



# FY 2023 ANNUAL ACTION PLAN FOR THE CDBG PROGRAM TOWNSHIP OF ABINGTON, PA



**OCTOBER 1, 2023 to  
SEPTEMBER 30, 2024**

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

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# Executive Summary

## AP-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](http://www.hudexchange.info/programs/cdbg-entitlement))

In compliance with HUD regulations, the Township must annually prepare an Annual Action Plan to address how the Township will use CDBG funds to address its affordable housing, community, and economic development needs identified in the FY 2020-2024 Five Year Consolidated Plan. Abington's FY 2023 Annual Action Plan, the fourth Annual Action Plan under the Township's Five Year Consolidated Plan, outlines which activities the Township will undertake during the program year beginning October 1, 2023 and ending September 30, 2024.

The Annual Action Plan is a collaborative effort of the Township, Montgomery County, the community at large, social service agencies, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, funding requests, statistical data, and review of the Township's strategic plans.

### 2. Summarize the objectives and outcomes identified in the Plan

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

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**

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

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 2021 CAPER, which was the second CAPER for the FY 2020-2024 Five Year Consolidated Plan, was approved by HUD via letter dated March 21, 2023. During FY 2021, the Township expended 100.00% of

its CDBG funds to benefit low- and moderate-income persons. The Township expended 0.00% of its funds during the FY 2021 period on public service, which complied with the 15% regulatory cap. The Township obligated 15.14% of its funds during the FY 2021 period on Planning and Administration, which complied with the 20% regulatory cap. The Township's expenditure ratio on August 2, 2022 was 3.99, which exceeded the 1.5 expenditure ratio maximum.

The Township did not make any changes to its Five Year Priorities or Goals during the previous plan year. The following substantial amendments were made to the FY 2015, FY 2016, FY 2017, FY 2018, FY 2019, FY 2020, and FY 2021 Annual Action Plans.

FY 2015 Annual Action Plan:

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

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

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

FY 2019 Annual Action Plan:

- Increase existing "Welsh Road Curbs & Sidewalks" activity (2019-4) by \$19,218.98
- Reduce the "Ardsley 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

FY 2020 Annual Action Plan:

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

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)

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Township of Abington followed its Citizen Participation Plan in the planning and preparation of the FY 2023 Annual Action Plan. The Township maintains a stakeholder contact list for the CDBG program. All stakeholders received emails notifying the listees of all public hearings, meetings, and opportunities for engagement. The Township held its first public hearing on the needs of the community and its residents on February 22, 2023. The public hearing provided residents, agencies, and organizations with the opportunity to discuss the Township’s CDBG Program and to provide suggestions for future CDBG Program priorities and activities. Open applications for CDBG funding were advertised to the public and a training session was conducted on February 23, 2023. Applications for CDBG funding were due on March 17, 2023. A copy of the “Draft FY 2023 Annual Action Plan” was placed on display at the Abington Township Municipal Office, 1176 Old York Road, Abington, PA 19001 and online at: [www.abingtonpa.gov/departments/community-development-dept](http://www.abingtonpa.gov/departments/community-development-dept) from June 1, 2023 until June 30, 2023 for review and comment. The Township held its second public hearing on June 16, 2023. The public hearing provided residents, agencies, and organizations with the opportunity to discuss the Township’s proposed CDBG funded activities.

#### **5. Summary of public comments**

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

The Township of Abington held its Needs Public Hearing on February 22, 2023 at 10 AM. The following comments were received:

- There is a need for senior service facilities and mental health programming.
- There is a need to improve Township park facilities.
- There is a need for financial support for food pantries.
- There is a need for affordable housing.
- There is a need for psychiatric rehabilitation services.

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

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

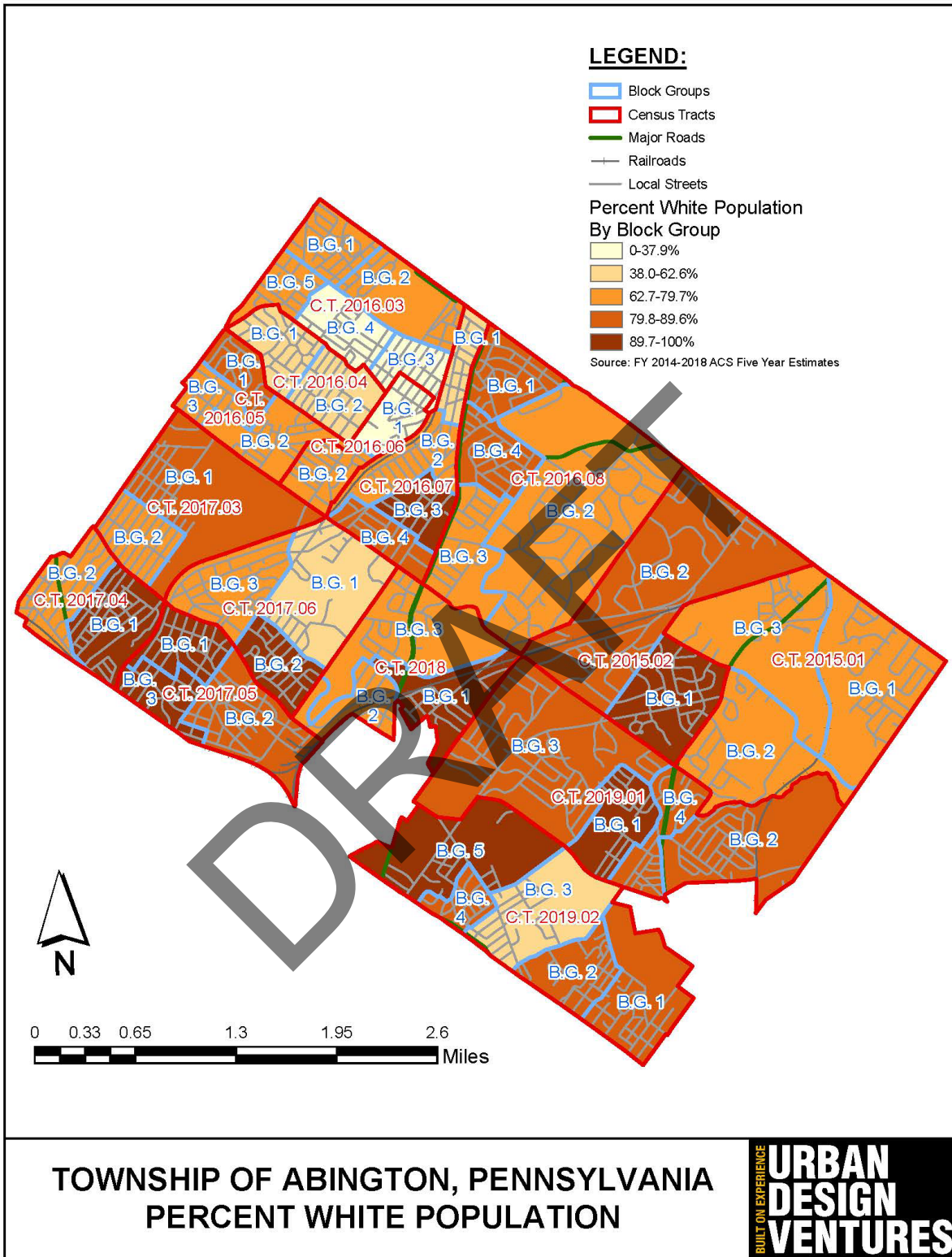
All comments and views were incorporated into this plan.

