789,126	\$0	\$0	\$789,126	\$3,000,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Township is funding five (5) CDBG projects in FY 2020.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Township regularly applies for and receives HOME funds through the Pennsylvania Department of Community and Economic Development HOME Investment Partnership Program. HOME funds can be used in a variety of ways, including market-oriented approaches that offer opportunities such as housing rehabilitation, homeownership or rental activities to revitalize communities with new investment. Homeownership and housing rehabilitation creates economic prosperity for communities and families and acts as a dynamic generator of economic growth.

CDBG/HOME sub-recipients are encouraged to leverage additional resources (such as private, state and local funds) for projects. Sub recipients are required to submit matching fund sources in the sub recipient contracts. The Township assists sub grantees to match federal grants with the following private, state and other funds:

- Low-Income Housing Tax Credit Program (LIHTC)
- Pennsylvania Housing Finance Agency (PFHA)
- HUD Section 202 Housing for the Elderly
- HUD Section 811 Housing for the Disabled
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Pennsylvania Department of Community and Economic Development (DCED)
- Federal Home Loan Bank (FHLB)
- Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Township has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2020 CDBG Program Year (October 1, 2020 through September 30, 2021), CDBG funds will be used to address the following priority needs:

- Housing Needs
- Homeless Needs
- Community Development Needs
- Administration, Planning, and Management Needs

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Abington Township	Government	Planning	Jurisdiction
Montgomery County Housing Authority	PHA	Public Housing	Region
Your Way Home	Other	Homelessness	Region
Commonwealth of Pennsylvania Department of Community and Economic Development	Departments and agencies	Ownership Rental	State

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Township of Abington Department of Community Development will coordinate activities among the public and private agencies and organizations in the area. This coordination will ensure that the goals and objectives of the Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Five Year Consolidated Plan involves a variety of agencies both in the community and in Montgomery County. Coordination and collaboration between agencies is important to ensuring that the needs within the community are adequately addressed. The key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below.

Public Sector

The Township's Department of Community Development will be responsible for the administration of the Township's community development programs, including some of the local programs that assist target income residents. The staff's responsibilities include managing and implementation of the Township's affordable housing policies, including the Consolidated Plan and related documents. Several other Township Departments will continue to serve an integral role in meeting the Consolidated Plan objectives. The Montgomery County Housing Authority is one of the primary owners of affordable housing within the community. The Housing Authority also administers the Housing Choice Voucher Program. The Township will continue to work in close consultation with the Housing Authority regarding affordable housing issues in Abington.

The Township will continue to partner with the following government-related agencies in meeting the Consolidated Plan objectives. There are several non-profit and community agencies that serve target income households in the Abington area. The Township will collaborate with these essential service providers. The private sector is an important partner in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others.

The Township is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the community. It will continue to meet with these agencies and organizations. Their input is important to the Township and their role in meeting the Township's needs is recognized and encouraged.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Pennsylvania Department of Health, along with the AIDS Activities Coordinating Office, provide referral services and case management to persons with HIV to ensure that those persons receive the supportive services and housing support that they will need.

The Montgomery County CoC provides a number of housing/shelter options, as well as supportive services for homeless persons.

The Township provides referral services and information on supportive service programs in the area and affordable housing options in the Township.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Montgomery County has experienced extraordinary stability in its CoC-funded Permanent Supportive Housing Programs, attributed to factors including: effective case management; availability of behavioral health; and access to need specific supports. The Your Way Home Permanent Housing Action Team is responsible for maintaining the rate of housing stability for CoC funded projects. The challenge will be to maintain this same high level of stability once the new chronic bed turnover policy goes into effect and more beds are filled with chronically homeless who may face greater barriers than current permanent supportive housing (PSH) residents. The Housing Locators at the Housing Resource Centers will develop relationships with private landlords, the PHA, and other housing providers to increase non CoC-funded permanent housing opportunities in the community.

Family Services of Montgomery County operates the Project HOPE (HIV/AIDS Outreach Prevention Education) project that began in 1989 as a demonstration project for case management to assist those infected with HIV/AIDS in Montgomery County. Today, Project HOPE is the only comprehensive HIV/AIDS services program in Montgomery County. Project HOPE improves the lives of those living with HIV/AIDS

and those at risk for HIV/AIDS by providing medical case management, HIV antibody testing, prevention education, and outreach. Project HOPE links clients with the proper nutrition, dental care, transportation, public benefits, and counseling they need. They also help connect individuals and families with an HIV/AIDS diagnosis to long term permanent supportive housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Township of Abington’s strategy for overcoming gaps in the institutional structure and service delivery system is continued analysis and consultation with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to identify unmet needs of target individuals and families in the Township. Through gap analysis performed by the Township, the Housing Authority, the County, and the CoC underserved areas can be assessed. The biggest problem the Township must overcome in identifying alternative strategies to address gaps is a lack of funding.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	HS-1 Housing Support	2020	2024	Affordable Housing	Areawide	Housing Priority
2	HS-2 Housing Construction	2020	2024	Affordable Housing	Areawide	Housing Priority
3	HS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Areawide	Housing Priority
4	HO-1 Housing	2020	2024	Homeless	Areawide	Homeless Priority
5	HO-2 Operation/Support	2020	2024	Homeless	Areawide	Homeless Priority
6	SN-1 Housing	2020	2024	Non-Homeless Special Needs	Areawide	Other Special Needs Priority
7	SN-2 Social Services	2020	2024	Non-Homeless Special Needs	Areawide	Other Special Needs Priority
8	CD-1 Community Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
9	CD-2 Public Services	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
10	CD-3 Public Safety	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
11	CD-4 Accessibility	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
12	CD-5 Clearance/Demolition	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
13	CD-6 Code Enforcement	2020	2024	Non-Housing Community Development	Areawide	Community Development Priority
14	ED-1 Employment	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority
15	ED-2 Redevelopment	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority
16	ED-3 Financial Assistance	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
17	ED-4 Access to Transportation	2020	2024	Non-Housing Community Development	Areawide	Economic Development Priority
18	AM-1 Overall Coordination	2020	2024	Administration, Planning, and Management	Areawide	Administration, Planning, and Management Priority

