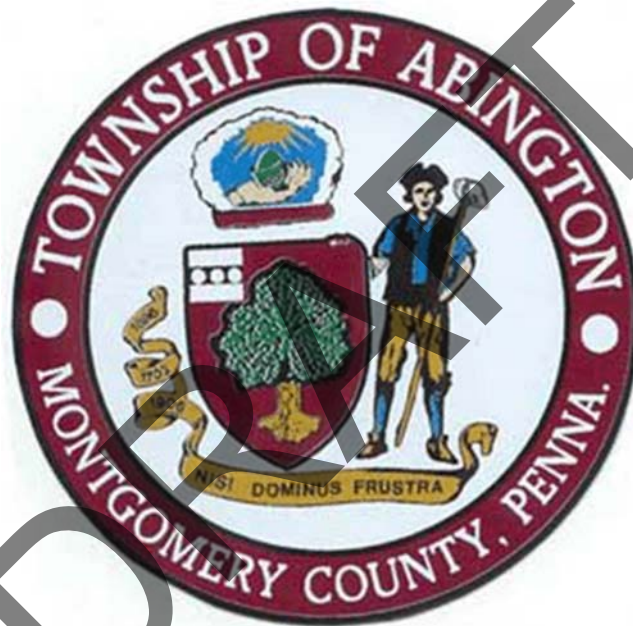

**FY 2021 CONSOLIDATED
ANNUAL PERFORMANCE
EVALUATION REPORT (CAPER)
FOR THE TOWNSHIP OF
ABINGTON, PA**



***Submitted to HUD for the
Community Development Block Grant Program
on December 30, 2022***

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



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Table of Contents

CR-00 – Executive Summary	2
CR-05 – Goals and Outcomes.....	10
CR-10 – Racial and Ethnic Composition of Families Assisted.....	16
CR-15 – Resources and Investments 91.520(a)	17
CR-20 – Affordable Housing 91.520(b)	19
CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c).....	21
CR-30 – Public Housing 91.220(h); 91.320(j)	23
CR-35 – Other Actions 91.220(j)-(k); 91.320(i)-(j).....	23
CR-40 – Monitoring 91.220 and 91.230.....	27
CR-45 – CDBG 91.520(c).....	31
CR-50 – HOME 91.520(d)	31
CR-55 – ESG 91.520(g).....	34
CR-60 – HOPWA CAPER Report.....	35
CR-65 – Section 3 Report	36
CR-70 – IDIS Reports	37
CR-75 – Fair Housing	38
CR-80 – Citizen Participation.....	40

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CR-00 – Executive Summary

In accordance with the Federal Regulations found in 24 CFR Part 570, Township of Abington, Pennsylvania has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of October 1, 2021 through September 30, 2022. The CAPER describes the activities undertaken during this time period for funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant Program (CDBG). The projects/activities and accomplishments described in this CAPER principally benefit low- and moderate-income persons and the funding has been targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents in the Township of Abington. This is the second CAPER of the FY 2020-2024 Five Year Consolidated Plan.

The document provides information on how the funds received by the Township through the HUD programs were used, including an explanation on the leveraging and matching of funds.

The CAPER meets three (3) basic purposes:

1. It provides HUD with the necessary information for the Department to meet its statutory requirement to assess each grantee's ability to carry out relevant CPD programs in compliance with all applicable rules and regulations.
2. It provides information necessary for HUD's Annual Report to Congress, also statutorily mandated.
3. It provides grantees with an opportunity to describe to residents their successes in revitalizing deteriorated neighborhoods and meeting objectives stipulated in the Five Year Consolidated Plan.

Abington Township is an older established municipality that is approximately 98% developed. With extremely limited options for new development expansion the Township focuses its development opportunities on reuse and rehabilitation projects. In light of this, Abington Township places a great emphasis on maintaining the housing stock by funding its Owner-occupied and Renter-occupied Housing Rehabilitation Programs, as well as projects to improve existing Public Facilities and Infrastructure. The FY 2021 CDBG program year continued to be a time of transition. The COVID-19 pandemic continued to present significant barriers to operating as "normal." Additionally, the Township has taken significant actions to reduce the Township's drawdown ratio.

The Township of Abington's FY 2021 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public display and comment at the Township of Abington's website (www.abingtonpa.gov/departments/community-development-dept) or by email. The "Draft" CAPER was advertised in *The Intelligencer* newspaper on Sunday, December 11, 2022 for the required 15-day public comment period, which began on Thursday, December 15, 2022 until Thursday, December 29, 2022. No comments were received.

**Funds Received –**

The Township of Abington received the following grant amounts during the time period of October 1, 2021 through September 30, 2022:

SOURCE	AMOUNT
Community Development Block Grant	\$ 797,961.00
CDBG Program Income	\$ 5,181.50
CDBG-CV	\$ 770,975.00
TOTAL FUNDS RECEIVED:	\$ 1,574,117.50

This chart only includes funds received during October 1, 2021 through September 30, 2022. Any previous program year funds that were not spent or which might have been spent during this time period are not included.