## **7. Summary**

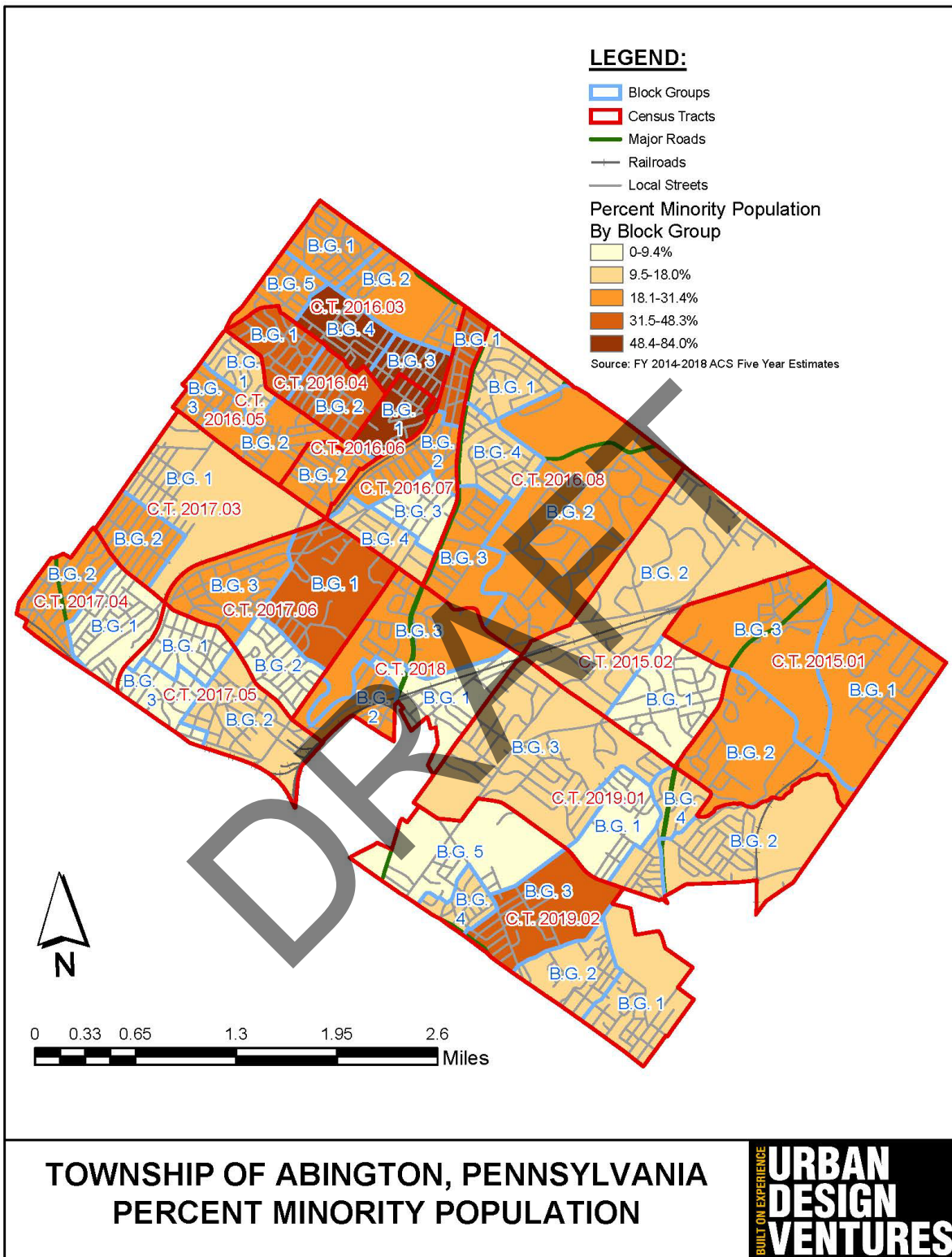
The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in the Township of Abington, to create a suitable and sustainable living environment, and to address the housing and community development needs of the Township. The Annual Action Plan planning process 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 strategies to allocate CDBG funds over the next five (5) years, as well as provide direction to partners addressing the housing and community development needs of low- and moderate-income persons. 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. Percent Owner Occupied Housing Units by Block Group
6. Percent Renter Occupied Housing Units by Block Group
7. Low- and Moderate-Income Percentage by Block Group