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Support
	Goal Description	Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for rent or for sale through housing counseling and down payment/closing cost assistance.
2	Goal Name	HS-2 Housing Construction
	Goal Description	Encourage the construction of new affordable renter- and owner-occupied housing units.
3	Goal Name	HS-3 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

4	Goal Name	HO-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.
5	Goal Name	HO-2 Operation/Support
	Goal Description	Support social service programs and facilities for the homeless and persons at-risk of becoming homeless.
6	Goal Name	SN-1 Housing
	Goal Description	Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation and new construction of housing units.
7	Goal Name	SN-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
8	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the Township's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
9	Goal Name	CD-2 Public Services
	Goal Description	Improve and enhance the public and community development services in the Township.
10	Goal Name	CD-3 Public Safety
	Goal Description	Support the Township's public safety organizations.

11	Goal Name	CD-4 Accessibility
	Goal Description	Improve public and common use areas to be readily accessible and usable by persons with disabilities.
12	Goal Name	CD-5 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions in the Township.
13	Goal Name	CD-6 Code Enforcement
	Goal Description	Enforce the local building code and zoning ordinance to ensure structures and properties are compliant.
14	Goal Name	ED-1 Employment
	Goal Description	Support and promote job creation, retention, and skills training programs.
15	Goal Name	ED-2 Redevelopment
	Goal Description	Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial areas.
16	Goal Name	ED-3 Financial Assistance
	Goal Description	Promote new economic development through local, state, and federal tax incentives and programs.
17	Goal Name	ED-4 Access to Transportation
	Goal Description	Support the expansion of multimodal transportation services to assist the transportation needs of the Township.

18	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
19	Goal Name	CD-4 Accessibility
	Goal Description	Improve the physical and visual accessibility of community facilities, infrastructure, and public buildings.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Township estimates that it will provide affordable housing to fifty (50) low-income households over the five-year consolidated period through rental assistance and housing rehabilitation assistance. This is expected to be completed through the Township’s Housing Rehabilitation Program funded with CDBG and HOME funds.

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable; the Montgomery County Housing Authority is Section 504 compliant and the available units are meeting the needs of the disabled population (specific to mobility, vision, and hearing needs). The MCHA has allocated \$100,000 (or 7.7%) of its FY 2020 Grant to address Section 504 related physical improvements. The primary need for accessible units is for mobility modifications.

Activities to Increase Resident Involvements

The MCHA encourages resident involvement by promoting citizen participation at regularly scheduled meetings and through the formation of resident groups, such as the Resident Council. Crest Manor has an active Resident Council that is supported by the developer, Pennrose, by collaborative activities to increase community amongst residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township of Abington completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan.

The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development
- Modifying development standards to increase density
- Reuse of the 2nd and 3rd floors in the downtown business district to promote new residential housing units

From the Township's AI, the following impediment, goal, and strategies were identified in respect to public policies:

Impediment 4: Public Policy The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations. The strategies to achieve this goal include:

4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.

4-D: Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Township will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units
- Use of state funds to abate housing units from lead based paint hazards
- Encourage higher density new housing construction in commercial areas with access to transportation

SP-60 Homelessness Strategy – 91.215(d)

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

The Township of Abington will support efforts of social service agencies, housing providers, and other organizations that provide services and assistance to individuals and families who are at imminent risk of becoming homeless. The Township is a participant in the development of the Montgomery County's 2019-2022 Program Operations Plan. Abington supports all of the actions to implement this strategy.

Montgomery County has a Coordinated Assessment system that starts with the Your Way Home Call Center, a toll-free hotline. The Call Center does initial screening with a HUD approved Assessment Tool, and then refers to one of the County's three (3) Housing Resource Centers (HRC's). The HRCs serve as central locations for coordinated housing crisis response for families and individuals in each major region of Montgomery County. HRC staff conducts a more comprehensive assessment using the Service Prioritization and Decision Assistance Tool (SPDAT) that also includes questions from the 100,000 Homes Vulnerability Index. HRC Housing Stability Coaches use progressive engagement strategies, a nationally recognized best practice, that provides customized levels of assistance, preserving the most expensive interventions for those with the most severe barriers to housing success. HRC's connect the most vulnerable residents, (persons with HIV/AIDS, mental, physical, or developmental disabilities, or substance use disorders) to specialty providers skilled in helping them secure and maintain permanent supportive housing.

The Program Operations Plan identified the following goals to address this need:

GOAL #1 Reduce the number of African American children under the age of 18 who are experiencing homelessness.

Objectives:

- Pending funding, expand EPIC to one or more new magisterial district courts that see high rates of evictions of AA families.

- Pending funding, replicate a revised Sprout project in the Norristown Area School District focused on highly mobile AA families.
- Develop policies and procedures for a philanthropy-funded emergency rent and utility project to provide one-time cash assistance to families in Montgomery County at imminent risk of becoming homeless.
- With guidance from the community, including people with lived experience, finalize a dynamic prioritization process to target housing interventions to AA families experiencing literal homelessness.

Key Performance Indicators:

1. A 25% decrease in the number of AA children under the age of 18 who are enrolled in one or more Your Way Home services.
2. At least 75 AA families avoiding eviction through EPIC.
3. At least 40 AA families maintaining permanent housing stability through Sprout.
4. At least 50 AA families prevented from becoming homeless through emergency rent and utility assistance.

GOAL #2 Increase access of Your Way Home housing and homeless services to underserved, underrepresented populations who may not meet HUD's definition of literal homelessness.

