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## A. EXECUTIVE SUMMARY

In accordance with the Federal Regulations found in 24 CFR Part 570, Abington Township, Pennsylvania has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of October 1, 2012 to September 30, 2013. 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 Abington Township. The following is the overall program narrative based on the Five Year Consolidated Plan and Annual Action Plans, as amended. This is the CAPER for the third year of the FY 2010-2014 Five Year Consolidated Plan.

Abington is an older, community that is +/- 98% developed. Therefore, there is a little room for growth, so it is imperative that some of the defining features of the Township be preserved. Abington Township placed a great emphasis on maintaining the housing stock by funding Owner-occupied and Renter-occupied Housing Rehabilitation programs. In addition, during this CAPER period, the Township made infrastructure improvements to Edgecomb/Ardsley/Roberts Avenue Storm Sewer. The Township spent the rest of the FY 2012 CDBG allocation on Administration and funds for public services to assist the Roslyn Boys and Girls Club Summer Recreation and After-School Programs.

### Funds Received –

Abington Township has received the following funds during the time period of October 1, 2012 through September 30, 2013:

	CDBG	Total
Community Development Block Grant	\$ 639,282.00	\$ 639,282.00
CDBG Program Income	\$ 15,200.00	\$ 15,200.00
<b>Total Funds Received</b>	<b>\$ 654,482.00</b>	<b>\$ 654,482.00</b>

During this CAPER period, Abington Township received \$300,000 in competitive State HOME funds for Owner-Occupied Rehabilitation program. In addition, the Township received \$14,349 in HOME program income from owner-occupied rehabilitation loan payoffs.



The previous chart only includes funds received during the period of October 1, 2012 through September 30, 2013. Any previous program year funds that were not spent or which might have been spent, during this time period, are not included.

### Funds Expended –

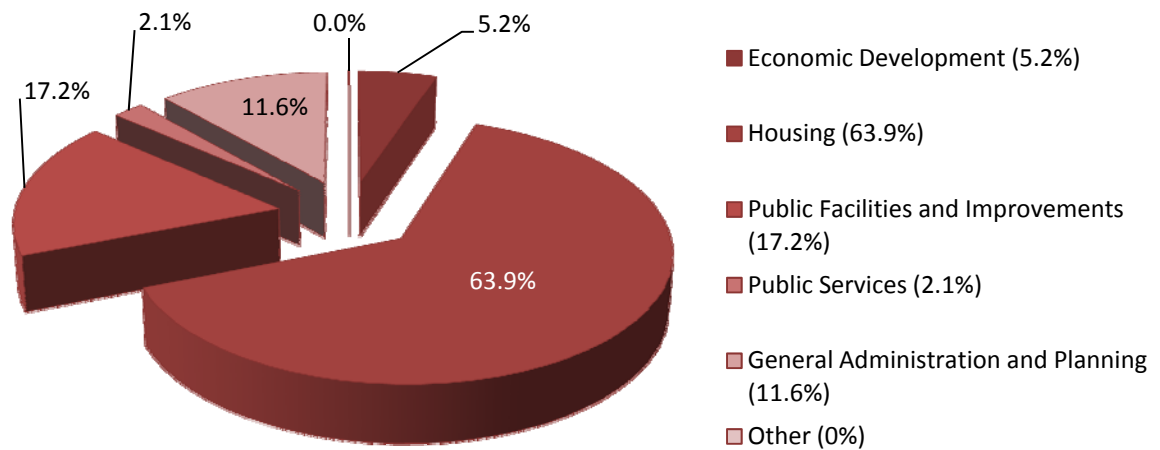
The funds shown in this chart are funds that were expended during the time period of October 1, 2012 through September 30, 2013. These expenditures consist of previous program year funds that were not drawn down until this time period and also include reprogrammed funds from previous years.

Funding Sources	Total Funds Expended
Community Development Block Grant (CDBG) Funds	\$ 911,907.35
<b>Total</b>	<b>\$ 911,907.35</b>

During this CAPER period, the Township expended \$189,104.37 in competitive State HOME funds for its Owner-occupied Rehabilitation Program.

The City’s CDBG expenditures by type of activity are shown below, based on the HUD IDIS Report, PR 54 Community Development block Grant Performance Profile.

### Expenditure by Type of Activity





Type of Activity	Expenditure	Percentage
Economic Development	\$ 47,645.21	5.2%
Housing	\$ 582,441.34	63.9%
Public Facilities and Improvements	\$ 157,235.39	17.2%
Public Services	\$ 19,137.38	2.1%
General Administration and Planning	\$ 105,448.03	11.6%
Other	\$ 0.00	0.0%
<b>Total</b>	<b>\$ 911,907.35</b>	<b>100.0%</b>

### Regulatory Caps –

#### CDBG Program Administration Expense Cap:

Abington Township CDBG program administrative expenditures were within the regulatory cap. This is shown in the chart below:

	CDBG
FY 2012 Entitlement Grant	\$ 639,282.00
FY 2012 Program Income	\$ 15,200.00
Administrative Cap Allowance	20%
Maximum Allowable Expenditures	\$ 130,896.40
Total Administration Funds Expended	\$ 105,448.03
<b>Administrative Percentage</b>	<b>16.11%</b>

Abington Township's administrative expenditure was \$105,448.03, which is 16.11%, below the 20% cap on administrative expenditures. The administrative expenses were for salaries, advertising, audit, services, plans, consulting services, and supplies.



### CDBG Public Service Activity Cap:

	CDBG
FY 2012 Entitlement Grant	\$ 639,282.00
FY 2011 Program Income	\$ 69,646.49
Public Service Cap Allowable	15%
Maximum Allowable Expenditures	\$ 106,339.27
Total Public Services Funds Expended	\$ 19,137.38
<b>Public Service Percentage</b>	<b>2.70%</b>

Abington Township public services expenditures were \$19,137.38, which was 2.7% of the allowable expenditures and is below the 15% cap on public services.

### Summary of Priority Goals and Expenditures:

Abington Township's FY 2010-2014 Five Year Consolidated Plan established five (5) categories of strategic initiatives to be addressed using CDBG funds. The following are the strategies and objectives:

#### Objective: General Administration –

- **ADM-1** Support planning and administration of community development.

#### Objective: Public Services –

- **PS-1** Support vital public services addressing needs of children and public safety.

#### Objective: Infrastructure Improvements –

- **PFI-1** Improve and maintain infrastructure.

#### Objective: Housing Improvements –

- **HSG-1** Improve existing housing for low-income owner households.
- **HSG-2** Expand housing stock for low-income renter households.



**Objective: Economic Development –**

- **ED-1** Support for economic development and creation of decent jobs.

The following CDBG activities were undertaken during the FY 2012 program year to address the needs identified in Abington Township's FY 2010-2014 Consolidated Plan Strategic Initiative Objectives:

<b>Objective: General Administration –</b>
<b>ADM-1</b> Support planning and administration of community development.
2012-1 Administration
<b>Objective: Public Services –</b>
<b>PS-1</b> Support vital public services addressing needs of children and public safety.
2012-3 Roslyn Boys and Girls Club - Summer Recreation
2012-4 Roslyn Boys and Girls Club - After-School Program
<b>Objective: Infrastructure Improvements –</b>
<b>PFI-1</b> Improve and maintain infrastructure.
2012-2 Edgecomb/Ardsley/Roberts Avenue Storm Sewer
2012-5 Accessibility Modifications – Penbryn Pool
<b>Objective: Housing Improvements –</b>
<b>HSG-1</b> Improve existing housing for low-income owner households.
2012-7 Owner-Occupied Rehabilitation
<b>HSG-2</b> Expand housing stock for low-income renter households.
2012-6 Rental Rehabilitation
<b>Objective: Economic Development –</b>
<b>ED-1</b> Support for economic development and creation of decent jobs.
No activities were funded during this program year.

The following chart illustrates the expenditures by strategy for the FY 2012 Annual Action Plan. Activities may fall under multiple Strategies.

Strategy	2012 CDBG Budgeted Amount	2012 CDBG Expenditures
General Administration	\$ 127,850.00	\$ 34,046.27



Public Services	\$ 30,000.00	\$ 18,259.07
Infrastructure Improvements	\$ 222,500.00	\$ 211,527.85
Housing Improvements	\$ 332,000.00	\$ 209,026.56
Economic Development	\$ 0.00	\$ 0.00

The following chart illustrates the 2012 CDBG activities that Abington funded:

Project ID Number	Project Title/Description	2012 CDBG Budget	2012 CDBG Expenditures
2012-1	Administration	\$ 127,850.00	\$ 34,046.27
2012-2	Edgecomb/Ardsley/Roberts Avenue Storm Sewer	\$ 222,500.00	\$ 211,527.85
2012-3	Roslyn Boys and Girls Club - Summer Recreation	\$ 12,000.00	\$ 7,118.46
2012-4	Roslyn Boys and Girls Club - After-School Program	\$ 18,000.00	\$ 11,140.61
2012-5	Accessibility Modifications – Penbryn Pool	Cancelled	Cancelled
2012-6	Rental Rehabilitation	\$ 100,000.00	\$ 0.00
2012-7	Owner-Occupied Rehabilitation	\$ 232,000.00	\$ 209,026.56
<b>TOTALS:</b>		<b>\$ 712,350.00</b>	<b>\$ 472,859.75</b>

Abington Township spent \$472,859.75 of its \$712,350.00 FY 2012 CDBG allocation, previous year's reprogrammed allocations, and CDBG program income, which is 66.4% of the allocation.