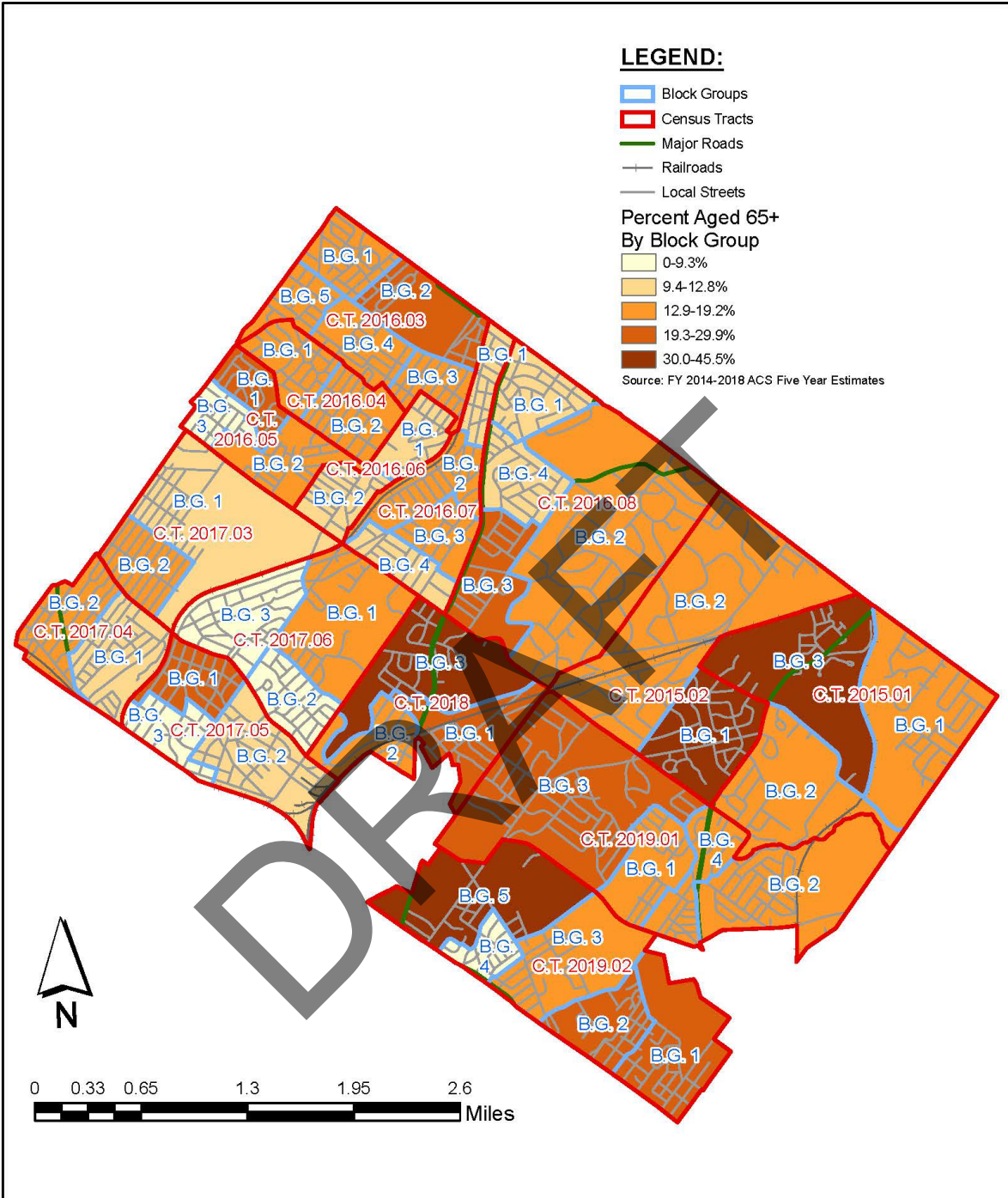


Percent White Population by Block Group



Percent Minority Population by Block Group



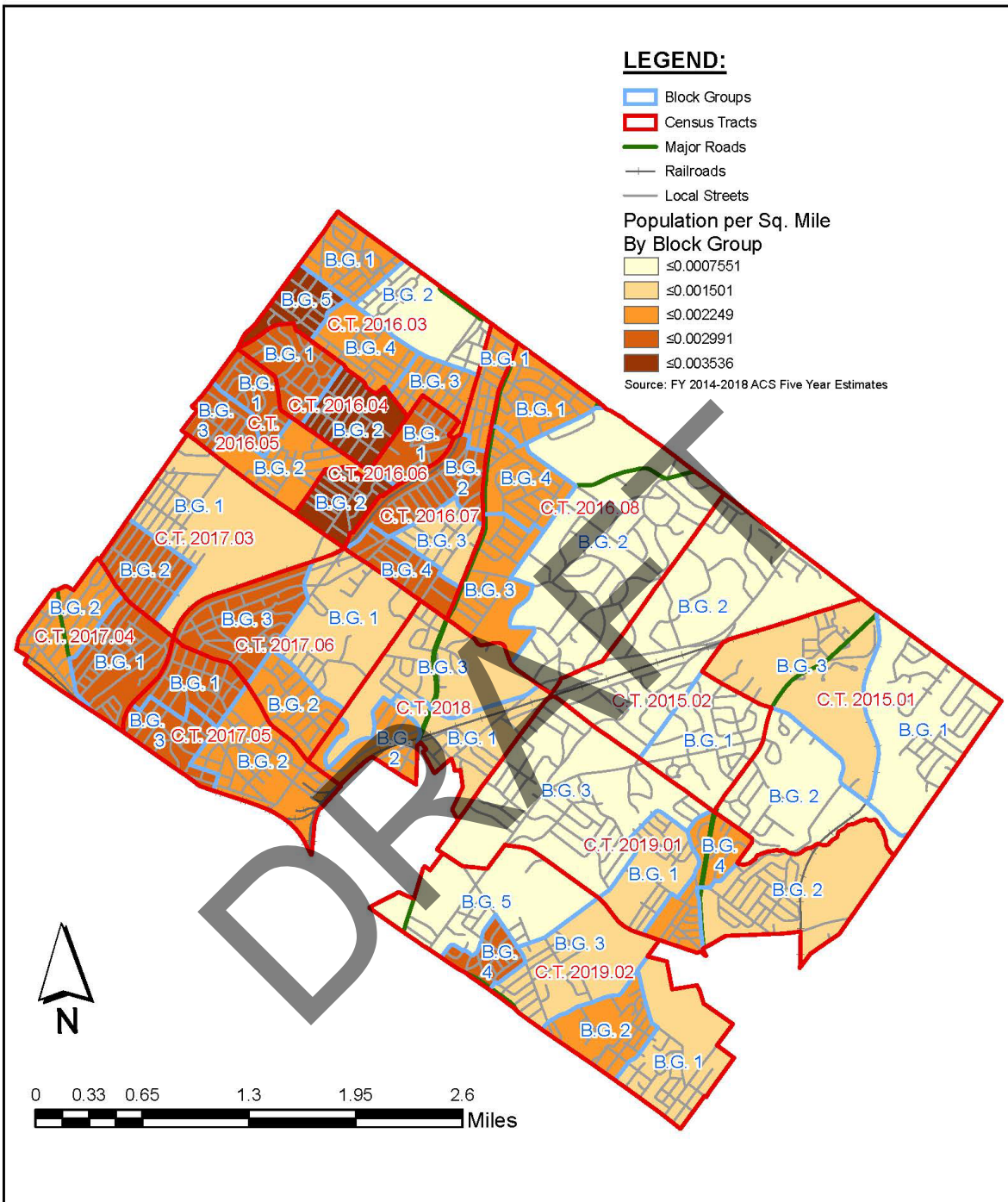


**TOWNSHIP OF ABINGTON, PENNSYLVANIA  
PERCENT POPULATION AGED 65+**



**Percent Population Age 65 and Over by Block Group**

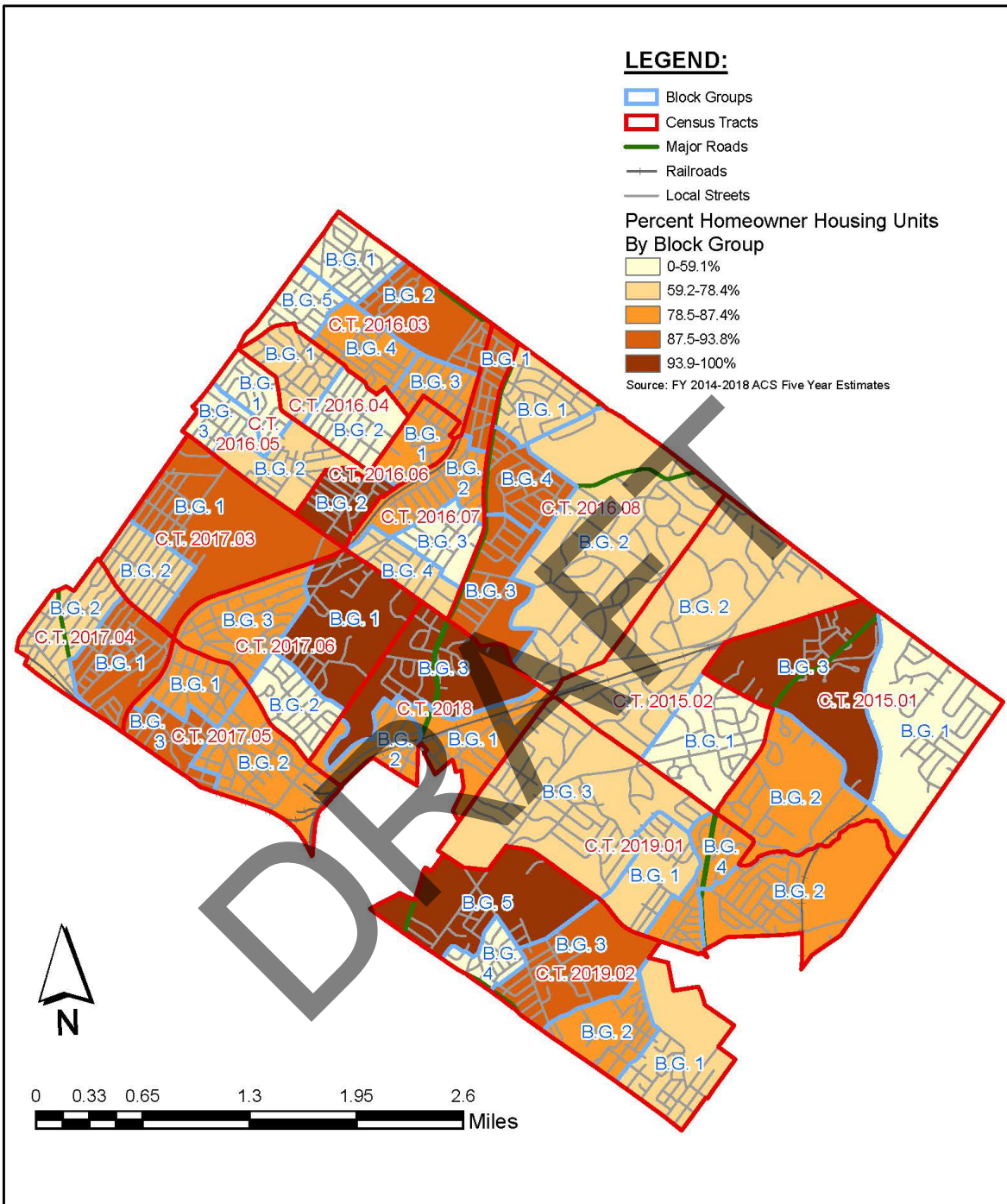




**TOWNSHIP OF ABINGTON, PENNSYLVANIA  
POPULATION DENSITY**

**BUILT ON EXPERIENCE  
URBAN  
DESIGN  
VENTURES**

**Population Density by Block Group**

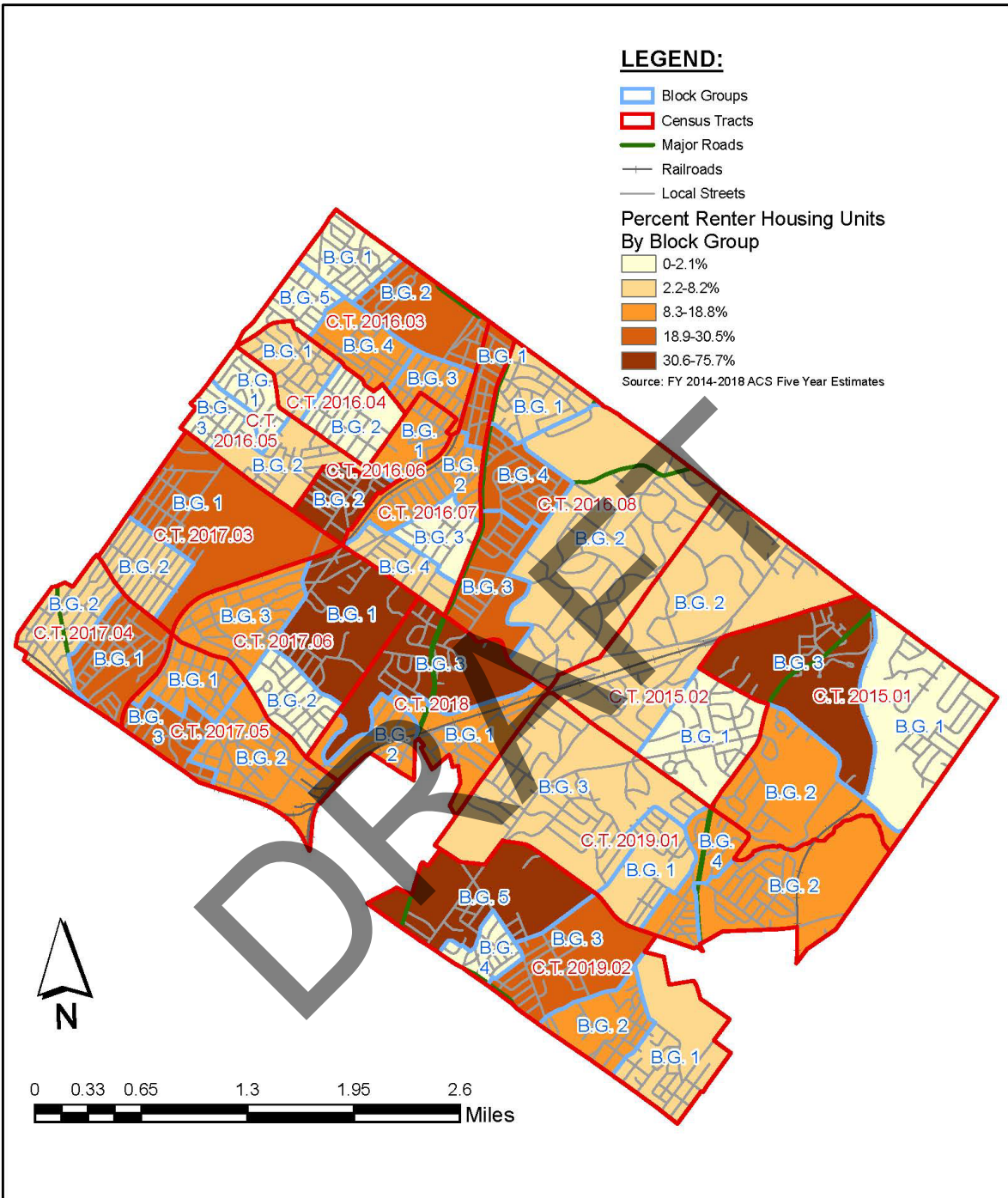


**TOWNSHIP OF ABINGTON, PENNSYLVANIA  
OWNER-OCCUPIED HOUSING UNITS**



**Percent Owner Occupied Housing Units by Block Group**

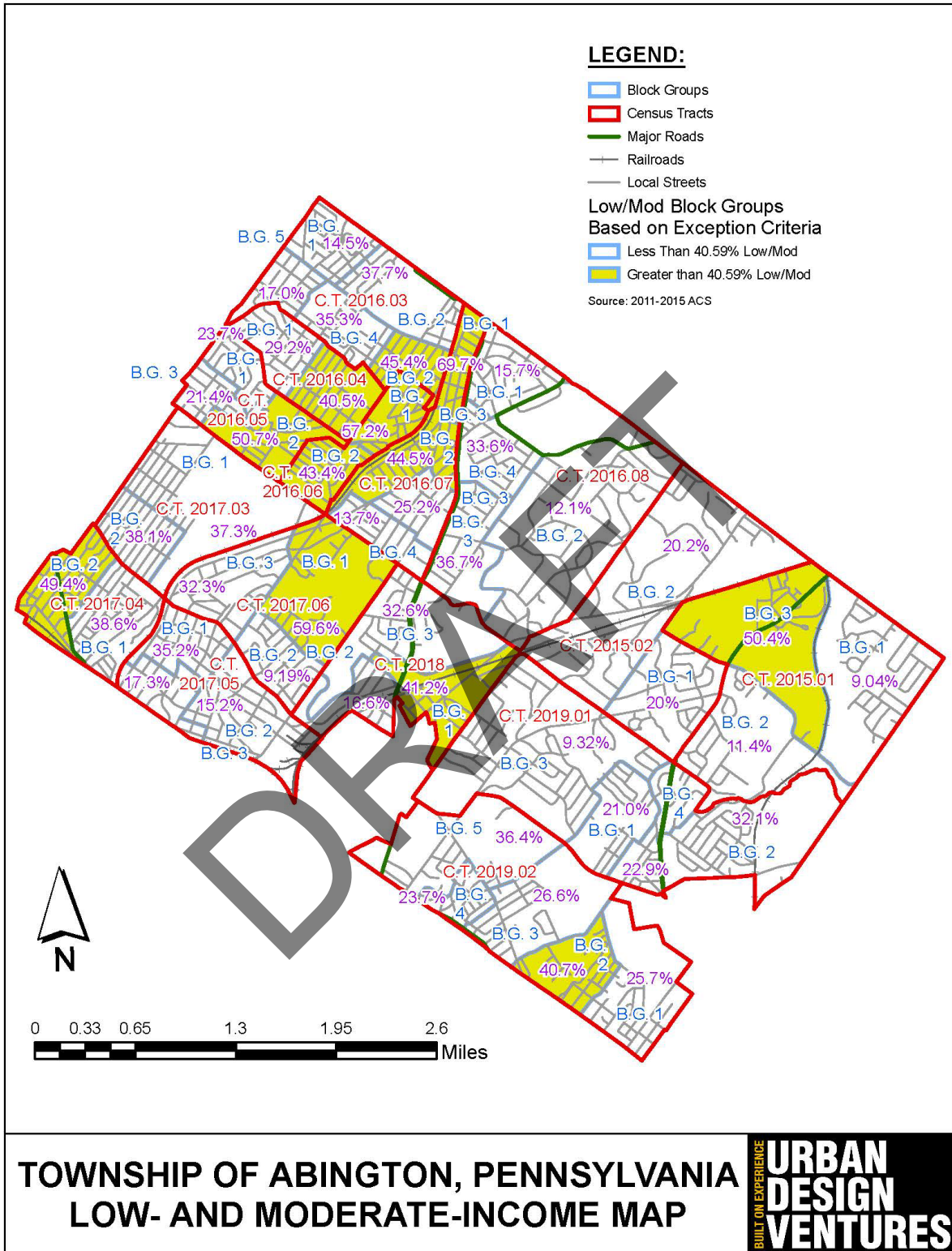




**TOWNSHIP OF ABINGTON, PENNSYLVANIA  
RENTER-OCCUPIED HOUSING UNITS**



**Percent Renter Occupied Housing Units by Block Group**



Low- and Moderate-Income Percentage by Block Group

**PR-05 Lead & Responsible Agencies – 91.200(b)**

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	ABINGTON TOWNSHIP (MONTGOMERY COUNTY)	Department of Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

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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(267) 536-1000 Main  
(215) 884-8271 Fax

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

While preparing the FY 2023 Annual Action Plan, 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. Input from the meetings, public hearings, and consultations were used to develop the Annual Action Plan.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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 offered through DCED.
- 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 the County’s unified and coordinated housing crisis response system for families and individuals