Objectives:

- Create the space and opportunity for people in the community with lived experience to provide input on Your Way Home policies and procedures through dedicated Community Advisory Boards.
- Conduct yearly consumer feedback and focus group surveys for customers of Your Way Home programs.
- Develop policies and procedures for an emergency rent and utility project to provide one-time cash assistance to households in the Hispanic community in Montgomery County at imminent risk of becoming homeless.
- Develop policies and procedures for a criminal justice re-entry project to provide housing, supportive services, and family reunification services to re-entrants.
- Incorporate trauma-informed safe and inclusive LGBTQ spaces within all Your Way Home emergency shelters and other program offices.

Key Performance Indicators:

1. At least 10 people with lived experience actively engaged in the Community Advisory Board.
2. Receive at least 100 responses yearly through a consumer feedback survey and focus groups.
3. At least 30 Hispanic households prevented from becoming homeless through emergency rent and utility assistance.
4. Pending funding, at least 10 households prevented from becoming homeless through a joint re-entry initiative.

GOAL #3 Develop more effective policies, procedures and partnerships to stabilize households fleeing domestic violence, dating violence, human trafficking, or sexual assault.

Objectives:

- Launch a RRH project for survivors and develop policies and procedures guided by people with lived experience.
- Train all housing and homeless service providers in trauma informed care and working with survivors.
- Increase the stock of emergency housing options for survivors in their time of need (e.g., TH/RRH, Emergency Shelter, temporary Hotel Vouchers).

Key Performance Indicators:

1. A minimum of 50 survivors enrolled in RRH.
2. At least 50 providers trained in working effectively with survivors.
3. A net increase of 25 safe and appropriate emergency housing units available to survivors.

GOAL #4 Engage vulnerable and at-risk youth to define the scope of youth experiencing homelessness in Montgomery County.

Objectives:

- Secure philanthropic funding to provide stipends for youth to serve on a Youth Advisory Board (YAB) consisting of youth with lived experience to help inform policy & practice.

- Publish a report consisting of quantitative & qualitative data describing the state of youth homelessness in Montgomery County.
- Incorporate a youth-centered homelessness prevention program into Coordinated Entry in partnership with the Montgomery County Office of Children & Youth.
- Incorporate youth-centric homeless street outreach services.

Key Performance Indicators:

1. At least 5 youth actively engaged in the Youth Advisory Board.
2. At least 15 youth aging out of foster care who are prevented from becoming homeless.
3. At least 50 youth engaged by Street Outreach

GOAL #8 Improve access and services provided by the Your Way Home Call Center.

- Evaluate the costs and benefits of moving to a “no wrong door” Coordinated Entry approach.
- Prioritize cultural & linguistic competency training, trauma-informed training, and safety planning training for Call Center Specialists.
- Move to a phased assessment approach to promote diversion and rapid resolution strategies.
- Implement emerging just and best practices on Call Center’s equitable use of the VI-SPDAT.

Objectives:

1. Number of assessments completed by the Call Center will decrease by at least 50%.
2. 75% of all calls will last less than 10 minutes.
3. No Rapid Re-Housing eligible household will be on the Community Queue for more than 60 days.

Addressing the emergency and transitional housing needs of homeless persons

Many of the shelters provide case management services to assist homeless persons, including chronically homeless individuals and families, to make the transition to permanent housing. During their shelter stay, counseling is provided to the heads of the households to improve their incomes, either through employment or referrals to state and federal agencies to supplement their income and/or to address their disabilities. They are referred to programs such as Medicaid, food stamps, veterans’ health benefits, disability, social security, etc. Case management staff refer the disabled, homeless individuals and families to permanent supportive housing programs. Veterans are referred to the VA Center in the County,

veterans' housing choices, and the VASH supportive housing vouchers. Shelter care case management staff assists clients in locating suitable housing that they can continue to live in upon discharge. The CoC has a long-standing partnership with the Montgomery County Housing Authority (MCHA) in the spirit of preventing and ending homelessness. The Director of MCHA is a member of the Leadership Team of Your Way Home and the CoC Review and Ranking Committee. MCHA administers Vesta, Behavioral Health and Development Disabilities Department's Shelter Plus Care Project, and the Family Unification Program vouchers, as well as four (4) other HOME funded tenant-based rental assistance (TBRA) programs for which homeless and those at risk of homelessness are eligible - Valley Youth House's TBRA for Youth, Family Services' TBRA for people with HIV/AIDS, Hedwig House's TBRA for people with behavior health disabilities, and Inter-Faith Housing Alliance's TBRA for homeless families. The CoC is working with the MCHA to develop a Housing Choice Voucher preference for homeless individuals leaving transitional housing programs. Although this has been stalled due to Federal cuts in the Housing Choice Voucher program, MCHA has agreed to consider adopting such a preference prior to re-opening its waiting list.

The Program Operations Plan identified the following goals to address this need:

GOAL #5 Incorporate physical health service delivery & connections in housing & homeless programming.

Objectives:

- Incorporate street medicine & nursing into Your Way Home street outreach.
- Develop cross-data sharing with medical & behavioral health hospitals to identify high system utilizers who are experiencing homelessness in need of PSH.
- Formalize partnerships between Housing Resource Centers and a local Federally Qualified Health Center.

Key Performance Indicators:

1. At least 50 Street Outreach clients provided with medical services.
2. Develop a Data-Sharing Memorandum of Understanding (MOU) with at least 1 health organization or managed care organization.
3. 75% of Rapid Re-Housing clients with a medical condition connected to a local Federally Qualified Health Center.

GOAL #7 Help households enrolled in Your Way Home Emergency Shelters and Rapid ReHousing to improve their economic self-sufficiency.

Objectives:

- Work with Housing Resource Centers to connect more households to employment and public benefits access through Coordinated Entry and case management referrals.
- Secure additional philanthropic funding to support job training and educational opportunities for Your Way Home program participants.
- Incorporate performance metrics into Housing Resource Center contracts around connections to jobs and other employment services for Rapid Re-Housing clients.
- Develop more partnerships with employers, workforce development agencies, and other organizations that promote employment.