Funds Expended –

The funds shown in the following chart are funds that were expended during the time period of October 1, 2021 through September 30, 2022. These expenditures consist of previous program year funds that were not drawn down until this time period and also include any reprogrammed funds from previous years.

Funding Sources	Total Funds Expended
CDBG	\$ 803,142.50
CDBG Program Income	\$ 0.00
CDBG-CV	\$ 206,491.95
TOTAL:	\$ 1,009,634.45

The CDBG expenditures by type of activity are shown below.

Type of Activity	Expenditure	Percentage
Housing	\$ 138,140.76	15.12%



Public Facilities and Improvements	\$ 662,026.96	72.45%
General Administration and Planning	\$ 113,606.20	12.43%
TOTAL:	\$ 913,773.92	100.00%

The CDBG-CV expenditures by type of activity are shown below.

Type of Activity	Expenditure	Percentage
Public Services	\$ 194,373.50	94.13%
General Administration and Planning	\$ 12,118.45	5.87%
TOTAL:	\$ 206,491.95	100.00%

Regulatory Caps and Set-Asides –

The Township of Abington’s CDBG program administrative expenditures were within the regulatory cap for the CDBG program. This is shown in the table below:

	CDBG
FY 2021 Entitlement Grant	\$ 797,961.00
FY 2021 Program Income	\$ 5,181.50
Administrative Cap Allowance	20%
Maximum Allowable Expenditures	\$ 160,628.50
Total Administration Obligations/Expenditures	\$ 113,606.20
Administrative Percentage:	14.15%

The Township of Abington’s CDBG program total administrative expenditure was \$113,606.20, which was under the 20% cap for CDBG administrative expenditures. The Township of Abington’s CDBG-CV program total administrative expenditure was \$12,118.45 (1.57%), which was under the 20% cap for CDBG-CV administrative expenditures.

**CDBG Public Service Activity Cap –**

	CDBG
FY 2021 Entitlement Grant	\$ 797,961.00
Prior Year Program Income	\$ 5,181.50
Public Service Cap Allowable	15%
Maximum Allowable Expenditures	\$ 120,471.37
Total Public Services Funds Obligated/Expended	\$ 0.00
Public Service Percentage:	0.00%

The Township of Abington’s total public service expenditure was \$0.00, which was under the 15% cap for public services. There is no public services cap for CDBG-CV funds.

Summary of Goals and Strategies –

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.

**FY 2021 CDBG Budget –**

The chart below lists the FY 2021 CDBG projects from the Annual Action Plan:

Project ID Number	Project Title/Description	2021 CDBG Budget	2021 CDBG Expenditures
CDBG-21-01	Administration	\$ 158,592.00	\$ 0.00
CDBG-21-02	Fair Housing	\$ 1,000.00	\$ 0.00
CDBG-21-04	Grove Park Improvements	\$ 260,000.00	\$ 0.00
CDBG-21-05	Job Training	\$ 15,000.00	\$ 0.00
CDBG-21-06	Technical Assistance (Roslyn/Crestmont NRSA)	\$ 50,000.00	\$ 0.00
CDBG-21-07	Spot Blight Demo	\$ 30,000.00	\$ 0.00
CDBG-21-08	Rental Rehabilitation	\$ 33,369.00	\$ 0.00
CDBG-21-09	Old Welsh Sidewalks	\$ 150,000.00	\$ 0.00
CDBG-21-10	Public Facilities Improvements at Roslyn Park	\$ 100,000.00	\$ 0.00
TOTALS:		\$ 789,126.00	\$ 0.00

The Township spent \$0.00 of its FY 2021 CDBG allocation, which is 0.00% of the FY 2021 allocation. Additionally, during the 2021 CAPER period, the Township expended \$803,142.50 from previous fiscal years.

Housing Performance Measurements –

The table below lists the objectives and outcomes that the Township accomplished through CDBG activities during this CAPER period:

Objectives	Outcomes			Total by Objective
	Availability/ Accessibility	Affordability	Sustainability	
Suitable Living	1,300	0	0	1,300
Decent Housing	0	13	0	13
Economic Opportunity	0	0	0	0
Total by Outcome:	1,300	13	0	1,313



Principally Benefitting Low- and Moderate-Income Persons

The Township of Abington met its National Objective requirements of principally benefitting low- and moderate-income persons. The Township expended \$803,142.50 in CDBG funds during this CAPER period. Included in this amount was \$113,606.20 for Planning and Administration. This left a balance of \$689,536.30 that was expended on activities subject to CDBG national objectives. One hundred percent (100%) of the \$689,536.30 was expended on projects/activities that benefit low- and moderate-income persons and 35.78% of the funds expended benefitted low- and moderate-income persons based on area benefit.