experiencing homelessness or at imminent risk of homelessness. 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Your Way Home is a public-private partnership that engages nonprofits, government, philanthropy, residents, businesses, and other community partners to meet its vision of making homelessness rare, brief, and non-recurring. 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 jurisdiction's consultations with housing, social service agencies and other entities**

DRAFT

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ABINGTON TOWNSHIP (MONTGOMERY COUNTY)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Abington Township Departments were consulted on the housing, homeless, other special, community development, economic development and administration needs of the Township.
2	<b>Agency/Group/Organization</b>	Montgomery County Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Montgomery County Housing Authority was consulted to determine the housing and community development needs in the Township of Abington.

3	<b>Agency/Group/Organization</b>	Your Way Home
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - County Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
4	<b>Agency/Group/Organization</b>	Housing Equality Center of Pennsylvania
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing

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

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs  HOPWA Strategy  Market Analysis  Economic Development  Anti-poverty Strategy  Lead-based Paint Strategy  Community Development</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Fair Housing Rights Center was consulted to determine the housing and community development needs in the Township of Abington.</p>
<p>6 <b>Agency/Group/Organization</b></p>	<p>CADCOM</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Employment  Regional organization  Business and Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Economic Development  Community Development</p>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CADCOM was consulted to determine the housing, community, and economic development needs in the Township of Abington.
7	<b>Agency/Group/Organization</b>	ACLAMO
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Health Services-Education Services-Employment Service-Fair Housing Planning organization Latino
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACLAMO was consulted to determine the housing and community development needs in the Township of Abington.
8	<b>Agency/Group/Organization</b>	Community Lenders
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Community Development Financial Institution

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



10	<b>Agency/Group/Organization</b>	Habitat for Humanity of Montgomery County
	<b>Agency/Group/Organization Type</b>	Housing Business and Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat was consulted to determine the housing, community, and economic development needs in the Township of Abington.
11	<b>Agency/Group/Organization</b>	INTER-FAITH HOUSING ALLIANCE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Alliance was consulted to determine the housing and homeless needs in the Township of Abington.
12	<b>Agency/Group/Organization</b>	Laurel House
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Laurel House was consulted to determine the needs of victims of domestic violence in the Township of Abington.
13	<b>Agency/Group/Organization</b>	Montgomery County Planning Commission
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Montgomery County Planning Commission was consulted to determine the housing, community, and economic development needs in the Township of Abington.