### Objective and Outcome Measures for Activities -

The following are the objectives and outcomes for the FY 2012 CDBG activities during this CAPER period:





Project ID Number	Project Title/Description	Objective	Outcome
2012-1	Administration	N/A	N/A
2012-2	Edgecomb/Ardsley/Roberts Avenue Storm Sewer	Suitable Living Environment	Sustainability
2012-3	Roslyn Boys and Girls Club - Summer Recreation	Suitable Living Environment	Affordability
2012-4	Roslyn Boys and Girls Club - After-School Program	Suitable Living Environment	Affordability
2012-5	Accessibility Modifications – Penbryn Pool	Cancelled	Cancelled
2012-6	Rental Rehabilitation	Decent Housing	Affordability
2012-7	Owner-Occupied Rehabilitation	Decent Housing	Affordability

**Summary of Accomplishments –**

The CPMP Tool charts are included after this section.

- Housing Needs Table
- Continuum of Care Homeless Population and Subpopulations Chart
- Non-Homeless Special Needs Including HOPWA Chart
- Housing and Community Development Activities Chart
- HOPWA Performance Chart – Not Applicable
- Section 108 Loan Guarantee Accomplishment Report – Not Applicable



## B. GENERAL QUESTIONS

### 1. ASSESSMENT OF THE ONE-YEAR GOALS AND OBJECTIVES

The following CDBG activities were undertaken during the FY 2012 program year to address the needs identified in the Five Year FY 2010-2014 Consolidated Plan List of Strategic Initiative Goals and Objectives:

<b>Objective: General Administration –</b>
<b>ADM-1</b> Support planning and administration of community development.
2012-1 Administrative services were funded.
<b>Objective: Public Services –</b>
<b>PS-1</b> Support vital public services addressing needs of children and public safety.
2012-3 Roslyn Boys and Girls Club - Summer Recreation was funded.
2012-4 Roslyn Boys and Girls Club - After-School Program was funded.
<b>Objective: Infrastructure Improvements –</b>
<b>PFI-1</b> Improve and maintain infrastructure.
2012-2 Edgecomb/Ardsley/Roberts Avenue Storm Sewer was funded.
2012-5 Accessibility Modifications – Penbryn Pool was funded.
<b>Objective: Housing Improvements –</b>
<b>HSG-1</b> Improve existing housing for low-income owner households.
2012-7 Owner-Occupied Rehabilitation was funded.
<b>HSG-2</b> Expand housing stock for low-income renter households.
2012-6 Rental Rehabilitation was funded.
<b>Objective: Economic Development –</b>
<b>ED-1</b> Support for economic development and creation of decent jobs.
No activities were funded during this program year.

### 2. CHANGES TO THE PROGRAM

Abington Township will retain its goals and objectives as outlined in its FY 2010-2014 Five Year Consolidated Plan. There are no proposed changes to the Township program.



### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

During this CAPER period, Abington Township updated its Analysis of Impediments to Fair Housing Choice. The AI identified the following impediments, as well as defined specific goals and strategies to address each impediment.



- **Impediment 1: FAIR HOUSING EDUCATION AND OUTREACH** – There is a continuing need to educate persons about their rights under the Fair Housing Act and raise awareness, especially for low-income households, that all residents of Abington Township have a right to fair housing choice.

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

The strategies to achieve this goal include:

- **1-A:** Continue to promote the Township Police Department’s “No Place for Hate” Program in the schools and provide educational opportunities for all persons to learn about their rights under the Fair Housing Act and the Americans With Disabilities Act.
  - **1-B:** Continue to make available and distribute literature and informational material, to pass out, concerning fair housing issues and place in prominent locations to be available for distribution.
  - **1-C:** Include a link on the Township’s website for information on Fair Housing and who to contact in cases of suspected housing discrimination.
  - **1-D:** Support the efforts of the Fair Housing Council of Suburban Philadelphia and/or the Southeast Philadelphia Fair Housing Council.
- **Impediment 2: PUBLIC POLICIES AND REGULATIONS** – 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, etc.



**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:

- **2-A:** Review and revise the definition of "Family" in the Zoning Ordinance to permit six (6) or less disabled persons to live together as a single family unit in any residential zoning district. The Township has been administratively abiding by this, but should now include this in the wording of the Zoning Ordinance.
- **2-B:** Revise the General Purpose and Intent Section of the Zoning Ordinance to reaffirm the Township's commitment to affirmatively further fair housing.
- **2-C:** Revise the Zoning Ordinance to develop a chart with the revised permitted uses, including all types of housing: i.e. group residences, community living arrangements, elderly housing, etc.
- **2-D:** Review and revise all of the other definitions in the Zoning Ordinance Township's and include new definitions for Handicapped (Disabled), Fair Housing Act, Group Home, Community Living Arrangement, Elderly Housing (Senior Citizen Housing), Visitability, Accessibility, Americans With Disabilities Act, etc.

- **Impediment 3: NEED FOR AFFORDABLE RENTAL HOUSING UNITS** – The cost of rent for apartments in the Township has increased over the past ten years to the point that 51.2% of all renter households in Abington are paying more than 30% of their income on the cost of their housing, which means that these households are considered cost overburdened.

**Goal:** Promote and encourage the construction and development of additional affordable rental housing units in the Township, especially for households whose income is less than 80% of the median income.

The strategies to achieve this goal include:

- **3-A:** Continue to support the construction and development of rental housing that provides affordable housing options to low- and moderate-income households outside of economically impacted areas.



- **3-B:** Assist in supporting and promoting financial assistance to households that are cost overburdened, particularly those households below 80% of the area median family income.
  - **3-C:** Encourage the Montgomery County Housing Authority, private non-profit housing development agencies, and private developers to construct new mixed income housing for rent in the Township.
  - **3-D:** Continue to support and encourage the rehabilitation of existing housing units, and upper floor housing in mixed use buildings as outlined in the “Old York Road Corridor Improvement Study,” and to increase the supply of decent, safe and sound rental housing that is affordable to low- and moderate-income households.
- **Impediment 4: NEED FOR AFFORDABLE HOUSING FOR SALE**
    - The monthly housing cost for homeowners with a mortgage has increased to over \$2,000 per month and it is estimated that 35.3% of all homeowners with a mortgage are paying more than 30% of their income on housing costs, which makes them cost overburdened, and limits the choice of housing for lower income households.

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

The strategies to achieve this goal include:

- **4-A:** Continue to support the construction and development of for sale housing that provides affordable housing options to low- and moderate-income households outside of economically impacted areas.
- **4-B:** Continue to support down-payment assistance and financing to assist low- and moderate-income homebuyers to purchase housing outside of economically impacted areas.
- **4-C:** Continue to support the rehabilitation of the existing housing stock to increase the supply of decent, safe, and sound housing that is affordable to low- and moderate-income households.
- **4-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities of fair housing choice for lower income households to move outside impacted areas.



- **Impediment 5: NEED FOR ACCESSIBLE HOUSING** – There is a need for more accessible housing that is decent, safe, and sound, as well as affordable to persons with disabilities.

**Goal:** Increase the number of accessible housing units that are decent, safe, and sound, as well as affordable to lower income households throughout the Township.

The strategies to achieve this goal include:

- **5-A:** Increase the number of accessible housing units through rehabilitation of the existing housing stock.
- **5-B:** Increase the number of accessible housing units through the development and construction of new rental and single family homes for sale.
- **5-C:** Continue to enforce the ADA requirements for landlords to make “reasonable” modifications and accommodations to their rental properties, which will increase the number of accessible housing units for the disabled.
- **5-D:** Provide financial assistance to homeowners to make their properties accessible in order to allow the elderly to remain in their residences.

- **Impediment 6: PRIVATE LENDING AND INSURANCE PRACTICES** – The HMDA data suggests that there is a disparity between the approval rates of home mortgage loans that are originated from white and those originated from minority applicants. Furthermore, based on testing done in the County, there appears to be discrimination in obtaining insurance quotes.

**Goal:** Approval rates for all originated home mortgage loans and insurance coverage should be fair, unbiased, and impartial, regardless of race, familial status and location.

The strategies to achieve this goal include:

- **6-A:** An in depth review of the mortgage lending practices by local banks should be undertaken by an independent agency or accounting firm, that does not have any interest in the local financial institutions.
- **6-B:** Testing should be performed by an independent fair housing agency to determine if any patterns of discrimination are present in local home mortgage lending practices for home buyers in lower income areas.