Substantial Amendment –

The Township of Abington submitted the following amendments during the CAPER period:

The Township of Abington is substantially amending its FY 2015, 2017, 2018, 2019, 2020, and 2021 Annual Action Plans to reallocate unused funds in the amount of \$185,458.73 in regular funds and \$20,000 in CDBG-CV funds. These are considered substantial amendments in accordance with the Township’s Citizen Participation Plan since the following applies: (b.) a proposal to undertake a new activity, using funds from any program covered by the Five Year Consolidated Plan (including program income received from previous year’s funds), and activities not previously described in the annual action plan; (c.) a change in the purpose, scope, location or beneficiaries of a previously approved activity; (d.) the use of Program Income that was not previously allocated to an eligible activity; (e.) deletion or elimination of a previously approved activity; and (f.) a change of 50% or more of a line item amount of an approved activity, either increased or decreased.

The following CDBG activities are amended under the FY 2015 Annual Action Plan:

- Create “Old Welsh Road Sidewalk Improvements” activity with \$590.86
- Reduce Administration activity (2015-1) by \$590.86

The following CDBG activities are amended under the FY 2017 Annual Action Plan:

- Create “Old Welsh Road Sidewalk Improvements” activity with \$35,610.35
- Reduce Rental Rehabilitation (2017-4) activity by \$29,371.46
- Allocate uncommitted funds of \$6,238.89

The following CDBG activities are amended under the FY 2018 Annual Action Plan:

- Create “Old Welsh Road Sidewalk Improvements” activity with \$1,669.54
- Reduce Fair Housing activity (2018-2) by \$185
- Reduce Parkview Avenue activity (2018-4) by \$1,484.54

The following CDBG activities are amended under the FY 2019 Annual Action Plan:



- Increase existing “Welsh Road Curbs & Sidewalks” activity (2019-4) by \$19,218.98
- Reduce the “Ardley Community Center Chair Lift” activity (2019-5) by \$18,893
- Reduce the “Fair Housing” activity (2019-2) by \$185
- Reduce the “LMA Paving Improvements” activity (2019-12) by \$140.98
- Create new activity “CV LMI High-Speed Internet Connectivity” \$20,000
- Reduce “CV Small Business Assistance” activity (2019-15) by \$20,000

The following CDBG activities are amended under the FY 2020 Annual Action Plan:

- Create “Old Welsh Road Sidewalk Improvements” activity \$50,000
- Cancel the “TBRA” Activity (2020-4) \$50,000

The following CDBG activities are amended under the FY 2021 Annual Action Plan:

- Increase Old Welsh Road Sidewalk Improvements” (2021-9) by \$78,369
- Cancel Rental Rehabilitation (2021-8) (\$33,369)
- Cancel Spot Blight Demo (2021-7) (\$30,000)
- Cancel Job Training (2021-5) (\$15,000)

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This is the Township's first year of the FY 2020-2024 Five-Year Consolidated Plan designed to address the housing and community development needs of Township residents. This year's CAPER reports on the actions and achievements the Township accomplished in Fiscal Year 2021.

The CAPER for the Township of Abington's FY 2021 Annual Action Plan includes the Township's CDBG Program and outlines which activities the Township undertook during the program year beginning October 1, 2021 and ending September 30, 2022. The Township of Abington's Community Development Office is the lead entity and administrator for the CDBG funds.

The CDBG Program and activities outlined in this FY 2021 CAPER principally benefited low- and moderate-income persons and funding was targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents.

The Township during this CAPER period budgeted and expended FY 2021 CDBG funds on the following strategies:

- **Administrative Strategy – AM** – Budgeted \$159,592 and expended \$0.00
- **Community Development Strategy – CD** – Budgeted \$590,000.00 and expended \$0.00
- **Homeless Strategy – HO** – Budgeted \$0.00 and expended \$0.00
- **Other Special Needs Strategy – SN** – Budgeted \$0.00 and expended \$0.00
- **Housing Strategy – HS** – Budgeted \$133,369.00 and expended \$0.00
- **Economic Development Strategy – ED** – Budgeted \$15,000.00 and expended \$0.00



Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AM-1 Overall Coordination	Administration, Planning, and Management	Other	Other	10	4	40.00%	2	2	100.00%
HS-1 Housing Support	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	-	-	-	-
HS-2 Housing Construction	Affordable Housing	Rental units constructed	Household Housing Unit	1	0	0.00%	-	-	-
HS-3 Housing Rehabilitation	Affordable Housing	Rental units rehabilitated	Household Housing Unit	20	5	25.00%	1	6	600.00%
HS-3 Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	30	40	133.33%	2	7	350.00%
CD-1 Community Facilities and Infrastructure	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100,000	15,468	15.47%	4,500	6,568	145.96%