Key Performance Indicators:

1. Housing Resource Centers will refer 75% of Rapid Re-Housing clients referred to economic self-sufficiency services.
2. 30% of households that will exit Your Way Home programs with more income than when they were enrolled.
3. Develop Memorandums of Understanding (MOUs) with at least 5 new employment, job training, and/or workforce development agencies.

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.

Abington will aid in the efforts of area organizations which provide supportive services and transitional and supportive permanent housing options to persons with mental illness, drug and alcohol addiction,

and HIV/AIDS. The Township will issue certificates of consistency for supportive service programs and affordable housing opportunities for persons experiencing homelessness.

The Program Operations Plan identified the following goals to address this need:

Goal #6 Move people out of homelessness quickly into permanent housing by increasing access to affordable housing for Your Way Home consumers.

Objectives:

- Develop and launch an online platform to promote apartment vacancies, landlords willing to work with Your Way Home, and housing resources available in all neighborhoods across Montgomery County.
- Conduct a joint Housing Locator & Landlord/Property Manager Forum.
- Introduce a shared housing component to RRH for single adults.
- Intentionally engage landlords in municipalities who have not historically worked with Your Way Home to de-concentrate RRH households and affirmatively further fair housing.

Key Performance Indicators:

1. A 30% decrease in the average number of days people exit from homelessness to permanent housing.
2. At least 25 landlords using online platform to advertise and promote units.
3. At least 50 landlord & municipality leader attendees at the Housing Forum.
4. At least 30 single adults Rapidly Re-Housed in shared housing units.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Foster Care Discharge Policy

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington Region of Montgomery County, work is continuing for discharge protocol for youth exiting the foster care system. In the meantime, the Office of Children and Youth (OCY) works with youth to ensure that appropriate housing is in place prior to their exit from the system. Independent living services are provided to those aged 16 to 21 who reside in out-of-home placement facilities. Aftercare services are also provided to promote self-sufficiency through support in employment, education, life skills, preventive services, and housing. Seventeen-year-old youths are not eligible for the county's Emergency Tenant Based Rental Program. OCY also supports the Valley Youth House TBRA program for Young Adults coming out of foster care. This was developed through collaboration with county agencies and the housing authority. In addition, the Commonwealth of Pennsylvania is also working to develop a protocol for foster discharge. If passed, it would provide for the disposition of dependent children. This includes the development of a written plan that identifies appropriate services and supports for the child's transition from the child welfare system and requires a description of the child's suitable housing plan.

Health Care Discharge

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, hospitals in Pennsylvania must have written discharge policies for appropriate referral and transfer plans that comply with requirements of the Federal Conditions for Participation in Medicare and Medicaid Services and the Pennsylvania Code (028 Section 105.21 to 105.25). Ensuring compliance with these regulations is the responsibility of the PA department of Health, Division of Acute and Ambulatory Care.

Mental Health Discharge

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, the Commonwealth of PA has a Formal Policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehabilitation services are in place at the County level. In Montgomery County, there is a letter of Agreement between the area hospitals and the County Office of Mental Health/Mental Retardation/Drug and Alcohol/Behavioral Health related to the continuity of care for individuals who leave the hospital. OMH has developed a Continuity of Care Manual that serves as a guide to the roles of NSH team members

responsible for discharge planning. OMH has a dedicated staff person on the grounds of the state hospital. Hospital staff sends the County staff an Active Discharge Candidate Notice informing him of all pending discharges so that he can assist in the assessment and planning, especially for those who may be difficult to place or require extra supports. In addition, to ensure that the person being discharged has adequate housing, the staff coordinator makes sure that he/she is linked to the county mental health system before discharge so that there is no hiatus in medication or mental health services.

Correctional Institution Discharge

As described in the Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, the Commonwealth of PA has two ways of ensuring that individuals released from State Correctional Institutions do not become homeless. First, the PA Department of Corrections issued a policy statement on Inmate Re-entry and Transition on January 5, 2006. It requires that the Continuity of Care planners in each institution make every effort to assure a viable home plan and follow-up services for all who will be released at the maximum term of their sentence. This policy includes providing each inmate with written information on housing, ID, and other personal documents. Of particular relevance are sections I-VII, a 1;2(d), H1-5 and 3A 1-5. Second, the PA Board of Probation and Parole has a formal policy that no individual may be released on parole without an approved Home Plan. Reference to this policy is found in Chapter 623 of the PA Code, Conditions Governing Parole. Section 63.4(2) specifically relates to housing.

On the County level, the Montgomery County Correctional Facility (MCCF) will not discharge an individual on parole without a verified address. The County Office of Mental Health has developed protocols for linkage, ongoing treatment services, and the identification of a housing plan for persons who have been identified as having a serious mental illness who are leaving state prisons, those being discharged from MCCF, and residents of the county being discharged from the County prisons in the region.

SP-65 Lead Based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In order to meet the requirements of the new lead-based paint regulations, the Township of Abington will take the following actions regarding rehabilitation, tenant based rental assistance, homeownership, and homeless/special needs housing:

Rehabilitation Programs - The Township of Abington will continue to utilize good work procedures to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

Homeownership Programs - The Township of Abington will continue to utilize good work procedures to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead-based paint pamphlet and notices.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead based paint is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above \$30,000 per year.

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States.

For the Township of Abington, it is estimated that 15,210 owner-occupied housing units and 3,470 renter-occupied housing units are at risk of lead-based paint hazards. CHAS data reports that there are 328 owner-occupied housing units with children present that contain LBP and 269 renter-occupied housing units with children present that contain LBP in the Township.

How are the actions listed above integrated into housing policies and procedures?

Lead reduction involves the implementation of a lead-based paint treatment program which will be carried out in conjunction with the Township of Abington's CDBG and HOME funded housing activities. The Township of Abington will receive applications for rehabilitation assistance. The applications will be processed in the order in which they are received. The goal of the lead based paint treatment program is the reduction of lead paint hazards.