- **6-C:** Testing should be performed by an independent fair housing agency to determine if there are any patterns of discrimination in providing quotes and levels of insurance coverage for housing located in lower income areas.
- **6-D:** Additional funding should be applied for in order for the Township to provide a higher rate of public financial assistance to potential home buyers in lower-income neighborhoods in order to improve the loan to value ratio so private lenders will increase the number of home loan mortgages made in these areas.
- **Impediment 7: COUNTYWIDE APPROACH TO AFFIRMATIVELY FURTHERING 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 of 2010, 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:** Provide housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work throughout all of Montgomery County, but outside impacted areas.

The strategies to meet this goal include:

- **7-A:** Establish an Affirmatively Furthering Fair Housing (AFFH) Task Force for Montgomery County with representatives from the Township of Abington, Lower Merion Township, the Municipality of Norristown, Montgomery County, U.S. Department of Housing and Urban Development (HUD), the two Fair Housing Councils, and the Montgomery County Housing Authority (MCHA).
- **7-B:** The AFFH Task Force should review the mobility policies and procedures of the Montgomery County Housing Authority to encourage and support low- and moderate-income Housing Choice Voucher holders to move outside racially and economically impacted areas in Montgomery County.
- **7-C:** The four (4) federal Entitlement jurisdictions: Montgomery County, Norristown, Lower Merion and Abington should coordinate and cooperate in the preparation



and implementation of their individual Analysis of Impediments (A.I.) and/or prepare and adopt a joint countywide fair housing strategic plan.

- **7-D:** The four (4) federal Entitlement jurisdictions should work with Montgomery County to promote and encourage the development of affordable housing throughout Montgomery County in areas that are not economically or racially impacted.

- **Impediment 8: ESTABLISH A HUMAN RELATIONS COMMISSION** – The Township needs to continue its efforts to establish a local Human Relations Commission. By not having a local coordination, outreach, investigation, and adjudication organization impedes fair housing choice and does not affirmatively further fair housing.

**Goal:** The Human Relations Commission of Abington Township will be a motivating force in affirmatively furthering fair housing in the Township and will promote fair housing choice for all protected classes of people.

The strategies to achieve this goal include:

- **8-A:** The local governing body of the Township will appoint the remaining members to the Human Relations Commission and will provide the Commission with technical and clerical support.
- **8-B:** Establish procedures and protocols for how fair housing complaints are to be reported, monitored, and mediated.
- **8-C:** Advertise to the community, including the Township's website, the formation of the Human Relations Commission, its mission, and how to report fair housing complaints.
- **8-D:** Create seminars and educational programs for the community to increase the knowledge base of all residents, owners, renters, and landlords, concerning their rights under the Fair Housing Act, as well as the Americans with Disabilities Act.

#### **4. OBSTACLES TO MEETING UNDERSERVED NEEDS**

Despite efforts made by the Township of Abington and social service providers, a number of significant obstacles to meeting underserved needs remain. Because resources are scarce, funding becomes the





greatest obstacle. Insufficient funds hinder maintenance and limit the availability of funding to the many worthy public service programs, activities, and agencies. Planning and effective use of these limited resources will prove critical in addressing Abington's needs and improving the quality of life of its residents. The follow obstacles need to be overcome in order to meet underserved needs:

- High unemployment rate and loss of household income due to the economic decline nationally.
- Lack of decent, sound and affordable rental housing for low-income families.
- The amount of foreclosed and abandoned housing that affects residential neighborhoods.
- Aging population in place and the increased need for removal of architectural barriers in the Township's older housing stock.
- Decrease in the amount of Federal financial assistance for CDBG and HOME funds each year.
- An older existing housing stock that is in need of major rehabilitation work to bring units up to code standards.

## **5. LEVERAGING RESOURCES**

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

- \$15,200 in CDBG Program Income was received by the Township during this CAPER period.
- \$300,000 in competitive State HOME funds was received for the Owner-Occupied Rehabilitation Program during this CAPER period.
- Abington Township received \$14,349 in HOME program income from owner-occupied rehabilitation lien payoff during this CAPER period.
- The Roslyn Boys and Girls Club – After-School Program received \$1,000 in fees for its program during this CAPER period.
- The Roslyn Boys and Girls Club – Summer Recreation Program received \$30,000 in fee for its program during this CAPER period.



## **C. MANAGING THE PROCESS**

### **1. ACTIONS TAKEN TO ENSURE COMPLIANCE**

Abington Township ensures compliance by having one (1) full-time and one (1) part-time staff member and a planning consulting firm to help assist with the oversight and compliance for the CDBG and HOME programs. The project selection process for FY 2012 was consistent with the selection process as outlined in the Five Year Consolidated Plan. The activities were evaluated by the Department of Community Development Director for consistency with the Five Year goals and objectives and compliance with the CDBG National Objectives. Then the activities were submitted to the Township Manager and the Township Board of Commission for approval. The Township staff monitors these activities throughout the year to ensure compliance with CDBG and HOME program guidelines. Sub-recipients are monitored on an annual basis for compliance, or as needed.



## D. CITIZEN PARTICIPATION

### 1. SUMMARY OF CITIZEN COMMENTS

Abington Township placed the CAPER document on public display for a period of 15 days beginning on Monday, December 9, 2013 through Monday, December 23, 2013. A copy of the Public Notice is attached.

The FY 2012 CAPER was on display at the following locations in Abington Township:

- **Township of Abington Municipal Offices**  
Department of Community Development  
1176 Old York Road, Abington, PA 19001

Attached is a Public Display Notice that was published in the "Times Chronicle" on Sunday, December 8, 2013. No additional public comments were received.



## 2. DISTRIBUTION OF FEDERAL FUNDS AVAILABLE

Abington Township has allocated its CDBG funds for FY 2012 based on the National Objective of principally benefiting low/mod income persons; or an activity located in a predominantly low- and moderate-income area or which has a presumed benefit; or an activity with an income requirement of low- and moderate-income persons:

- Public facilities improvements are either located in a low- and moderate-income census tract/block group or in an eligible block group based on the HUD exception criteria.
- Funding for public services are either located in a low- and moderate-income census tract/block group or the Township will prepare and maintain surveys which show that beneficiaries are low- and moderate-income population by at least 51%.
- Housing development and rehabilitation projects are based on the clientele's household income.

### Geographic Locations:

The geographic locations for the FY 2012 Activities/Project are:

- **CDBG 2012-1 Administration** - operates Township wide.
- **CDBG 2012-2 Edgecomb/Ardsley/Roberts Avenue Storm Sewer** - is located in Census Tract 2017.06, Block Group 3, which is a low-income Census Tract.
- **CDBG 2012-3 Roslyn Boys and Girls Club - Summer Recreation** - is a township wide activity, which benefits low-income children.
- **CDBG 2012-4 Roslyn Boys and Girls Club - After-School Program** - is a township wide activity, which benefits low-income children.
- **CDBG 2012-5 Accessibility Modifications – Penbryn Pool** - is located in Census Tract 2017.04, Block Group 1, which is a low-income Census Tract.
- **CDBG 2012-6 Rental Rehabilitation** - are township wide by application targeting low- and moderate-income individuals and families.
- **CDBG 2012-7 Owner-Occupied Rehabilitation** - are township wide by application targeting low- and moderate-income individuals and families.



The chart below is for this CAPER period and illustrates the progress of the program:

<b>Funds</b>	<b>FY 2012 Grant Amount</b>	<b>Program Income</b>	<b>Total CDBG Funds Committed</b>	<b>CDBG Funds Expended</b>
CDBG Program	\$ 639,282.00	\$ 15,200.00	\$ 488,129.60	\$ 911,907.35

Of the total amount of CDBG funds expended \$911,907.35; \$105,448.03 was expended for planning and administration which leaves \$806,459.32 which is subject to low/mod benefit. The Township spent \$788,656.65 in funds which principally benefited low/mod income persons (97.8% benefit). These funds were expended in the low- and moderate-income areas and for activities identified in Abington Township's Five Year Consolidated Plan.



## **E. INSTITUTIONAL STRUCTURE**

### **1. IMPROVING THE INSTITUTIONAL STRUCTURE**

Abington Township's CDBG and State HOME program funds are administered by Abington Township's Department of Community Development. The Department of Community Development ensures compliance through monitoring of the sub-recipients. The Township coordinates with the agencies to ensure that they perform in the time frame that is stated in their sub-recipient agreement and provides technical guidance as needed. The Department of Community Development meets regularly with these agencies for coordination among these agencies.

The Department of Community Development during this program year worked with the Township's Engineering, and Parks & Recreation Departments to address infrastructure and parks and recreational needs in the Township.

Abington Township Department of Community Development continues to look for gaps in the institutional structure. It is important to maintain and broaden communication with many of the community's private and public institutions in order to provide a good community based program since this is historically, the largest gap in the institutional structure.



## F. MONITORING

### 1. MONITORING ACTIVITY

Abington Township’s staff regularly monitors the construction contracts and the work in progress for the various public facility improvements and housing rehabilitation projects funded with CDBG and HOME funds. In some cases, bi-weekly progress meetings are held with the contractors. The certified payrolls are reviewed for Davis-Bacon Wage Rate compliance and on-site employee interviews are conducted for labor compliance as is required. Based on monitoring and site inspections, progress payments are made.