CD-2 Public Services	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,000	0	0.00%	-	-	-
CD-3 Public Safety	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
CD-4 Accessibility	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7,128	0	0.00%	-	-	-
CD-5 Clearance/Demolition	Non-Homeless Special Needs	Buildings Demolished	Buildings	2	0	0.00%	1	0	0.00%
CD-6 Code Enforcement	Non-Housing Community Development	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	-	-	-	-
ED-1 Employment	Non-Housing Community Development	Jobs created/retained	Jobs	50	0	0.00%	10	0	0.00%
ED-2 Redevelopment	Non-Housing Community Development	Other	Other	0	0	-	-	-	-
ED-3 Financial Assistance	Non-Housing Community Development	Businesses assisted	Businesses Assisted	0	0	-	-	-	-



ED-4 Access to Transportation	Non-Housing Community Development	Other	Other	0	0	-	-	-	-
HO-1 Housing	Homeless	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	0	0.00%	-	-	-
HO-2 Operation/Support	Homeless	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
SN-1 Housing	Non-Homeless Special Needs	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
SN-2 Social Services	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-

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Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Accomplishments Table above lists activities completed during the FY 2021 Program Year using FY 2021 and previous years' CDBG funds.

The following FY 2021 CDBG activities were proposed for the 2021 program year that addressed the needs identified in the FY 2020-2024 Consolidated Plan’s List of Strategic Initiative Goals and Objectives:

Housing Priority –

Goals/Strategies:

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.

- Housing Rehabilitation - Program FY 2021 budget amount of \$133,369 was allocated; the activity has not started. Previous years’ CDBG funds of \$138,140.76 were expended.

Community Development Priority –

Goals/Strategies:

CD-1 Public Facilities and Infrastructure - Improve the Township’s public facilities and infrastructure through rehabilitation, reconstruction, and new construction.

- Public Facilities - FY 2021 budget amount of \$560,000 was allocated; the activity has not started. Previous years’ CDBG funds of \$662,026.96 were expended.

CD-5 Clearance/Demolition – Remove and eliminate slum and blighting conditions in the Township.

- Spot Blight Demolition - FY 2021 budget amount of \$30,000 was allocated; the activity has not started.

Economic Development Priority –

Goals/Strategies:

ED-1 Employment – Support and promote job creation, retention, and skills training programs.

- CD-21-05 Job Training - Program FY 2021 budget amount of \$15,000 was allocated; the activity



has not started.

Administration, Planning, And Management Priority –

Goal/Strategy:

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.

- CD-21-01 CDBG Program Administration - FY 2021 budget amount of \$158,592 was allocated; the activity has not started. Previous years' CDBG funds of \$113,606.20 were expended.
- CD-21-02 Fair Housing - FY 2021 budget amount of \$1,000 was allocated; the activity has not started.

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**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	8,091
Black or African American	666
Asian	477
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Other Multi-Racial	285
Total	9,519
Hispanic	435
Not Hispanic	0

Narrative

Per IDIS Report PR-23, the CDBG non-housing beneficiary data per person by racial/ethnic category benefitted 8,091 (85.00%) White persons, 699 (7.34%) Black or African American persons, 477 (5.01%) Asian, and 285 (2.99%) Other Multi-racial persons. Additionally, 435 (4.57%) of the beneficiaries were Hispanic.

Per IDIS Report PR-23, the CDBG housing beneficiary data per household by racial/ethnic category benefitted 13 (100.00%) Black or African American households and 0 (0.00%) Hispanic Households.

**CR-15 - Resources and Investments 91.520(a)**

Identify the resources made available.

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	FY 2021	\$ 803,142.50	\$ 913,773.92
CDBG-CV	FY 2020	\$ 770,975.00	\$ 206,491.95

Narrative

The Township of Abington received the following grant amounts during this time period of October 1, 2021 through September 30, 2022:

- **CDBG Allocation** - \$797,961.00
- **CDBG Program Income** - \$5,181.50
- **CDBG-CV Allocation** - \$770,975.00
- **Total Funds Received** - **\$1,572,117.50**

Under the FY 2021 Program Year, the Township of Abington received the above amounts in Federal Entitlement Grants. These funds were made available to the Township on September 17, 2021 in IDIS. The Township spent \$0 of its FY 2021 CDBG allocation. Additionally, the Township expended \$913,773.92 in previous years' CDBG funds. The Township committed \$0.00 in FY 2021 CDBG funds during the Program Year.

Identify the geographic distribution and location of investments.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Area Wide	100%	0%	The Township of Abington did not fund FY 2020 projects during this CAPER period.

Narrative

Abington Township allocated its CDBG funds based on activities principally benefiting low- and moderate-income persons. The Township had a public benefit ratio of 100% of its funds, which principally benefited low- and moderate-income persons during this CAPER period. The following criteria were met:

- The public services activities were for social service organizations whose clientele had a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.



- The public facilities activities were either located in a low- and moderate-income census tract/block group or had a low- and moderate-income service area benefit or clientele over low- and moderate-income quartile exception.

The Projects proposed under the FY 2021 CDBG Annual Action Plan were located in areas with the highest percentage of low- to moderate-income persons and those block groups with a percentage of minority persons above the average for the Township of Abington.