14	<b>Agency/Group/Organization</b>	PENNSYLVANIA DEPARTMENT OF HEALTH
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
15	<b>Agency/Group/Organization</b>	HEDWIG HOUSE INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hedwig House was consulted for information on publicly funded institutions and systems of care that may discharge persons into homelessness.
16	<b>Agency/Group/Organization</b>	Visiting Nurse Association Community Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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.</p>
17	<p><b>Agency/Group/Organization</b></p>	<p>MONTGOMERY COUNTY</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Services-Health  Services-Education  Services-Employment  Service-Fair Housing  Services - Victims  Agency - Managing Flood Prone Areas  Agency - Management of Public Land or Water Resources  Agency - Emergency Management  Other government - County</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Montgomery County Departments were consulted on the housing, homeless, other special, community development, economic development and administration needs of the Township.
18	<b>Agency/Group/Organization</b>	Comcast
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Comcast was consulted on the broadband needs of the Township.

**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.
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.
HUD's 2021 Climate Action Plan	U.S. Department of Housing and Community Development	The Township addresses the following HUD Climate Action Goals with CDBG and HOME funded activities: 2.5 Align Incentives with Efficiency; 3.3 Encourage Equitable Community Planning and Engagement; 3.4 Prevent Residential Lead Poisoning; and 3.5 Minimize Residential Radon Exposure.