Abington Township Community Development Department staff conducts on-site monitoring of sub-recipient agencies assuring compliance with the sub-recipient contracts.

### 2. RESULTS OF MONITORING

Potential problems have been avoided and disputes resolved as a result of regular monitoring visits. Projects and activities are kept on schedule and change orders issued as unforeseen conditions cause additional work. In addition, the regular monitoring is helping to make sure that the funds are being spent at a timely manner and if costs come in lower than budgeted, changes in the scope of the project are made to expend the funds. For the public facilities projects, on-site wage interviews of workers are held to insure that the proper wages were paid as reported.

During this CAPER period, Abington Township Community Development Department staff performed the following monitoring of its sub-recipients and had no findings:

Sub-recipients	Monitoring Date	Findings
Willow Grove CDC	July 23, 2012	Nothing found, reviewed the rent roles and the rehabilitation of the units.
Roslyn Boys and Girls Club (Summer Recreational and After-School Programs)	Spring 2013 and Fall 2013	Nothing found, reviewed income surveys.



### 3. SELF EVALUATION

During the 2012 CAPER period, Abington Township used its CDBG funds to address the following strategic initiatives under its Five Year Goals and Objectives:

<b>Objective: General Administration –</b>
<b>ADM-1</b> Support planning and administration of community development.
2012-1 Administrative services were funded.
<b>Objective: Public Services –</b>
<b>PS-1</b> Support vital public services addressing needs of children and public safety.
2012-3 Roslyn Boys and Girls Club - Summer Recreation was funded.
2012-4 Roslyn Boys and Girls Club - After-School Program was funded.
<b>Objective: Infrastructure Improvements –</b>
<b>PFI-1</b> Improve and maintain infrastructure.
2012-2 Edgecomb/Ardsley/Roberts Avenue Storm Sewer was funded.
2012-5 Accessibility Modifications – Penbryn Pool was funded.
<b>Objective: Housing Improvements –</b>
<b>HSG-1</b> Improve existing housing for low-income owner households.
2012-7 Owner-Occupied Rehabilitation was funded.
<b>HSG-2</b> Expand housing stock for low-income renter households.
2012-6 Rental Rehabilitation was funded.
<b>Objective: Economic Development –</b>
<b>ED-1</b> Support for economic development and creation of decent jobs.
No activities were funded during this program year.

During FY 2012, the Township expended additional CDBG funds from previous fiscal years as follows:

- FY 2007 Façade Improvement Program (\$46,372.63)
- FY 2009 McKinley Redevelopment Study (\$15,000.00)
- FY 2010 Owner Occupied Rehabilitation (\$85,253.75)
- FY 2010 Rental Rehabilitation (\$17,802.67)
- FY 2010 Planning – McKinley Redevelopment Study (\$25,000.00)





- FY 2010 Kelly Lane Storm Sewer and Street Reconstruction (\$749.14)
- FY 2011 Administration (\$36,667.87)
- FY 2011 After-School Program (\$6,593.70)
- FY 2011 Rental Rehabilitation (\$84,612.72)
- FY 2011 Owner-Occupied Rehabilitation (\$250,000.00)
- FY 2011 Business Improvement/Development Program (\$1,272.58)

During this CAPER period, Abington Township cancelled the following activities:

- FY 2007 Demolition
- FY 2012 Accessibility Modification - Penbryn Pool



## **G. LEAD-BASED PAINT**

### **1. ACTIONS TAKEN TO REDUCE LEAD-BASED PAINT HAZARDS**

According to the 2007-2011 American Community Survey 5-Year Estimate, much of the housing stock in Abington Township was built prior to 1960. This makes the possible incidence and associated hazards of lead-based paint extremely high. Although reported cases of childhood lead poisoning are low, state health department representatives emphasized that the number of unreported/undetected cases of childhood lead poisoning is unknown, and the low number of reported cases should not be misconstrued as evidence that lead poisoning is not more widespread.

The revised federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG Program. Abington Township complies with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule). In addition, the Township complies with EPA 40 CFR Part 745 Final Rule entitled “Lead Renovation Repair and Painting Program,” dated April 22, 2008.

Since 1994, the Township has had a lead-based paint program. Every property undergoing rehabilitation is evaluated for lead-based paint. Those with lead undergo either hazard reduction or abatement depending on the circumstances and as recommended by the lead based paint consulting firm. Lead-based paint work is a grant program.

All rental rehabilitation projects in the private sector must undergo the same procedures as those under the Owner-occupied program. These costs are split 50/50 between the Township and the private investor. For the non-profit organizations, the cost of lead-based paint treatment is a grant.

All properties that are to be demolished are first evaluated for lead hazards and if necessary, are treated prior to demolition.

In order to meet the requirements of the lead-based paint regulations, Abington Township took the following actions regarding owner and renter rehabilitation of housing:



**a. Rehabilitation Programs:**

Abington Township continued to utilize good work procedures to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35 and EPA 24 CFR Part 745.
- 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.

**b. Homeownership Programs:**

Abington Township continued to utilize good work procedures to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas



servicing the unit, and exterior surfaces of the building or soil.

- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35 and EPA 24 CFR Part 745.
- The home purchaser receives the required lead-based paint pamphlet and notices.

Lead reduction involves the implementation of a lead-based paint treatment program which will be carried out in conjunction with the Abington Township's CDBG and HOME funded housing activities. The goal of the lead based paint treatment program is the reduction of lead paint hazards.

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

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

The work tasks of third-party service contractors included the following:

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



- disposal of hazardous materials to approved landfill facilities
- medical examinations where necessary
- post treatment testing
- certifications

During this CAPER period, six (6) housing units were treated for lead hazards and two (2) housing units were treated for asbestos.



## H. HOUSING NEEDS

### 1. ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

Abington Township is using its limited CDBG funds to address its numerous housing and community development needs. The Township has been working to address the Township's affordable housing needs through the use of CDBG and State HOME funds. During this CAPER period, the Township spent \$582,441.34 of its CDBG funds on Housing Activities, which was 63.9% of its expenditures. These activities included both the Owner-occupied and Renter-occupied Rehabilitation programs.

Abington Township provided CDBG funds that were used to rehabilitate owner-occupied and renter-occupied housing in the Township. The results of these activities funded during the FY 2012 CAPER period is shown in HUD Table 2-A:

- Fair Housing Education – In January 2013, the Fair Housing Council of Suburban PA made a presentation to the Township's newly formed Human Relations Commission, which consists of five (5) members plus a representative from Community Policing and two (2) staff members of the Community Development Department.
- 12 owner-occupied housing units were rehabilitated, which included one (1) accessibility unit rehabilitation. The other accessibility unit rehabilitated is still on the list for a full rehabilitation. All rehabilitations include an energy efficiency component to the rehabilitation work.
- 3 renter-occupied housing units were rehabilitated.
- 2 handicapped accessibility units for owner-occupied households were rehabilitated.
- 6 housing units were abated for lead based paint.
- 2 housing units were abated for asbestos.



## I. SPECIFIC HOUSING OBJECTIVES

### 1. MEETING SPECIFIC AFFORDABLE HOUSING OBJECTIVES

Below is Table 3B – Annual Affordable Housing Completion Goals. Abington Township utilized CDBG funds to address its goals on the Annual Affordable Housing Completion Goal Chart during this CAPER period.

TABLE 3B ANNUAL HOUSING COMPLETION GOALS						
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Annual Number Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
Acquisition of existing units	0	0				
Production of new units	0	0				
Rehabilitation of existing units	2	3	X	X		
Rental Assistance	0	0				
<b>Total Sec. 215 Rental Goals</b>	<b>2</b>	<b>3</b>	<b>X</b>	<b>X</b>		
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>						
Acquisition of existing units	0	0				
Production of new units	0	0				
Rehabilitation of existing units	8	13	X	X		
Homebuyer Assistance	0	0				
<b>Total Sec. 215 Owner Goals</b>	<b>8</b>	<b>13</b>	<b>X</b>	<b>X</b>		
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>						
Homeless	0	0				
Non-Homeless	8	14	X	X		
Special Needs	2	2	X	X		
<b>Total Sec. 215 Affordable Housing</b>	<b>10</b>	<b>16</b>	<b>X</b>	<b>X</b>		



ANNUAL HOUSING GOALS						
Annual Rental Housing Goal	2	3	X	X		
Annual Owner Housing Goal	8	13	X	X		
<b>Total Annual Housing Goal</b>	<b>10</b>	<b>16</b>	<b>X</b>	<b>X</b>		

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

Abington Township proposed to rehabilitate two (2) renter-occupied housing units during this CAPER period. Through CDBG funds, Willow Grove C.D.C. actually rehabilitated three (3) rental housing units. Abington Township proposed to rehabilitate eight (8) owner-occupied housing units. During this CAPER period, Abington actually rehabilitated thirteen (13) owner-occupied housing units with CDBG and HOME funds.