Leveraging:

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In addition to its CDBG funds, the following other public resources have been received by agencies in the Township of Abington:

- The Township received \$2,297.50 in USDA funding through the PA Department of Education for the Township's Summer Youth Meals Program.
- The Township received \$400,000 in DCED HOME funds in 2017 for owner-occupied housing rehabilitation and continues to draw down on those funds for LMI owner-occupied housing rehabilitation activities.
- The Montgomery County Housing Authority (MCHA) received a Capital funds allocation of \$1,362,722 for FY 2021.

There is not a match requirement for the CDBG Program.

Abington Township is not an entitlement under the HOME and ESG programs. Additionally, the Township did not receive any HOME or ESG funds through the Commonwealth of Pennsylvania's Department of Community and Economic Development.

Abington Township did not acquire or improve any publicly owned land or property located within the jurisdiction using CDBG funds that were available for sale during the reporting period.

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	3	13
Number of special-needs households to be provided affordable housing units	0	0
Total	3	13

Table 12 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	3	13
Number of households supported through the acquisition of existing units	0	0
Total	3	13

Table 13 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the FY 2021 CDBG Program Year, the Township used previous years' CDBG funds to address its affordable housing goals through the Township's Housing Rehabilitation Program and completed thirteen (13) housing units.

The Township did not fund any rental assistance, production of new units, or acquisition of existing unit activities during the program year.

The Township proposed to rehabilitate one (1) renter-occupied housing unit and two (2) owner-occupied housing units during the program year. The Township met and exceeded these goals to catch up on the delays in the housing rehabilitation program during FY 2020.



Discuss how these outcomes will impact future annual action plans.

The Township of Abington continued to work toward achieving its goal of providing decent, safe, sound, and affordable housing for its low- and moderate-income residents. The Township does not see the need to change its estimated future accomplishments. It is expected that over the long term the estimated accomplishments will equal the actual accomplishments for the owner-occupied and renter-occupied housing rehabilitation activities.

Narrative Information

During this CAPER period, the Township accomplished the following affordable housing activities:

- Currently, fourteen (14) owner-occupied housing units are in some state of rehabilitation work through the housing rehabilitation program.

Section 215 Affordable Housing

The Township did not participate in any Section 215 Affordable Housing activities during the FY 2020 Program Year.

Addressing Worst Case Housing

During this CAPER period the Township evaluated fifteen (15) owner-occupied housing units and thirteen (13) renter-occupied housing units for eligibility for inclusion in the Township housing rehabilitation program.

During this CAPER period, the Township demolished zero (0) structures.



CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The Township of Abington participates in the local Continuum of Care (CoC) and is working with organizations to identify the needs of the homeless population and to seek funding to meet those needs.

The Continuum of Care conducted a “Point In Time” count of homeless persons on January 25, 2022 for Montgomery County. There were 0 homeless persons counted in Abington. The following PIT information was compiled by the Montgomery County Office of Housing and Community Development (<https://www.montcopa.org/CivicAlerts.aspx?AID=3876>):

“The 2022 PIT Count identified 568 individuals sleeping in one of the County’s emergency shelters (including hotel rooms paid for with public funding), transitional housing projects, or outdoors. This 118% increase from 2021 PIT Count is attributable to rising rents, lack of affordable housing, and the ongoing impacts of Hurricane Ida. The breakdown of individuals by housing type is as follows:

- 251 people, equaling nearly half of those counted, were Hurricane Ida victims staying in emergency hotel lodging paid for by Montgomery County, awaiting to return to or find new permanent housing after the storm’s devastation
- 231 people were sleeping in a site-based emergency shelter on the night of the Count, including active Code Blue shelters due to the frigid temperatures experienced that night
- 50 people were staying in transitional housing facilities
- 36 people were found unsheltered on the night of the Count, down from forty in the previous year. Teams of volunteers assisted, offering supplies to any homeless individuals located outdoors, such as blankets, food, and water, as well as transportation to available Code Blue shelters

To address this, the Your Way Home public-private partnership has launched the Homes For All Initiative, dedicated to ensuring that everyone who lives, works, learns, and invests in Montgomery County has equal opportunity to live in an affordable home and a thriving community. This will involve the participation of governments at all levels, the private sector, and community members.

The Montgomery County Office of Housing and Community Development’s proposed 2022-23 Housing Action Plan budget has \$2 million dedicated to combatting homelessness, and \$4.6 million to fund the development of more affordable housing. This also includes an increase of \$1.2 million to support the location of Resources for Human Development’s new Supportive Short Term Housing program for individuals experiencing homelessness.”

Addressing the emergency shelter and transitional housing needs of homeless persons

There were several emergency shelters in Montgomery County. Individuals experiencing homelessness were directed to call the Your Way Home Call Center to get information on these shelters.



The CoC had set up three (3) Housing Resource Centers (HRC) that served as a central location for a 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 were referred to an HRC from the Your Way Home Call Center to 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 helped connect HRC clients to suitable housing.