The lead-based paint treatment program will include the following responsibilities:

- financial management and recordkeeping of all funds
- qualification of households
- inspection and treatment of non-lead aspects of the projects
- procurement of third-party service contractors
- relocation of households where required
- implementation of the bidding process
- awarding of contracts
- monitoring of ongoing projects
- preparation of progress and final payments to contractors
- overall responsibility for program compliance with HUD 24 CFR Parts 905, 941, 965, and 968

The work tasks of third-party service contractors shall include:

- initial lead risk assessments
- testing of all painted surfaces in structures which include testing by approved XRF and Spectrum Analyzers and, where required, laboratory analysis (TCLP)
- testing reports
- preparation of specifications for lead treatment
- monitoring of the treatment process
- disposal of hazardous materials to approved landfill facilities
- medical examinations where necessary

- post treatment testing
- certifications

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Township's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development opportunities including job-training services for low income residents, as well as supportive services where applicable to assist in the success of the job-training activities. Based on the public policies and programs in place, the Township of Abington will pursue the following:

- The Township along with Montgomery County will continue to pursue new economic development opportunities to create jobs for the unemployed and underemployed.
- The Township is willing to use the Section 108 Loan Guarantee Program to promote economic development.
- CDBG funds are available for public service programs for job training, education, health, and social services to raise the standard of living of families above the poverty level.

The Township with various community and economic development agencies would use different loan programs to attract new businesses into the area.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Providing access and increasing the supply of affordable housing is integrally tied to the Township's Anti-Poverty Strategy. The Township views that the most successful components for its Anti-Poverty Strategy is to provide both job training/creation activities while providing affordable housing availability.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Township of Abington's Department of Community Development has the primary responsibility for monitoring the Township's Five Year Consolidated Plan. The Department of Community Development maintains records on the progress toward meeting the goals and on the statutory and regulatory compliance of each activity. The Department of Community Development is responsible for the ongoing monitoring of sub-recipients.

For each activity authorized under the National Affordable Housing Act, the Township has established fiscal and management procedures that ensures program compliance and fund accountability. Additionally, the department ensures that the reports to the U.S. Department of Housing and Urban Development (HUD) are complete and accurate. The programs are subject to the Single Audit Act.

The Township of Abington provides residents with reasonable notice of, and the opportunity to comment on its Annual Action Plan, its performance under previously funded CDBG Program Years, and substantial amendments to the Five Year Consolidated Plan and Annual Action Plans. The Township of Abington will respond within 15 days in writing to any written complaints or inquiries from residents in regard to the CDBG Program, its housing strategy, or its CAPER. This is enumerated in its Citizen Participation Plan.

The Township of Abington and its sub-recipients shall comply with the requirements and standards of OMB Circular Number A-87, OMB Circular Number A-110, OMB Circular Number A-122, OMB Circular Number A-128 and 24 CFR Part 85. In addition, the Township will have written agreements with each of its sub-recipients.

The Department of Community Development will monitor performance on meeting its goals and objectives with its Five Year Consolidated Plan. It will review the goals on an annual basis in the preparation of its CAPER and will make adjustments to its goals as needed.

The Township does not have a problem with the timeliness of expenditures. The Township abides by the Federal cost principles and expenditures.

In the expenditures of the CDBG funds for housing rehabilitation or project improvements, the Township's inspectors will make periodic on-site inspections to insure compliance with the local housing codes. The Township also requires submittal of architectural drawings, site plan, and work specifications for any new construction work or public facility improvements. These will be reviewed prior to issuance of building permits and the distribution of CDBG funds.

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Annual Action Plan

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

Introduction

The Township of Abington will be receiving \$789,126 from CDBG funds for the FY 2020 program year. The Township’s FY 2020 CDBG program year starts on October 1, 2020 and concludes on September 30, 20. The Township projects the CDBG allocation to remain level over the five-year period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$789,126	\$0	\$0	\$789,126	\$3,000,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Township is funding five (5) CDBG projects in FY 2020.

Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Township regularly applies for and receives HOME funds through the Pennsylvania Department of Community and Economic Development HOME Investment Partnership Program. HOME funds can be used in a variety of ways, including market-oriented approaches that offer opportunities such as housing rehabilitation, homeownership or rental activities to revitalize communities with new investment. Homeownership and housing rehabilitation creates economic prosperity for communities and families and acts as a dynamic generator of economic growth.

CDBG/HOME sub-recipients are encouraged to leverage additional resources (such as private, state and local funds) for projects. Sub recipients are required to submit matching fund sources in the sub recipient contracts. The Township assists sub grantees to match federal grants with the following private, state and other funds:

- Low-Income Housing Tax Credit Program (LIHTC)
- Pennsylvania Housing Finance Agency (PFHA)
- HUD Section 202 Housing for the Elderly
- HUD Section 811 Housing for the Disabled
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Pennsylvania Department of Community and Economic Development (DCED)
- Federal Home Loan Bank (FHLB)
- Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Township has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2020 CDBG Program Year (October 1, 2020 through September 30, 2021), CDBG funds will be used to address the following priority needs:

- Housing Needs
- Homeless Needs
- Community Development Needs
- Administration, Planning, and Management Needs

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AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AM-1 Overall Coordination	2020	2021	Administration, Planning, and Management	Areawide	Administration, Planning, and Management Priority	CDBG: \$157,000	Other: 2 Other
2	CD-1 Public Facilities and Infrastructure	2020	2021	Non-Housing Community Development	Areawide	Community Development Priority	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
3	HO-1 Housing	2020	2021	Homeless	Areawide	Homeless Priority	CDBG: \$50,000	Public Service Activities Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	HS-3 Housing Rehabilitation	2020	2021	Affordable Housing	Areawide	Housing Priority	CDBG: \$282,126	Public Service Activities Low/Moderate Income Housing Benefit: 5 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
2	Goal Name	CD-1 Public Facilities and Infrastructure
	Goal Description	Improve the Township's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
3	Goal Name	HO-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.
4	Goal Name	HS-3 Housing Rehab
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