**2. SECTION 215 AFFORDABLE HOUSING**

During this CAPER period, a groundbreaking ceremony was held for the Mission Green project and construction began. Mission Green is being developed by Inglis & Medical Mission Sisters. This project is the development of sixty-one (61) units of fully-accessible, affordable housing for age 55+ seniors and persons with disabilities. This development has been designed to meet or exceed PHFA's Green Building standards.

**3. ADDRESSING "WORST-CASE" HOUSING AND HOUSING FOR THE DISABLED**

Abington Township did not provide any funds for "Worst-Case" housing and housing for the disabled. The Township continued to encourage local agencies and nonprofit providers to develop affordable housing to serve these needs. The Township did not do any demolitions during this CAPER period.

Abington Township's Owner-Occupied Housing Rehabilitation Program assisted twelve (12) housing units through rehabilitation and two (2) housing units were made accessible for the disabled.





## J. PUBLIC HOUSING STRATEGY

### 1. PUBLIC HOUSING AND RESIDENT INITIATIVES

Abington Township does not have its own public housing authority to provide public housing for its low-income township residents; instead the Montgomery County Housing Authority (MCHA) services Abington Township. Abington Township has forty (40) units of public housing in the Willow Grove community entitled “Crest Manor.” The mission of the Montgomery County Housing Authority is:

- To stimulate and ensure safe, decent, and affordable housing in Montgomery County
- To recognize residents, community, and government leadership as our partners
- To expand opportunities for assisted families to locate housing throughout Montgomery County
- To support participants and residents in MCHA programs to become self-sufficient and economically independent, including expanded opportunities and support for assisted families to realize the benefits of homeownership or progressively independent housing choices
- To maintain mutual respect and dignity with all residents of Montgomery County
- To assure financial responsibility and integrity by all participants and residents
- To achieve excellence through innovative program development and effective program management to the benefit of all residents of Montgomery County

The Montgomery County Housing Authority (MCHA) received a Capital Fund Grant in the amount of \$670,743 for its FY 2013 allocation. MCHA administers 2,625 Section 8 Housing Choice Vouchers. In Abington Township, there were approximately 75 Housing Choice Vouchers being used. The occupancy rate for Crest Manor is approximately 99%.

The MCHA continued to offers its residents: the Family Self Sufficiency and the Homeownership Program. No new initiatives were implemented, nor public facility improvements to Crest Manor during this CAPER period.



## K. BARRIERS TO AFFORDABLE HOUSING

### 1. ELIMINATION OF BARRIERS TO AFFORDABLE HOUSING

The Department of Community Development monitored and reviewed public policies for discriminatory practices and/or impacts on housing availability.



The major barriers to affordable housing are cost and availability. Willow Grove CDC rents their properties at below fair market rent. At market rate, some of these units would not be affordable to those who earn more than 80% MFI. To make their units affordable for their tenants, Willow Grove CDC has subsidized them. Most of the Corporations properties are single-family homes and some are new. The newer units would rent for over \$2,000 per month at market rate. Because resources and affordable units are not available for either Willow Grove CDC or the Township to purchase to increase the supply of affordable housing, maintaining Willow Grove's inventory of affordable units is extremely important. However, both organizations continue to search for units to purchase to rehabilitate for affordable housing. The Community Development Office is kept apprised by the Code Enforcement Department of condemned units or abandoned units that Willow Grove CDC may be able to acquire.

Abington Township completed its Analysis of Impediments to Fair Housing Choice during this CAPER period.

During this CAPER period, Abington Township did the following to address the FY 2012 Analysis of Impediments to Fair Housing Choice Impediments:

- **Impediment 1: FAIR HOUSING EDUCATION AND OUTREACH** – There is a continuing need to educate persons about their rights under the Fair Housing Act and raise awareness, especially for low-income households, that all residents of Abington Township have a right to fair housing choice.

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

The strategies to achieve this goal include:

- **1-A:** Continue to promote the Township Police Department's "No Place for Hate" Program in the schools and provide educational opportunities for all persons to learn about their



rights under the Fair Housing Act and the Americans With Disabilities Act.

- **1-B:** Continue to make available and distribute literature and informational material, to pass out, concerning fair housing issues and place in prominent locations to be available for distribution.
- **1-C:** Include a link on the Township's website for information on Fair Housing and who to contact in cases of suspected housing discrimination.
- **1-D:** Support the efforts of the Fair Housing Council of Suburban Philadelphia and/or the Southeast Philadelphia Fair Housing Council.

**Action** – The Township provided funding for the following activities under FY 2012 to address the above impediment:

**CDBG-12-03 Roslyn Boys and Girls Club Summer Program (\$12,000 in CDBG funds)** - The Abington Township Police Department's "No Place for Hate" Program provides educational opportunities for all persons to learn about their rights under the Fair Housing Act and the Americans With Disabilities Act.

**CDBG-12-04 Roslyn Boys and Girls Club After-School Program (\$18,000 in CDBG funds)** - The Abington Township Police Department's "No Place for Hate" Program provides educational opportunities for all persons to learn about their rights under the Fair Housing Act and the Americans With Disabilities Act.

In January 2013, the Fair Housing Council of Suburban PA made a presentation to the Township's newly formed Human Relations Commission, which consisted of five (5) members plus a representative from Community Policing and two (2) staff members of the Community Development Department.

- **Impediment 2: PUBLIC POLICIES AND REGULATIONS** – 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, etc.



**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:

- **2-A:** Review and revise the definition of "Family" in the Zoning Ordinance to permit six (6) or less disabled persons to live together as a single family unit in any residential zoning district. The Township has been administratively abiding by this, but should now include this in the wording of the Zoning Ordinance.
- **2-B:** Revise the General Purpose and Intent Section of the Zoning Ordinance to reaffirm the Township's commitment to affirmatively further fair housing.
- **2-C:** Revise the Zoning Ordinance to develop a chart with the revised permitted uses, including all types of housing: i.e. group residences, community living arrangements, elderly housing, etc.
- **2-D:** Review and revise all of the other definitions in the Zoning Ordinance Township's and include new definitions for Handicapped (Disabled), Fair Housing Act, Group Home, Community Living Arrangement, Elderly Housing (Senior Citizen Housing), Visitability, Accessibility, Americans With Disabilities Act, etc.

**Action** – Abington Township during this CAPER period prepared revised changes to the Zoning Ordinance. See attached proposed Ordinance. These changes have not yet been approved. One of the changes is the definition of Family. The proposed new definition is:

**Family.** *"Family means any number of individuals living together as a single, nonprofit housekeeping unit and doing their cooking together and on the premises, provided that not more than one of such number is unrelated to all others by blood, marriage or legal adoption. As a special exception, the Zoning Hearing Board may interpret the term "family to include the following:*

- A. *Any number of individuals living together, when all individuals are related by blood, marriage or legal adoption, as two nonprofit housekeeping units and doing separate cooking on the premises, provided that one of the housekeeping units and doing separate cooking on the premises, provided that one of the housekeeping units shall contain not more than two members, at least*



*one of who shall be 60 years of age or older, and provided further that the owner of the property executes an agreement with the township which shall be recorded with the County Recorder of Deeds, which agreement provides for the immediate removal of separate cooking faculties at such time as they are no longer being utilized by the person for who they were originally installed. All provisions of other Township ordinances, codes and regulations, specifically as they pertain to multifamily dwellings, must be met.*

- **Impediment 3: NEED FOR AFFORDABLE RENTAL HOUSING UNITS** – The cost of rent for apartments in the Township has increased over the past ten years to the point that 51.2% of all renter households in Abington are paying more than 30% of their income on the cost of their housing, which means that these households are considered cost overburdened.

**Goal:** Promote and encourage the construction and development of additional affordable rental housing units in the Township, especially for households whose income is less than 80% of the median income.

The strategies to achieve this goal include:

- **3-A:** Continue to support the construction and development of rental housing that provides affordable housing options to low- and moderate-income households outside of economically impacted areas.
- **3-B:** Assist in supporting and promoting financial assistance to households that are cost overburdened, particularly those households below 80% of the area median family income.
- **3-C:** Encourage the Montgomery County Housing Authority, private non-profit housing development agencies, and private developers to construct new mixed income housing for rent in the Township.
- **3-D:** Continue to support and encourage the rehabilitation of existing housing units, and upper floor housing in mixed use buildings as outlined in the “Old York Road Corridor Improvement Study,” and to increase the supply of decent, safe and sound rental housing that is affordable to low- and moderate-income households.

**Action** – The Township provided funding for the following activities under FY 2012 to address the above impediment:



**CDBG-12-06 Renter-Occupied Housing Rehabilitation (\$100,000 in CDBG funds)** - CDBG funds are available to both for-profit and non-profit owners to bring their rental units up to local code standards. The units must be rented to low- and moderate-income families.

During this CAPER period, Willow Grove Community Development Corporation completed the rehabilitation of three (3) affordable rental housing units. These units are rented at or below the fair market rental rates.

- **Impediment 4: NEED FOR AFFORDABLE HOUSING FOR SALE**
  - The monthly housing cost for homeowners with a mortgage has increased to over \$2,000 per month and it is estimated that 35.3% of all homeowners with a mortgage are paying more than 30% of their income on housing costs, which makes them cost overburdened, and limits the choice of housing for lower income households.