In addition, HRCs connected these families and individuals with mainstream and community resources, including food, shelter, childcare, primary and behavioral healthcare, budget counseling, career counseling and educational opportunities as needed. The Township of Abington was 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 provided 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, worked 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 became available the team increased the number of PSH beds for persons experiencing chronic homelessness. It was imperative that supportive services were 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: likely to become homeless after 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); and, 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) provided 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 were referred to local social service agencies for follow-up and additional services available in the community.



CR-30 – Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing.

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 550 units of public housing under and owns and manages 526 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. The MCHA is also a partner in the mixed finance development of two Low Income Housing Tax Credit (LIHTC) properties, Crest Manor and North Hills Manor. Crest Manor is located in Abington Township. The property consists of 46 affordable rental units: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units. MCHA received a Capital Fund Grant of \$1,362,722 for FY 2021.

Actions taken to encourage public housing residents to become more involved in management.

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.

Actions taken to provide assistance to troubled PHAs.

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.



CR-35 – Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

During this CAPER period, the Township continued to revise its zoning ordinance to Affirmatively Further Fair Housing. This process is a partnership between the Township and the County's Planning Department. Additionally, the Department of Community Development is also working with the Montgomery County Planning Commission on the County's Comprehensive Plan. It is expected that both planning actions will be completed within the next year and will address public policies that serve as barriers to affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During this CAPER period, the Township continued to work towards addressing the obstacles to meeting the underserved needs in the Township. The following obstacles were identified as problems facing the underserved population:

- 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 provide public facility improvements

During this CAPER period, the Township expended CDBG and CDBG-CV funds to increase accessibility at the Ardsley Community Center, assist food pantries, provide housing assistance, improve Crestmont Park, rehabilitate a space for a senior center, and rehabilitate LMI owner-occupied and renter-occupied housing. The Community Development Department also manages the USDA funded Summer Meal Program for LMI Abington youth.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

- Applicants for rehabilitation funding received the required lead-based paint information and understood their responsibilities.
- Staff properly determined whether proposed projects were exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance was properly calculated and the applicable lead-



based paint requirements determined.

- Properly qualified personnel performed risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures were incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work were performed in accordance with the applicable
- Standards were established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction were provided to occupants and documented.
- Program documents established the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitored owner compliance with ongoing lead-based paint maintenance activities.

During this CAPER period, one (1) of the housing units rehabbed required lead-based paint abatement.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Based on 2013-2017 5-Year ACS data, approximately 5.0% of the Township of Abington's residents lived in poverty, which was significantly less than the Commonwealth of Pennsylvania's poverty rate of 13.1%. Female-headed households with children under the age of 18 were particularly affected by poverty at 18.0%. The Township's goal was to reduce the extent of poverty by actions the Township can control and through work with other agencies and organizations.

During this CAPER period, the Township expended CDBG and CDBG-CV funds to increase accessibility at the Ardsley Community Center, assist food pantries, provide housing assistance, improve Crestmont Park, rehabilitate a space for a senior center, and rehabilitate LMI owner-occupied and renter-occupied housing. The Community Development Department also manages the USDA funded Summer Meal Program for LMI Abington youth.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Township of Abington Office of Community Development coordinated activities among the public and private agencies and organizations in the Township. This coordination ensured that the goals and objectives outlined in the FY 2020-2024 Five Year Consolidated Plan were effectively addressed by more than one agency. The staff of the Office of Community Development facilitated and coordinated the linkage between these public and private partnerships and developed new partnership opportunities in the Township.

The coordination and collaboration between agencies was important to ensure that the needs of the residents of Abington were addressed. The main agencies that were involved in the implementation of



the Plan, as well as additional financial resources that were available consisted of the following:

Public Agencies:

- Township of Abington Office of Community Development – was responsible for administration of the CDBG program.
- Montgomery County Housing Authority – was 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 was a key collaborator in the services and programs associated with the Five Year Consolidated Plan. The private sector brought additional financial resources and expertise that were 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 collaborated with local financial institutions, private housing developers, local realtors, etc.

The Abington Township Office of Community Development meets regularly with its sub-recipients, neighborhood organizations such as Crestmont Park Community, the Abington Human Rights Commission, the Housing Equality Center of PA, and the Montgomery County Housing Authority to coordinate activities that serve the low/mod-income residents of Abington. The Director of the Office of Community Development attends the CoC monthly meeting and shares the progress that the Township is making in the administration of its CDBG Program. Coordination of efforts is also being made between the County and other municipalities on projects and programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Township of Abington was 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 solicited funding requests for its annual CDBG allocation. The Office of Community Development staff provided help and assistance as needed to assist these public agencies that received CDBG funding.



Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Township monitored and reviewed public policies for discriminatory practices and/or impacts on housing availability. To promote fair housing, the Township participated in the Abington Pre-Night Out event (a community engagement block party) that engaged over 1,000 persons and is working with the Housing Equality Center of Pennsylvania to prepare programming that will educate the Township and its stakeholders on fair housing issues.