**Table 3 – Other local / regional / federal planning efforts**

**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 2023 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 information from 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.

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

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

The Township of Abington, in compliance with the Township’s Citizen Participation Plan, advertised and held two (2) 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 Intelligencer on February 5, 2023 and May 28, 2023. Additionally, all planning activities were announced through the Township’s social media accounts, such as: Facebook, Twitter, Instagram, and eNewsletter.

The needs public hearing was held in person and virtually on February 22, 2023 at 10 AM and the draft plan public hearing was held in person and virtually on June 16, 2023 at 10 AM. The “Draft FY 2023 Annual Action Plan” was placed on display at the Abington Township Municipal Office, 1176 Old York Road, Abington, PA 19001 and online at: [www.abingtonpa.gov/departments/community-development-dept](http://www.abingtonpa.gov/departments/community-development-dept) from June 1, 2023 until June 30, 2023 for review and comment.

Comments received during the planning process are included in the Attachment section of the Annual Action Plan. By following the Township's Citizen Participation Plan, the Township receives input from stakeholders and residents to fund activities that address the Township's housing and community development needs identified in the Five Year Consolidated Plan.

**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 February 22, 2023 at 10 AM to discuss the housing and community development needs of the Township. There were six (6) attendees.	The following comments were received: There is a need for senior service facilities and mental health programming; There is a need to improve Township park facilities; There is a need for financial support for food pantries; There is a need for affordable housing; and There is a need for psychiatric rehabilitation services.	Not applicable.	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)
2	Public Hearing	Non-targeted/broad community	A public hearing was held on June 16, 2023 at 10 AM to discuss the draft FY 2022 Annual Action Plan.		Not applicable.	Not applicable.

**Table 4 – Citizen Participation Outreach**

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## Expected Resources

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

#### Introduction

The Township of Abington will receive a total allocation of \$730,982 in CDBG funds for the FY 2023 program year. The Township’s FY 2023 CDBG program year starts on October 1, 2023 and concludes on September 30, 2024.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements	730,982	0	0	730,982	750,000	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 seven (7) CDBG projects in FY 2023.

**Table 5 - Expected Resources – Priority Table**

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

The Township completed its subrecipient contract for HOME funds through the Pennsylvania Department of Community and Economic Development (DCED) HOME Investment Partnership Program during the FY 2022 program year. HOME funds were used for housing rehabilitation activities. The Township will consider applying to DCED for HOME funds in the future. The Township will not leverage FY 2023 CDBG funds for other grants during the program year.

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

- 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 publically 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 2023 CDBG Program Year (October 1, 2023 through September 30, 2024), CDBG funds will be used to address the following priority needs:

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

## Annual Goals and Objectives

### 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	2024	Administration, Planning, and Management	Areawide	Administration, Planning, and Management Need	CDBG: \$146,196	Other: 2 Other
2	CD-1 Community Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Areawide	Community Development Need	CDBG: \$484,786	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,297 Persons Assisted
3	HS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Areawide	Housing Need	CDBG: \$100,000	Rental Units Rehabilitated: 4 Household Housing Unit

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	AM-1 Overall Coordination
	<b>Goal Description</b>	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	<b>Goal Name</b>	CD-1 Community Facilities and Infrastructure
	<b>Goal Description</b>	Improve the Township’s public facilities and infrastructure through rehabilitation, reconstruction, and new construction.

3	<b>Goal Name</b>	HS-3 Housing Rehabilitation
	<b>Goal Description</b>	Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

**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 91.215(b)**

It is estimated that the Township will provide emergency housing repairs to four (4) low-income households.

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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In order to address the identifiable needs of the Township of Abington, the proposed FY 2022 One-Year Action Plan proposes the following activities:

### Projects

#	Project Name
1	Administration
2	Fair Housing
3	Infrastructure Improvements (LMI Area Paving)
4	Infrastructure Improvements (Inclusive Playground Site Accessibility Improvements)
5	Infrastructure Improvements (Rubicam Avenue Playground Equipment Replacement)
6	Infrastructure Improvements (Grove House Rehabilitation/ADA Design Phase)
7	Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

Table 7 - 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	<b>Project Name</b>	Administration
	<b>Target Area</b>	Areawide
	<b>Goals Supported</b>	AM-1 Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Need
	<b>Funding</b>	CDBG: \$145,196
	<b>Description</b>	CDBG program administration.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	54,780 people 2011-2015 ACS Total Population Abington
	<b>Location Description</b>	Township of Abington, 1176 Old York Road, Abington, PA 19001
	<b>Planned Activities</b>	Matrix Code: 21A General Program Administration 570.206
2	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Areawide
	<b>Goals Supported</b>	AM-1 Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Need
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Fair housing training, seminars, outreach & education.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	54,780 people 2011-2015 ACS Total Population Abington
	<b>Location Description</b>	Township of Abington, 1176 Old York Road, Abington, PA 19001
	<b>Planned Activities</b>	Matrix Code: 21 D Fair Housing Activities 570.206(c)
3	<b>Project Name</b>	Infrastructure Improvements (LMI Area Paving)
	<b>Target Area</b>	Areawide

	<b>Goals Supported</b>	CD-1 Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Community Development Need
	<b>Funding</b>	CDBG: \$135,996
	<b>Description</b>	Road reconstruction in LMI eligible areas of the Township.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 LMI households
	<b>Location Description</b>	LMI eligible Block Groups
	<b>Planned Activities</b>	Matrix Code: 03K Street Improvements 24 CFR 570.201(c) National Objective: LMA Low/mod limited area benefit: activities which benefits a service area, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)
4	<b>Project Name</b>	Infrastructure Improvements (Inclusive Playground Site Accessibility Improvements)
	<b>Target Area</b>	Areawide
	<b>Goals Supported</b>	CD-1 Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Community Development Need
	<b>Funding</b>	CDBG: \$231,790
	<b>Description</b>	Construction of an inclusive park and playground in Roychester Park. CDBG funds will be used to provide ADA improvements to the existing park playground.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	297 children under the age of 18 with any disability 2011-2015 ACS
	<b>Location Description</b>	Roychester Park, 1819 Harding Avenue, Abington, PA 19001
	<b>Planned Activities</b>	Matrix Code: 03Z Other Public Improvements Not Listed in 03A-03T 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)