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

The strategies to achieve this goal include:

- **4-A:** Continue to support the construction and development of for sale housing that provides affordable housing options to low- and moderate-income households outside of economically impacted areas.
- **4-B:** Continue to support down-payment assistance and financing to assist low- and moderate-income homebuyers to purchase housing outside of economically impacted areas.
- **4-C:** Continue to support the rehabilitation of the existing housing stock to increase the supply of decent, safe, and sound housing that is affordable to low- and moderate-income households.
- **4-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities of fair housing choice for lower income households to move outside impacted areas.

**Action** – The Township provided funding for the following activities under FY 2012 to address the above impediment:



**CDBG-12-07 Owner-Occupied Housing Rehabilitation (\$232,000 in CDBG funds)** - CDBG funds are available to low- and moderate-income homeowners to bring their homes up to local code standards.

During this CAPER period, the Township assisted twelve (12) owner-occupied households with funding for housing rehabilitation work and assisted two (2) owner-occupied accessibility rehabilitations. The Township forwards any low/mod household that is interested in purchasing a home in the Township to Montgomery County's First Time Homebuyer Program.

- **Impediment 5: NEED FOR ACCESSIBLE HOUSING** – There is a need for more accessible housing that is decent, safe, and sound, as well as affordable to persons with disabilities.

**Goal:** Increase the number of accessible housing units that are decent, safe, and sound, as well as affordable to lower income households throughout the Township.

The strategies to achieve this goal include:

- **5-A:** Increase the number of accessible housing units through rehabilitation of the existing housing stock.
- **5-B:** Increase the number of accessible housing units through the development and construction of new rental and single family homes for sale.
- **5-C:** Continue to enforce the ADA requirements for landlords to make “reasonable” modifications and accommodations to their rental properties, which will increase the number of accessible housing units for the disabled.
- **5-D:** Provide financial assistance to homeowners to make their properties accessible in order to allow the elderly to remain in their residences.

**Action** – The Township provided funding for the following activities under FY 2012 to address the above impediment:

**CDBG-12-06 Renter-Occupied Housing Rehabilitation (\$100,000 in CDBG funds)** - CDBG funds are available to both for-profit and non-profit owners to bring their rental units up to local code standards. The units must be rented to low- and moderate-income families.



**CDBG-12-07 Owner-Occupied Housing Rehabilitation (\$232,000 in CDBG funds)** - CDBG funds are available to low- and moderate-income homeowners to bring their homes up to local code standards. Any resident that needs accessibility modifications will receive the modification immediately, but must agree to a full rehab at a later date.

During this CAPER period, a groundbreaking ceremony was held for the Mission Green project and construction began. Mission Green is being developed by Inglis & Medical Mission Sisters. This project is the development of sixty-one (61) units of fully-accessible, affordable housing to 55+ seniors and persons with disabilities. This development has been designed to meet or exceed PHFA Green Building standards.

Three (3) of the Willow Grove Community Development Corporation units are “visitable” and many of their properties can be modified to accommodate the tenants. Willow Grove Community Development Corporation completed the rehabilitation of three (3) affordable rental housing units. These units are rented at or below the fair market rental rates.

During this CAPER period, the Township assisted twelve (12) owner-occupied housing rehabilitations and assisted two (2) owner-occupied accessibility rehabilitations. The Township forwards any low/mod household that is interested in purchasing a home in the Township to the Montgomery County’s First Time Homebuyer Program.

- **Impediment 6: PRIVATE LENDING AND INSURANCE PRACTICES** – The HMDA data suggests that there is a disparity between the approval rates of home mortgage loans that are originated from white and those originated from minority applicants. Furthermore, based on testing done in the County, there appears to be discrimination in obtaining insurance quotes.

**Goal:** Approval rates for all originated home mortgage loans and insurance coverage should be fair, unbiased, and impartial, regardless of race, familial status and location.

The strategies to achieve this goal include:

- **6-A:** An in depth review of the mortgage lending practices by local banks should be undertaken by an independent agency or accounting firm, that does not have any interest in the local financial institutions.





- **6-B:** Testing should be performed by an independent fair housing agency to determine if any patterns of discrimination are present in local home mortgage lending practices for home buyers in lower income areas.
- **6-C:** Testing should be performed by an independent fair housing agency to determine if there are any patterns of discrimination in providing quotes and levels of insurance coverage for housing located in lower income areas.
- **6-D:** Additional funding should be applied for in order for the Township to provide a higher rate of public financial assistance to potential home buyers in lower-income neighborhoods in order to improve the loan to value ratio so private lenders will increase the number of home loan mortgages made in these areas.

**Action** – The Township did not provide any CDBG funding for this impediment during this CAPER period.

- **Impediment 7: COUNTYWIDE APPROACH TO AFFIRMATIVELY FURTHERING 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 of 2010, 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:** Provide housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work throughout all of Montgomery County, but outside impacted areas.

The strategies to meet this goal include:

- **7-A:** Establish an Affirmatively Furthering Fair Housing (AFFH) Task Force for Montgomery County with representatives from the Township of Abington, Lower Merion Township, the Municipality of Norristown, Montgomery County, U.S. Department of Housing and Urban Development (HUD), the two Fair Housing Councils, and the Montgomery County Housing Authority (MCHA).
- **7-B:** The AFFH Task Force should review the mobility policies and procedures of the Montgomery County Housing



Authority to encourage and support low- and moderate-income Housing Choice Voucher holders to move outside racially and economically impacted areas in Montgomery County.

- **7-C:** The four (4) federal Entitlement jurisdictions: Montgomery County, Norristown, Lower Merion and Abington should coordinate and cooperate in the preparation and implementation of their individual Analysis of Impediments (A.I.) and/or prepare and adopt a joint countywide fair housing strategic plan.
- **7-D:** The four (4) federal Entitlement jurisdictions should work with Montgomery County to promote and encourage the development of affordable housing throughout Montgomery County in areas that are not economically or racially impacted.

**Action** – The Township did not provide any CDBG funding for this impediment during this CAPER period. Abington Township has a very low vacancy rate and is land locked.

- **Impediment 8: ESTABLISH A HUMAN RELATIONS COMMISSION** – The Township needs to continue its efforts to establish a local Human Relations Commission. By not having a local coordination, outreach, investigation, and adjudication organization impedes fair housing choice and does not affirmatively further fair housing.

**Goal:** The Human Relations Commission of Abington Township will be a motivating force in affirmatively furthering fair housing in the Township and will promote fair housing choice for all protected classes of people.

The strategies to achieve this goal include:

- **8-A:** The local governing body of the Township will appoint the remaining members to the Human Relations Commission and will provide the Commission with technical and clerical support.
- **8-B:** Establish procedures and protocols for how fair housing complaints are to be reported, monitored, and mediated.
- **8-C:** Advertise to the community, including the Township's website, the formation of the Human Relations Commission, its mission, and how to report fair housing complaints.



- **8-D:** Create seminars and educational programs for the community to increase the knowledge base of all residents, owners, renters, and landlords, concerning their rights under the Fair Housing Act, as well as the Americans with Disabilities Act.

**Action** – The Township did not provide CDBG funding for the following activities under FY 2012 to address the above impediment.

In April of 2012 the Abington Board of Commissioners adopted the Abington Township Human Relations Ordinance. In this Ordinance the Township of Abington stated the intent to foster equality and equal opportunity for all of its citizens regardless of actual or perceived race, color, religion creed, ancestry, sex, national origin, handicap or disability, use of support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity of gender expression in all matters affecting employment, housing, and commercial property and public accommodation, and to safeguard the right of all persons to remain free of discrimination or discriminatory practices in any of the foregoing aspects of their lives.

As a result of the above ordinance the Township established the Abington Township Human Relations Commission consisting of five (5) members and will serve as the contact point for any and all complaints of discrimination. Arrangements have been made for the newly formed Commission to receive training from the Pennsylvania Human Relations Commission and also from the Fair Housing Council of Suburban Philadelphia.

During this CAPER period, Abington Township appointed five (5) members to the Human Relations Commission. The Human Relations Commission received training from the Fair Housing Council of Suburban Pennsylvania during this CAPER period.



## **L. HOME / AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI)**

Abington Township is not a federal entitlement community under the HOME Investment Partnership Program.

Abington Township received \$300,000 in competitive State HOME funds from DCED, during this CAPER period. The Township expended \$189,104.37 in State HOME funds for its Owner-occupied Rehabilitation Program. Abington Township assisted four (4) households with HOME funds during this CAPER period. One (1) of the four (4) households was funded with both CDBG and HOME funds. Abington Township received \$14,349 in HOME program income from owner-occupied rehabilitation loan payoff during this CAPER period.



## M. HOMELESS NEEDS

### 1. ADDRESSING THE NEEDS OF HOMELESS PERSONS

During 2012 CAPER period, the Township of Abington continued to work within the Montgomery County Continuum of Care to identify specific actions as specified in the 10-Year Plan to Eliminate Homelessness, created in 2008.