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CR-40 – Monitoring 91.220 and 91.230

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

The Office of Community Development is responsible for monitoring the Township’s performance in meeting its Five Year Consolidated and Annual Action Plans’ goals and objectives; and makes adjustments as necessary. 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 funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if an activity is 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 Office of Community Development has a “monitoring process” that is directed to the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

The Township is responsible to ensure that Federal funds are used in accordance with the program requirements, determining the adequacy of performance under sub-recipient agreements; and taking appropriate action when performance problems arise. The Office of Community Development developed a “monitoring checklist” that was utilized when programs and activities were 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 were monitored periodically, during the construction phase and a final inspection was performed which details the cost benefit and benefit to low/moderate income persons. During these on-site inspections, compliance with the local building and housing codes were reviewed. The Township also reviews all affordable housing projects it has funded to ensure compliance with CDBG Program requirements. Copies of financial statements and audit reports were required and kept on file. For those activities which triggered Davis-Bacon Wage Rates, employee payrolls were required prior to payment and on-site employee interviews were held.

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 through the implementation phase of the project. A scope of services and budget are finalized and the contract with each agency is executed.



The Township monitored two (2) of its sub-recipients. Willow Grove CDC and Salem Baptist were monitored for project deliverables. Final reports from CDBG-CV funded food pantry grantees were also requested. There were no findings.

The CDBG Department evaluated fifteen (15) owner-occupied housing units and thirteen (13) renter-occupied housing units for inclusion in the Township's housing rehabilitation program.

The Township has a Section 3 Plan that to the greatest extent possible, provided job training, employment, and contract opportunities for low- or very low-income residents in connection with projects and activities in their neighborhoods. There were no Section 3 participating projects completed during the program year.

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Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

During the FY 2021 Annual Action Plan Citizen Participation process, the Township presented an update on the CDBG Program's performance its first Needs Public Hearing held on May 27, 2021 and held its second Public Hearing on July 29, 2021.

The Township of Abington placed the FY 2021 CAPER document on public display for a period of 15 days beginning on Thursday, December 15, 2022 through Thursday, December 29, 2022 at the Township Building, on the Township's website (www.abingtonpa.gov/departments/community-development-dept), or by email request. A copy of the Display Notice was published in *The Intelligencer* on Sunday, December 11, 2022. Attached is a copy of the Display Notice. No comments were received.

To encourage community participation, the Township publishes in its Public Notices a statement in English and Spanish that translation services for non-English speaking residents and those with communication limitations are available for all meetings. Additionally, the Township maintains close relationships with the NAACP, the recreation centers, local churches, and neighborhood groups to keep these organizations and their members informed of programs, activities, and progress being made in regard to the CDBG Program. The CDBG Director regularly attends these organizations' meetings to provide information as it pertains to the CDBG Program.

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CR-45 – CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Township of Abington has not made any changes to the FY 2020-2024 Five Year Consolidated Plan and its program objectives during this reporting period.

During this CAPER period, the Township of Abington expended CDBG funds on the following activities:

- Housing - \$138,140.76 which was 15.12% of total expenditures
- Public Facilities and Improvements - \$662,026.96 which was 72.45% of total expenditures
- General Administration and Planning - \$113,606.20 which was 12.43% of total expenditures
- **Total: \$803,142.50**

The Township of Abington did not meet the required 1.5 maximum drawdown ratio. The Township’s ratio was 2.82 at the end of the FY 2021 Program Year (PR-54 report dated December 13, 2022).

During this CAPER period, the CDBG program targeted the following with its funds:

- Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis – 100.00%
- Percentage of Expenditures that Benefit Low- and Moderate-Income Areas – 35.78%
- Percentage of Expenditures that Aid in the Prevention or Elimination of Slum or Blight – 0.00%
- Percentage of Expenditures Addressing Urgent Needs – 0.00%

During this CAPER period, the Township had the following CDBG accomplishments:

- Actual Jobs Created or Retained – 0
- Households Receiving Housing Assistance – 13
- Persons Assisted Directly, Primarily by Public Services and Public Facilities – 0
- Persons for Whom Services and Facilities were Available – 3,160
- Units Rehabilitated – Single Units – 13
- Units Rehabilitated – Multi Units Housing – 0

The Township leveraged \$0.00 for CDBG Activities based off the PR54 CDBG Community Development Block Grant Performance Profile Report during the CAPER period.

During this CAPER period, all of the CDBG funds were used to meet a National Objective. The Township did not fund any projects that involved displacement and/or relocation with CDBG funds. The Township did not make any lump sum agreements during this CAPER period.



The Township in the administration of its CDBG Programs does not feel that it is necessary to make changes at this time. The Township's Housing Programs have developed over the years and based on years of experience, they run well and efficiently. In the future, the Office of Community Development is open to change if this becomes apparent and is willing to prepare substantial amendments to its programs. The Township has significantly increased expenditures during the Program Year and has developed a draw down plan that should bring the Township's draw down ratio below 1.5 in the next 12 to 18 months.