5	<b>Project Name</b>	Infrastructure Improvements (Rubicam Avenue Playground Equipment Replacement)
	<b>Target Area</b>	Areawide
	<b>Goals Supported</b>	CD-1 Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Community Development Need
	<b>Funding</b>	CDBG: \$77,000
	<b>Description</b>	Rubicam Avenue pedestrian and stormwater improvements.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 households
	<b>Location Description</b>	Rubicam Avenue Playground, Rubicam Avenue and Franklin Avenue, Willow Grove, PA 19090.
	<b>Planned Activities</b>	Matrix Code: 03F Parks, Recreational Facilities 24 CFR 570.201(c) National Objective: LMA Low/mod limited area benefit: activities which benefits a service area, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)
6	<b>Project Name</b>	Infrastructure Improvements (Grove House Rehabilitation/ADA Design Phase)
	<b>Target Area</b>	Areawide
	<b>Goals Supported</b>	CD-1 Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Community Development Need
	<b>Funding</b>	CDBG: \$40,000

	<b>Description</b>	The Grove House, located in Grove Run Park, is currently used as administrative space by Abington’s Shade Tree Commission. Following the rehabilitation of this house, this building will contain space for administrative offices for various community-based Township initiatives, including the Shade Tree Commission, Environmental Action Committee, and others that may be added in the future. Additionally, the first floor will become a community meeting space and Township information outpost for residents in the neighborhood. The design of the building will address accessibility issues and bring it up to code standard for public occupancy. This stage will serve as funding to engage design professionals to ensure that all rehabilitation goals are met.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 LMI households
	<b>Location Description</b>	Grove House, 1383 Easton Rd Roslyn, PA 19001
	<b>Planned Activities</b>	Matrix Code: 03E Neighborhood Facilities 24 CFR 570.201(c) National Objective: LMA Low/mod limited area benefit: activities which benefits a service area, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)
7	<b>Project Name</b>	Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)
	<b>Target Area</b>	Areawide
	<b>Goals Supported</b>	HS-3 Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Need
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Willow Grove CDC Rental Property Rehabilitation.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 LMI Households
	<b>Location Description</b>	Willow Grove CDC, 210 Cedar Avenue, Willow Grove, PA 19090

<b>Planned Activities</b>	Matrix Code: 14A Rehabilitation: Single-Unit Residential 24 CFR 570.202(a)(1) 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)
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## 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 1 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 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The Township of Abington has allocated its CDBG funds for FY 2023 based on which activities will principally benefit low- and moderate-income persons.

The public facilities and infrastructure projects have a low- and moderate-income service area benefit or

clientele.

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

### **Discussion**

Under the FY 2023 CDBG Program, the Township of Abington will receive a grant in the amount of \$730,982 for activities during the program year. The Township allocated its FY 2023 CDBG allocation to \$146,196 for General Administration and Fair Housing activities. The balance of funds (\$584,786) will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of \$484,786 for public facilities and infrastructure projects and \$100,00 for housing projects.

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The Township of Abington will utilize its CDBG funds to provide rental housing rehabilitation assistance for eligible low- and moderate-income persons that are renters with Willow Grove CDC.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

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

#### Discussion

During the FY 2023 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 to sustain affordable housing to four (4) LMI owner households:

- CD-23-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

## **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 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.

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

The Montgomery County Housing Authority plans to allocate the following FY 2021 funds (\$1,362,722) for its public housing units:

- Operations \$265,344.40
- Administration \$132,672.20
- General Capital Activity \$928,705.40

### **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.

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.

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## **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.

Abington will support the 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, childcare, 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 institutions 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

Abington Township is funding the following FY 2023 activities that will address homeless and other special needs:

- CD-23-01 Administration
- CD-23-02 Fair Housing
- CD-23-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

Abington does not receive an ESG entitlement, but Montgomery County is an ESG direct entitlement grantee. Montgomery County will receive \$291,218 in FY 2023 ESG funds and has allocated ESG funding to the following activities:

- Rapid Re-Housing (ESG \$94,648) – Funds will support Rapid Re-housing Rental Subsidies and case management services to homeless individuals and families referred through the Your Way Home program.
- Short Term Housing (ESG 174,730) – To provide emergency shelter operation funding for Montgomery County residents experiencing homelessness.
- Administration (ESG \$21,840) – For administration of the ESG program.

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

### **Introduction:**

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 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.

**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**

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 2023 CDBG funds:

- CD-23-01 Administration
- CD-23-02 Fair Housing
- CD-22-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)



## **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 2023 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 2023 CDBG funds:

- CD-23-01 Administration
- CD-23-02 Fair Housing
- CD-22-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

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 2015-2019 American Community Survey data, approximately 5.0% of the Township of Abington's residents lived in poverty, which is less than Montgomery County's poverty rate of 6.0%. It was estimated that 1,442 persons living below poverty level were families and 1,306 persons living below poverty level were non-families. Families with female householder, no spouse present, were the cohort most affected by poverty at 40.9% estimated living below the poverty level. 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-23-01 Administration

### **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-23-01 Administration in the amount of \$145,196 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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# Program Specific Requirements

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

### Introduction:

The Township of Abington will receive an allocation of CDBG funds in the amount of \$730,982 for FY 2023 and does not anticipate receiving program income during the program year. 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        |
| <b>Total Program Income:</b>   | <b>0</b> |

### 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% |

Under the FY 2023 CDBG Program, the Township of Abington will receive a grant in the amount of \$730,982. The Township budgeted \$146,196, or 19.99%, for General Administration and Fair Housing activities. The balance of funds (\$584,786) will be allocated to: activities which principally benefit low- and

moderate-income persons in the amount of \$484,786 (82.90%) for public facilities and infrastructure projects and \$100,000 (17.10%) for housing rehabilitation projects.

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