The following actions address the needs of the homeless:

- Reach out to homeless person (especially unsheltered persons) and assess their individual needs. The outreach is conducted by the CoC and by the Homeless Prevention Center (HPC). Information will continue to be provided to agencies/organizations that assist persons experiencing homelessness or who are at risk of losing their homes.

The Coordinated Homeless Outreach Center (CHOC) employs outreach teams that continually identify and engage homeless persons on the street. Outreach is conducted in wooded areas, train stations, and other areas where unsheltered person are known to be living. Additionally, the outreach teams respond to calls from police, the library, local governments, and businesses. Teams work to engage the individuals they encounter and develop relationships. Individuals are provided an opportunity to go to the CHOC shelter for a shower, a meal, and to apply for benefits.

Mobile outreach is also available through the Montgomery County Emergency Services. Persons experiencing a mental health crisis who are homeless are provided services at this time.

- Address emergency shelter and transitional housing needs. The Montgomery County CoC offers a full range of emergency and transitional facilities. The Montgomery County Housing and Community Development Department administers the County's Emergency Solutions Grant (ESG) which provides funds for shelter operations, essential services, homelessness prevention, and rapid re-housing activities.
- Help homeless persons (especially persons that are chronically homeless, families with children, veterans, and unaccompanied youth) make the transition to permanent housing and independent living.



The Montgomery County CoC has developed programs and strategies to support shelter and transitional housing programs by preparing clients to move beyond homelessness into permanent independent housing. The following agencies in Montgomery County assist with this: the Fair Housing Council of Suburban Philadelphia trains residents on their rights and responsibilities; Genesis Housing Corporation provides budget and credit counseling; Legal Aid assists people to resolve issues relating to eviction; and PECO continues to train residents on utility usage and energy conservation.

The Montgomery County Regional Housing Coordinator trains staff to work with residents on skills needed to maintain housing. The Office of Behavioral Health and Development Disabilities (BH/DD) continues to use Critical Time Intervention, an evidence-based case management approach to move people from homelessness to stable housing in nine (9) months and trains Peer Specialists in housing support to assist homeless persons to maintain housing. The CHOC continues its Peer Specialist work with homeless individuals.

## **2. TRANSITION TO PERMANENT HOUSING**

The Montgomery County CoC has developed programs and strategies to support shelter and transitional housing programs by preparing clients to move beyond homelessness into permanent independent housing. The following agencies in Montgomery County assist with this: the Fair Housing Council of Suburban Philadelphia trains residents on their rights and responsibilities; Genesis Housing Corporation provides budget and credit counseling; Legal Aid assists people to resolve issues relating to eviction; and PECO continues to train residents on utility usage and energy conservation.

The Montgomery County Regional Housing Coordinator trains staff to work with residents on skills needed to maintain housing. The Office of Behavioral Health and Development Disabilities (BH/DD) continues to use Critical Time Intervention, an evidence-based case management approach to move people from homelessness to stable housing in nine (9) months and trains Peer Specialists in housing support to assist homeless persons maintain housing. The CHOC continues its Peer Specialist work with homeless individuals.



### **3. NEW FEDERAL RESOURCES OBTAINED**

Abington Township will continue to support individual agencies with their applications for funding under the SuperNOFA program. However, no agencies received funds during this CAPER period for Abington Township.



## N. SPECIFIC HOMELESS PREVENTION HOMELESSNESS

### 1. ACTIONS TAKEN TO PREVENT HOMELESSNESS

There was a “Point-In-Time” count of homeless persons for Lower Merion/Norristown/Abington/Montgomery County Continuum of Care. The total homeless population is 464 for the whole Continuum of Care area.

	2012 Number of Individuals	2013 Number of Individuals
Total Number of Homeless	229	464
Total Sheltered	206	451
Emergency	123	185
Transitional	83	266
Total Unsheltered	23	13
Chronic Homeless	49	18
Severely Mentally Ill	73	88
Chronic Substance Abuse	53	55
Veterans	12	13
Persons with HIV/AIDS	3	7
Victims of Domestic Violence	58	83
Unaccompanied Youth (Under 18)	0	0

The chart above illustrates an increase of homeless person from the previous “Point-In-Time” homeless count for the Lower Merion/Norristown/Abington/Montgomery County Continuum of Care. The count shows the numbers using shelters has increased while the number not using shelters has decreased. The Chronic Homeless numbers has also gone down. While the numbers for Severely Mentally Ill, Chronic Substance Abuse, and Veterans has stayed the same. The numbers for Persons with HIV/AIDS and Victims of Domestic Violence has increased.





## **O. EMERGENCY SOLUTIONS GRANTS (ESG)**

Abington Township does not receive an Emergency Solutions entitlement grant. Therefore, agencies have to apply to the Commonwealth of Pennsylvania for ESG funds.



## P. COMMUNITY DEVELOPMENT

### 1. ASSESSMENT OF GOALS AND OBJECTIVES

The following CDBG activities were undertaken during the FY 2012 program year to address the needs identified in the FY 2009-2013 Five Year Consolidated Plan's Strategic Initiative Goals and Objectives:

<b>Objective: General Administration –</b>
<b>ADM-1</b> Support planning and administration of community development.
2012-1 Administrative services were funded.
<b>Objective: Public Services –</b>
<b>PS-1</b> Support vital public services addressing needs of children and public safety.
2012-3 Roslyn Boys and Girls Club - Summer Recreation was funded.
2012-4 Roslyn Boys and Girls Club - After-School Program was funded.
<b>Objective: Infrastructure Improvements –</b>
<b>PFI-1</b> Improve and maintain infrastructure.
2012-2 Edgecomb/Ardsley/Roberts Avenue Storm Sewer was funded.
2012-5 Accessibility Modifications – Penbryn Pool was funded.
<b>Objective: Housing Improvements –</b>
<b>HSG-1</b> Improve existing housing for low-income owner households.
2012-7 Owner-Occupied Rehabilitation was funded.
<b>HSG-2</b> Expand housing stock for low-income renter households.
2012-6 Rental Rehabilitation was funded.
<b>Objective: Economic Development –</b>
<b>ED-1</b> Support for economic development and creation of decent jobs.
No activities were funded during this program year.

### FY 2012 Activities and Accomplishments:

The chart below lists the FY 2012 Activities and their accomplishments:



Project ID Number	Project Title/Description	Project Description	Accomplishments
2012-1	Administration	General administration of the CDBG program.	-
2012-2	Edgecomb/Ardsley/Roberts Avenue Storm Sewer	Storm drainage improvements on the three (3) streets. Approximately 400 L.F. pipes and inlets on Edgecomb, 600 L.F. on Roberts, 320 L.F. on Ardsley will prevent flooding of ten (10) homes in the project area.	The project is underway. Will be completed during the FY 2013 CAPER period.
2012-3	Roslyn Boys and Girls Club - Summer Recreation	A summer program for low- and moderate-income children of working parents.	The Boys and Girls Club through previous and current year funds has assisted 52 children.
2012-4	Roslyn Boys and Girls Club - After-School Program	A program for low- and moderate-income children of working parents.	The Boys and Girls Club through previous and current year funds has assisted 15 children.
2012-5	Accessibility Modifications – Penbryn Pool	Cancelled	Cancelled
2012-6	Rental Rehabilitation	Rehabilitation of rental units that are rented to low- and moderate-income residents.	The Township has assisted 3 rental units with previous years CDBG funds. Have not yet expended any of the 2012 funds.
2012-7	Owner-Occupied Rehabilitation	Rehabilitation of single-family homes of low- and moderate-income Township residents.	The Township has assisted 12 households, which included 1 of the units had accessibility rehabilitation. The other accessibility unit rehabilitation only has accessibility work completed. This was done through previous and current year funds.



### CDBG Beneficiaries by Race/Ethnic Category:

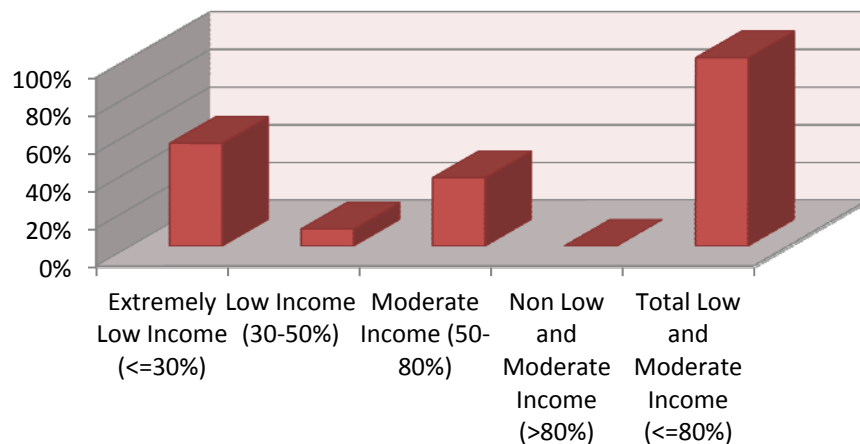
The chart below lists the Abington Township CDBG Beneficiaries data by percentage by Race/Ethnic Category for the FY 2012 CAPER period expenditures.