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CR-50 – HOME 91.520(d)

Not applicable; the Township of Abington does not receive a HOME Investment Partnership Grant (HOME) entitlement allocation.

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CR-55 – ESG 91.520(g)

Not applicable; the Township of Abington does not receive an Emergency Solutions Grant (ESG) entitlement allocation.

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CR-60 – HOPWA CAPER Report

Not applicable; the Township of Abington does not receive a Housing Opportunities for People with AIDS (HOPWA) Grant entitlement allocation.

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CR-65 – Section 3 Report

The Section 3 Summary IDIS Report is attached. The Township did not have any Section 3 project expenditures or contract awards during the FY 2021 CDBG Program Year; there were no accomplishments to report.

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CR-70 – IDIS Reports

Attached are the following U.S. Department of Housing and Urban Development (HUD) Reports from IDIS for the period from October 1, 2021 through September 30, 2022:

- IDIS Report PR26 – CDBG Financial Summary
- IDIS Report PR26 – CDBG-CV Financial Summary
- IDIS Report PR01 – HUD Grants and Program Income
- IDIS Report PR02 – List of Activities
- IDIS Report PR06 – Summary of Consolidated Plans
- IDIS Report PR23 – CDBG Summary of Accomplishments

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CR-75 – Fair Housing

Affirmatively Furthering Fair Housing Overview:

The Township of Abington prepared a new Analysis of Impediments to Fair Housing Choice in 2020 to coincide with the Township’s FY 2020-2024 Five Year Consolidated Plan. The following impediments below were identified in the Townships 2020 Analysis of Impediments to Fair Housing Choice:

- **Impediment 1: Fair Housing Education and Outreach** – There is a need to educate individuals about their rights and responsibilities under the Fair Housing Act and to raise awareness, especially for low-income households, that all residents of Abington Township have a right to fair housing choice.

Goal: Improve the knowledge and awareness of both the public and the local officials of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

Accomplishments: The Township participated in the Abington Pre-Night Out event (a community engagement block party) that engaged over 1,000 persons and is working with the Housing Equality Center of Pennsylvania to prepare programming that will educate the Township and its stakeholders on fair housing issues.

- **Impediment 2: Continuing Need for Affordable Housing** – 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.

Goal: Increase the supply of affordable housing by new construction and rehabilitation of various types of housing that is affordable to lower income households.

Accomplishments: The Township used previous years’ CDBG funds to address its affordable housing goals through the Township's Owner-Occupied Housing Rehabilitation Program and Renter-Occupied Housing Rehabilitation Program. Work was completed on ten (10) renter-occupied household rehabilitations during the program year. More than forty (40) owner-occupied households were evaluated for program eligibility; twenty-six (26) met financial eligibility, five (5) have met full eligibility, and eighteen (18) continue to work toward full eligibility. Work began on two (2) properties before September 30, 2022.

- **Impediment 3: Continuing Need for Accessible Housing** – There is a lack of accessible housing units in the Township as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.

Goal: Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for individuals with disabilities.



Accomplishments: The Township continues to run its owner-occupied and renter-occupied housing rehabilitation programs. Accessibility is a common improvement in the housing units rehabilitated. One (1) of the units addressed during the program year had identified potential accessibility issues that are being evaluated.

- **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: Promote and encourage the development of for-sale single family houses that are affordable to low- to moderate-income households.

Accomplishments: During this CAPER period, the Township continued to revise its zoning ordinance to Affirmatively Further Fair Housing. This process is a partnership between the Township and the County’s Planning Department. Additionally, the Department of Community Development is also working with the Montgomery County Planning Commission on the County’s Comprehensive Plan. It is expected that both planning actions will be completed within the next year and will address public policies that serve as barriers to affordable housing.

- **Impediment 5: Regional Approach to Fair Housing** – There are four (4) Federal Entitlement jurisdictions in Montgomery County: Abington, Lower Merion, Norristown, and Montgomery County. Housing, racial, and socio-economic data from the U.S. Census, as well as the location of subsidized housing illustrates that there is a disproportionate concentration of low- and moderate-income persons, minorities, and Hispanics living in impacted areas throughout Montgomery County, which demonstrates a lack of housing choice.

Goal: Form a regional cooperative fair housing consortium to affirmatively further fair housing in the area by providing housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work throughout all of Montgomery County, including outside impacted areas.

Accomplishments: The Township has been working closely with the regional CoC and partnering with surrounding jurisdictions to address regional fair housing issues by exploring opportunities to collaborate on projects and informing partners of the Township’s fair housing needs and goals.



CR-80 – Citizen Participation

The Township of Abington placed the FY 2021 CAPER document on public display for a period of 15 days beginning on Thursday, December 15, 2022 through Thursday, December 29, 2022 on the Township of Abington’s website (www.abingtonpa.gov/departments/community-development-dept) or by email request. A copy of the Display Notice was published in *The Intelligencer* on Sunday, December 11, 2022. Attached is a copy of the Display Notice. No comments were received.

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