AP-35 Projects – 91.220(d)

Introduction

In order to address the identifiable needs of the Township of Abington, the proposed FY 2020 One-Year Action Plan proposes the following activities:

Projects

#	Project Name
1	Administration
2	Fair Housing
3	Public Facilities Improvements
4	Tenant Rental Assistance
5	Owner-Occupied Housing Rehabilitation

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations and priorities were established through discussions with Township decision makers, meetings with stakeholders, survey responses, and public meetings. The largest obstacle to addressing the Township's underserved needs are financial in nature; there is a need for additional federal, state, and local funding to undertake additional housing and community development projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$156,000
	Description	CDBG Program Administration
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Areawide 55,640 people
	Location Description	Township of Abington 1176 Old York Road Abington, PA 19001
Planned Activities	Matrix Code: 21A General Program Administration 570.206	
2	Project Name	Fair Housing
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$1,000
	Description	Fair Housing Training, Seminars, Outreach & Education
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Areawide 55,640 people
	Location Description	Township of Abington
Planned Activities	Matrix Code: 21 D Fair Housing Activities 570.206(c)	
3	Project Name	Public Facilities Improvements
	Target Area	Areawide
	Goals Supported	CD-1 Public Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$300,000
	Description	Improvements to Township public facilities

	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2,000 LMI People
	Location Description	Township of Abington
	Planned Activities	Matrix Code: 03A Senior Center 24 CFR 570.201(c) National Objective: LMC Low/mod limited clientele benefit: activities which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)(2)
4	Project Name	Tenant Rental Assistance
	Target Area	Areawide
	Goals Supported	HO-1 Housind
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$50,000
	Description	Rental assistance for at-risk homeless
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI People
	Location Description	Township of Abington
Planned Activities	Matrix Code: 05Q Subsistence Payments 24 CFR 570.207(b)(4) National Objective: LMC Low/mod limited clientele benefit: activities which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)(2)	
5	Project Name	Owner-Occupied Rehabilitation Assistance
	Target Area	Areawide
	Goals Supported	HS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$282,126
	Description	Housing Rehabilitation assistance for LMI households
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI Households
	Location Description	Township of Abington

	Planned Activities	<p>Matrix Code: 14A Rehabilitation: Single-Unit Residential 24 CFR 570.202(a)(1)</p> <p>National Objective: LMH Low/mod housing benefit: activities carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. 570.208(a)(3)</p>
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Notes:

- **Administration is capped at 20% of award (\$157,000 for 2020)**
- **Public services are capped at 15% of award (\$118,368 for 2020)**

DRAFT

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 Township of Abington will direct CDBG funds areawide.

HUD defines an Area of Minority Concentration as, “A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.”

The racial and ethnic demographics of the total population of the Township of Abington according to the 2011-2015 American Community Survey was: 75.95% White; 12.58% Black or African American; 0.03% Native American; 4.99% Asian; 0.00% Pacific Islander; 0.06% from other races; 2.20% from two or more races; and the Hispanic or Latino population of any race was reported as 4.21%. Based on the HUD definition there are three (3) areas in the Township that have a minority population over 32.58%. The areas are: CT 2016.06 (50.98% minority), CT 2016.03 (48.77% minority), and CT 2016.04 (39.91% minority). These CTs border each other and are located in the northwestern corner of the Township.

The following Census Tracts and Block Groups qualify as low- and moderate-income based on the Upper Quartile Exception Criteria established by HUD for the Township of Abington: CT 201607 BG 1 69.78%; CT 201706 BG 1 59.62%; CT 201606 BG 1 57.21%; CT 201605 BG 2 50.77%; CT 201501 BG 3 50.41%; CT 201704 BG 2 49.42%; CT 201603 BG 3 45.45%; CT 201607 BG 2 44.56%; CT 201606 BG 2 43.45%; CT 201800 BG 41.23%; CT 201902 BG 2 40.74%; and CT 201604 BG 2 40.59%. The Township of Abington has an overall low- and moderate-income percentage of 30.80% and an upper quartile limit of 40.59%.

Geographic Distribution

Target Area	Percentage of Funds
Areawide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Township of Abington has allocated its CDBG funds for FY 2020 based on which activities will principally benefit low and moderate income persons.

The Public Facilities and Infrastructure activity has a low- and moderate-income service area benefit or clientele.

The Public Service activities have an income eligibility criteria; the income requirement restricts funds only to low- and moderate-income households in the Township.

Discussion

Under the FY 2020 CDBG Program, the Township of Abington will receive a grant in the amount of \$789,126 and anticipates no program income for the year. The Township will budget \$157,000 for general administration and Fair Housing activities. The balance of funds (\$632,126) will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of \$632,126 (100%) and \$0 for the removal of slums and blight (0%).

AP-55 Affordable Housing – 91.220(g)

Introduction

The Township of Abington will utilize its CDBG funds to provide tenant based rental assistance to eligible low- and moderate-income person that are homeless or at-risk of homelessness.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	5
Special-Needs	0
Total	25

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	25

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

During the FY 2020 CDBG program year, the Township of Abington does not plan to fund any projects that will produce new units or acquire existing units. The Township of Abington will fund the following project:

- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

AP-60 Public Housing – 91.220(h)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including the Township of Abington. The Housing Authority supports 622 units of public and assisted housing under the umbrella of their Public Housing program and owns and manages 616 units of public housing. Additionally, the Housing Authority is authorized to administer up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), and Family Unification Program (FUP) and Non-Elderly Disabled Vouchers.

MCHA owns forty-six (46) Low Income Housing Tax Credit (LIHTC) units located in Abington Township known as Crest Manor. The property consists of: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units.