Race	Total	Hispanic
White	54.55%	100.00%
Black/African American	45.45%	0.00%
Asian	0.00%	0.00%
American Indian/Alaskan Native	0.00%	0.00%
Native Hawaiian/Other Pacific Islander	0.00%	0.00%
American Indian/Alaskan Native & White	0.00%	0.00%
Asian & White	0.00%	0.00%
Black/African American & White	0.00%	0.00%
American Indian/Alaskan Native & Black/African American	0.00%	0.00%
Other Multi-racial	0.00%	0.00%

### Income of CDBG Beneficiaries:

The chart below lists Abington Township's Income of CDBG Beneficiaries data by percentage for the FY 2012 CAPER period expenditures.

#### Income Level





Abington Township during this CAPER period assisted 9.1% Low Income, 54.6% Extremely Low Income, and 36.4% Moderate Income for a Total of 100% Low- and Moderate-Income assisted. The balance of percentage was expended for Administration and Planning.

**CDBG Accomplishments:**

The chart below lists Abington Township’s CDBG Accomplishments for the FY 2012 CAPER period.

Accomplishment	Number
Actual Jobs Created or Retained	5 part time
Households Receiving Housing Assistance	0
Persons Assisted Directly, Primarily By Public Services and Public Facilities	0
Persons for Whom Services and Facilities were Available	4,561*
Units Rehabilitated – Single Units	12
Units Rehabilitated – Multi Unit Housing	0

*Note: \* This number represents the total number of persons/households for whom services/facilities were available for [in many cases] multiple area benefit activities as reported by grantees. A service or facility meeting the national objective of benefiting low- and moderate-income persons on an area basis is available to all residents of the area served by the activity. If one or more activities had the same or overlapping service areas, the number of persons served by each activity was used to calculate the total number served; e.g., if two activities providing different services had the same service area, the number of persons in the service area would be counted twice; once for each activity.*

**2. CHANGES IN PROGRAM OBJECTIVES**

Abington Township is in its third year of the Five Year Consolidated Plan and does not propose any program changes to its goals and objectives.

**3. CARRYING OUT PLANNED ACTIONS**

Abington Township is following its current Five Year Consolidated Plan. This is the third year of the FY 2010-2014 Five Year Consolidated Plan. The Township provided certificates of consistency to all agencies that requested certificates for applications that were consistent with the Five



Year Consolidated Plan. The Township did not hinder the implementation of the Consolidated Plan by any action or willful inaction.

**4. FUNDS NOT USED FOR NATIONAL OBJECTIVES**

All of Abington Township’s proposed activities funded with the FY 2012 CDBG funds principally benefited low- and moderate-income persons.

<b>CDBG #</b>	<b>Activity</b>	<b>National Objective</b>
2012-1	Administration	-
2012-2	Edgecomb/Ardsley/Roberts Avenue Storm Sewer	570.208(a)(1)
2012-3	Summer Recreation	570.208(a)(2)(i)(D)
2012-4	After-School Program	570.208(a)(2)(i)(D)
2012-5	Accessibility Modifications – Penbryn Pool	Cancelled (570.208(a)(2)(ii))
2012-6	Rental Rehabilitation	570.208(a)(3)
2012-7	Owner-Occupied Rehabilitation	570.208(a)(3)

**5. ANTI-DISPLACEMENT AND RELOCATION**

Abington Township had no activities during this CAPER period that caused displacement and relocation of families, individual or businesses.

**6. LOW/MOD JOB ACTIVITIES**

Abington Township during this CAPER period assisted two (2) businesses through the Business Improvements/Development Program and provided technical assistance to these businesses as was needed. The Business Improvements/Development Program is a maximum grant of \$20,000. The funds can be used for a business that is starting up or a business that is expanding. The businesses agree to provide two (2) full-time jobs or four (4) part-time jobs or a combination for a period of four (4) years. The jobs are for Abington Township low- and moderate-income residents. The first business was Riviera Restaurant, which expended \$20,000 for



refrigeration equipment. They created four (4) part-time jobs for restaurant workers. The second business was Dana Hot Yoga, which expended \$8,663.09 to rehabilitate the rental space into studio space for hot yoga. They created one (1) part-time job for a yoga instructor. A total of five (5) part-time low- and moderate-income jobs were created during this CAPER period.

**7. LOW/MOD LIMITED CLIENTELE ACTIVITIES**

All sub-recipients serving low- and moderate-income clientele fill out a form with the clientele income information required by HUD.

Activity	FY 2012 Budgeted	FY 2012 Expenditures	Proposed Accomplishments	Actual Accomplishments
Summer Recreation	\$12,000.00	\$4,026.67	55 People	-
After-School Program	\$18,000.00	\$8,517.01	20 People	-

**8. PROGRAM INCOME RECEIVED**

Abington Township received \$200 in program income from repayment for non-compliance under the Business Improvement/Enhancement Program (Abington Kids) and \$15,000 in program income from recaptured funds under the Business Improvements/Enhancement Program (U-Swirl). During this CAPER period, the total program income received was \$15,200.

**9. PRIOR PERIOD ADJUSTMENTS**

Abington Township did not make any prior period adjustments during this CAPER period.

**10. LOANS AND OTHER RECEIVABLES**

Abington Township did not provide any loans during this CAPER period and did not write off any loans during this CAPER period.



**11. LUMP SUM AGREEMENTS**

Abington Township did not enter into any lump sum agreements during this CAPER period.

**12. HOUSING REHABILITATION**

During this CAPER period, Abington Township assisted twelve (12) owner-occupied households and three (3) renter-occupied households through the housing rehabilitation programs. In addition, the Township assisted two (2) households with accessibility rehabilitations. One of the two housing accessibility rehabilitations was included in the twelve (12) housing units rehabilitated. The other housing accessibility rehabilitation is on the list for a full rehabilitation.

The chart below illustrates the income levels of the housing rehabilitation program.

Income Levels	Actual Units Assisted
<b>Renters</b>	
0 - 30% of MFI	1
31 - 60% of MFI	2
61 - 80% of MFI	0
<b>Total:</b>	<b>3</b>
<b>Owners</b>	
0 - 30% of MFI	6
31 - 60% of MFI	3
61 - 80% of MFI	3
<b>Total:</b>	<b>12</b>

**13. NEIGHBORHOOD REVITALIZATION STRATEGIES**

Abington Township does not have a Neighborhood Revitalization Strategy Area.





## **Q. ANTIPOVERTY STRATEGY**

### **1. PERSONS LIVING BELOW POVERTY LEVEL**

During the Township's FY 2012 CDBG Program, the Township continued to improve its working relationship with the various social service agencies in the area and throughout Montgomery County. The Township continues to support these agencies in their applications for funds under the SuperNOFA. The Township continued to support economic development to provide new job opportunities for unemployed and underemployed persons in Abington. During this CAPER period, Abington Township assisted in the creation of five (5) part-time jobs from previous year's funding through the Business Improvement/Development Program. One (1) part time job was a yoga instructor and the other four (4) were restaurant workers.

In addition, the Township funds the Roslyn Boys and Girls Club Summer Recreation and After School program to provide a safe, and very reasonable childcare which enables people to work and not have to expend large portions of their salaries on after school or summer care programs.



## **R. NON-HOMELESS SPECIAL NEEDS**

### **1. ACTIONS TO ADDRESS NON-HOMELESS SPECIAL NEEDS**

The following activities were implemented during the FY 2012 program year to address non-homeless special needs:

- Elderly & Frail Elderly Housing (9 Households Served)
  - Funding for the Rental Rehabilitation Program
  - Funding for the Owner-Occupied Rehabilitation Program
- Elderly & Frail Elderly Supportive Service (0 Persons Served)
  - No projects in 2012.
- Disabled Supportive Services (0 Persons Served)
  - No projects in 2012.
- Alcohol and/or Drug Addicted Services (0 Persons Served)
  - No projects in 2012.
- Persons with HIV/AIDS (0 Persons Served)
  - No projects in 2012.



## **S. SPECIFIC HOPWA OBJECTIVES**

Abington Township did not receive a grant under the Housing Opportunities for People with AIDS (HOPWA) Program since the Township was not an entitlement community in FY 2012.



## **T. SECTION 3 REPORTS**

Attached is the HUD 2516 Form for Contract and Subcontract Activities for the CDBG Program for Abington Township.



## U. IDIS REPORTS

Attached are the following U.S. Department of Housing and Urban Development (HUD) Reports from IDIS for FY 2012 for the period between October 1, 2012 through September 30, 2013.

The following reports are:

- IDIS Report PR26 - CDBG Financial Summary
- IDIS Report PR01 - HUD Grants and Program Income report
- IDIS Report PR02 - List of Activities
- IDIS Report PR03 - Activity Summary Report
- IDIS Report PR06 - Summary of Consolidated Plan Projects
- IDIS Report PR23 - Summary of Accomplishments