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

The Montgomery County Housing Authority plans to allocate the following FY 2020 funds (\$1,362,722) for its public housing units:

- Operations \$XX
- Management Improvements \$XX
- Administration \$XX
- Fees and Costs \$XX
- Dwelling Structures \$XX
- Non-dwelling Structures \$XX
- Relocation Costs \$XX
- Development Activities \$XX
- Contingency \$XX

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

participate in homeownership

The Montgomery County Housing Authority encouraged and supported Resident Advisory Boards and provided advisory and counseling services to its residents. The MCHA continues to implement the Resident Opportunities and Self-Sufficiency Programs. Through the Self-Sufficiency Programs, the MCHA has successfully graduated a number of families into home ownership opportunities.

The Crest Manor community has a very active resident council that remains engaged in the operation of their housing. MCHA works closely with the Township of Abington and local social service providers to offer residents opportunities by connecting the residents to available housing programs.

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

According to HUD guidelines and standards and their annual assessments tools, the MCHA is classified as a 'High-Performing' Public Housing Authority. Therefore, no assistance was needed to improve operations of this Public Housing Authority.

Discussion

The Township of Abington has identified that there is a need for decent, safe, and sanitary housing that is affordable and accessible to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income households. The Montgomery County Housing Authority is an important part of the Township of Abington's housing strategy. MCHA is the primary assisted housing provider of housing for extremely low income, very low income, and lower income residents of Montgomery County and the Township of Abington.

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

Introduction

The Montgomery County Office of Housing and Community Development is the Collaborative Applicant responsible for facilitating Your Way Home Montgomery County's PA-504 Continuum of Care (CoC) Program Competition issued by the federal department of Housing and Urban Development (HUD), including the review, rating and ranking of new and renewal projects that provide housing and services for residents experiencing or at imminent risk of homelessness using these federal dollars. These funds are used to operate other emergency shelters, transitional housing facilities, and permanent supportive housing facilities throughout Montgomery County. These funds are also used to provide supportive services such as case management services, counseling, job training, and life skills classes.

Abington will support efforts of human service agencies, social service providers, and other organizations that provide services and assistance to individuals and families who are homeless or at imminent risk of becoming homeless. The Township of Abington does not receive Emergency Shelter Grant (ESG) funds to assist with homeless needs.

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 Your Way Home (YWH) Call Center is a centralized system for screening and intake for Montgomery County residents in need of housing. Instead of calling individual shelters, those experiencing homelessness or those at-risk of becoming homeless can call one toll-free number and may be connected to appropriate services. Calls to the Center are answered by operators at NJ 2-1-1, which has access to up-to-date data about which providers have space available, if the caller needs emergency shelter.

Abington supports the efforts of area organizations and will issue certificates of consistency for projects that provide supportive services, transitional, and supportive permanent housing options to homeless

persons in Montgomery County.

Addressing the emergency shelter and transitional housing needs of homeless persons

For individuals and families who are experiencing homelessness, emergency shelters offer temporary housing, often for a maximum of 30 days. There are several emergency shelters in Montgomery County. Individuals experiencing homelessness, call the Your Way Home Call Center.

The CoC has set up three (3) Housing Resource Centers (HRC) that serve as a central location for coordinated response to housing crises for the most vulnerable families and individuals who are experiencing homelessness or at-risk for homelessness in Montgomery County.

Families and individuals referred to an HRC from the Your Way Home Call Center work with a Housing Stability Coach to develop and achieve a personalized Housing Stability Plan based on their own goals, strengths and assets.

A Housing Locator Specialist with deep knowledge and relationships in the local rental housing market will then connect HRC clients to suitable housing.

In addition, HRCs will connect these families and individuals with mainstream and community resources, including food, shelter, child care, primary and behavioral healthcare, budget counseling, career counseling and educational opportunities as needed. The Township of Abington is served by the North Penn HRC.

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 member agencies of the CoC provide supportive services to homeless persons to prepare them to make the transition from homelessness to permanent housing. The CoC, through the Your Way Home (YWH) Permanent Housing Subcommittee, is working with landlords, builders and other housing providers to formulate policies and implement strategies for increasing permanent and PSH opportunities. The CoC has found that the first year after moving into permanent housing is the most critical in the program to end homelessness. Using the Coordinated Assessment System to make timely, appropriate referrals as vacancies become available the team will increase the number of PSH beds for persons experiencing chronic homelessness. It is imperative that supportive services be provided on an intensive case management basis to ensure the success of permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely 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 Department of Health and Human Services (DHHS) provides referral services and case management to persons being discharged from publicly funded intuitions and systems of care, such as state mental institutions, health care facilities, foster care and correctional facilities. Cases are also referred to local social service agencies for follow-up and additional services available in the community.

Discussion

Montgomery County has allocated the following ESG funding for FY 2020 activities:

- Rapid Rehousing \$XX
- Shelter Operations \$XX
- ESG Administration \$XX

AP-75 Barriers to Affordable Housing – 91.220(j)

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

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township of Abington completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan.

The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development
- Modifying development standards to increase density
- Reuse of the 2nd and 3rd floors in the downtown business district to promote new residential housing units

From the Township's AI, the following impediment, goal, and strategies were identified in respect to public policies:

Impediment 4: Public Policy The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations. The strategies to achieve this goal include:

4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.

4-D: Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Township will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units
- Use of state funds to abate housing units from lead based paint hazards
- Encourage higher density new housing construction in commercial areas with access to transportation

Discussion:

The Township of Abington will fund the following affordable housing projects with FY 2020 CDBG funds:

- CD-20-01 Administration
- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

AP-85 Other Actions – 91.220(k)

Introduction:

The Township of Abington has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved needs in the Township of Abington is the limited financial resources available to address the priorities identified in the Five Year Consolidated Plan and the lack of affordable housing. The Township of Abington is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. Under the FY 2020 CDBG Program the Township will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue to provide financial assistance for housing rehabilitation
- Continue to provide funding for public service activities
- Continue to do provide public facility improvement

Actions planned to foster and maintain affordable housing

The Township of Abington will fund the following affordable housing projects with FY 2020 CDBG funds:

- CD-20-01 Administration
- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

The Montgomery County Housing Authority will continue to fund the following activities to foster and

maintain affordable housing in the Township of Abington:

- Continue to provide Housing Choice Vouchers and public housing units
- Continue to rehabilitate and make improvements to public housing units

Actions planned to reduce lead-based paint hazards

The Township of Abington will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, the Township of Abington will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable
- Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and

document ongoing lead-based paint maintenance activities, when applicable.

- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Actions planned to reduce the number of poverty-level families

Based on 2011-2015 American Community Survey data, approximately 6.36% of the Township of Abington's residents lived in poverty, which is less than Montgomery County's poverty rate of 6.60%. There were 2,310 persons living on poverty in family households and 1,160 persons living in poverty in non-family households. The Township's goal is to reduce the extent of poverty by actions the Township can control and through work with other agencies and organizations. During this program year, the Township will fund:

- CD-20-01 Administration
- CD-20-04 Tenant Rental Assistance
- CD-20-05 Owner-Occupied Housing Rehab

Actions planned to develop institutional structure

The Township of Abington Department of Community Development will coordinate activities among the public and private agencies and organizations in the Township. This coordination will ensure that the goals and objectives outlined in the FY 2020-2024 Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff of the Department of Community Development will facilitate and coordinate the linkage between these public and private partnerships and develop new partnership opportunities in the Township.

This coordination and collaboration between agencies is important to ensure that the needs of the residents of Abington are being addressed. The main agencies that are involved in the implementation of the Plan, as well as additional financial resources that are available are the following:

Public Agencies - Township of Abington Department of Community Development – is responsible for administration of the CDBG program. Montgomery County Housing Authority – is responsible for

administering Housing Choice Vouchers and public housing units.

Non-Profit Agencies - There are several non-profit agencies that serve low income households in the Township. The Township continued to collaborate with these agencies.

Private Sector - The private sector is a key collaborator in the services and programs associated with the Five Year Consolidated Plan. The private sector brings additional financial resources and expertise that can be used to supplement existing services in the Township. Examples of these private sectors are: local lenders, affordable housing developers, business owners, community and economic development organizations, healthcare organizations, and others. The Township will continue to collaborate with local financial institutions, private housing developers, local realtors, etc.

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

The Township of Abington is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the Township of Abington. The Township solicits funding requests for CDBG funds annually. The Department of Community Development staff provides help and assistance as needed to assist these public agencies that receive CDBG funding.

During this program year, the Township funded Project CD-20-01 Administration in the amount of \$156,000 to accomplish this.

Discussion:

The Department of Community Development has the primary responsibility for monitoring the Township's Consolidated Plan and Annual Action Plan. The department maintains records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. Service area documentation is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project

activities are not able to be completed within the allowable time limits of the grant. The department is also responsible for the on-going monitoring of any sub-recipients for similar compliance.

The Department of Community Development has a "monitoring process" that is directed to the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

The Township responsibility is to ensure that Federal Funds are used in accordance with all program requirements, determining the adequacy of performance under sub-recipient agreements; and taking appropriate action when performance problems arise. The Department of Community Development developed a "monitoring checklist" that is utilized when programs and activities are reviewed. A checklist, was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform administrative Requirement for Grants and Cooperative Agreements of State and Local Governments.

CDBG funded activities are monitored periodically, during the construction phase and a final inspection is performed which details the cost benefit and benefit to low/moderate income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. The Township also reviews all affordable housing projects it has funded to insure compliance with all CDBG Program requirements. Copies of financial statements and audit reports are required and kept on file. For those activities, which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payment and on-site employee interviews will be held.

These monitoring standards are required for all administered projects and sub-recipient activities. For each activity authorized under the National Affordable Housing Act, the department has established fiscal and management procedures that will ensure program compliance and fund accountability. The monitoring process is an ongoing system of planning, implementation, communication and following up.

In the planning stage, sub-recipients are required to submit "proposals for funding". These proposals are reviewed by the department for eligibility, recommendations, and are then forwarded to the Township's

Manager and Township Board of Commissioners for final funding approval. After a sub-recipient is approved for funding, the Community Development staff conducts "orientation" meetings to provide agencies information on their regulatory, financial and performance responsibilities. In addition, the monitoring process is outlined for the groups who are then guided into the "implementation" phase of the project. A scope of services and budget are finalized and the contract with each agency is executed.

The Township monitors its performance with meeting its goals and objectives with its Five Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and makes adjustments to its goals, as needed.

The Township has a Section 3 Plan that to the greatest extent possible, provides job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

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

Introduction:

The Township of Abington will receive an annual allocation of CDBG funds in the amount of \$789,126 for FY 2020. Since the Township receives a CDBG allocation, the questions below have been completed as applicable.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 | 0 |
| 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. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 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 | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

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%

Discussion:

Under the FY 2020 CDBG Program, the Township of Abington will receive a grant in the amount of \$789,126 and anticipates no program income for the year. The Township will budget \$157,000 for general administration and Fair Housing activities. The balance of funds (\$632,126) will be allocated to: activities which principally benefit low and moderate income persons in the amount of \$632,126 (100%) and \$0 for the removal of slums and blight (0%). Of those activities, \$50,000 (7.9%) will be allocated to public service activities, \$282,126 (44.6%) will be allocated to housing rehabilitation activities, and \$300,000 (47.5%) will be allocated to public facility activities.

The Township of Abington makes applications available to non-profits, for-profit agencies, and other public organizations for CDBG eligible funded activities. A percentage of the Township's Community Development Block Grant (CDBG) funds are awarded on a competitive basis to applicants of eligible activities. The applications are reviewed by the Department of Community Development, forwarded to the Finance Committee for recommendation, and finally submitted to the Township Board of Commissioners for approval.

Appendix

The following appendices are attached:

- Citizen Participation Comments
- Grantee Unique Appendix
- Grantee SF-424's and Certification

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Citizen Participation Comments

DRAFT

Grantee Unique Appendix

DRAFT

Grantee SF-424's and Certification

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