

TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

**WEDNESDAY, NOVEMBER 5, 2025
6:45 PM (Approximately)**

Chairperson: Maggie Epstein

Vice Chairperson: Andrew Gavrin, Ray Courtney

AGENDA

1. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**
2. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**

Consider for recommendation to the Board of Commissioners approval to add \$10,000 to the staff approved emergency project expense of \$25,000 for a total of \$35,000 (excluding lead related work) to bring this home in Narberth to minimum standards pursuant to CDBG regulations.

PUBLIC COMMENT

ATTACHMENT(S):

[10-31-2025 GCD Agenda Issue Briefing - Narberth.docx](#)

[11-5-2025 Narberth GCD Agenda GRC form.docx](#)

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: CDBG Residential Rehabilitation Program - Fund Limit Waiver

Prepared By: Emily Crane, Community Development Technician

Date: October 31, 2025

I. Action to Be Considered by The Board:

Approve adding \$10,000 to the staff approved emergency project expense of \$25,000 for a total of \$35,000 (excluding lead related work) to bring this home in the Lower Merion portion of Narberth to minimum standards pursuant to Community Development Block Grant (CDBG) regulations.

II. Why This Issue Requires Board Consideration:

The Lower Merion Township CDBG Residential Rehabilitation program requires staff to obtain approval from the Board of Commissioners when an Emergency Residential Rehabilitation project funded with CDBG funds exceeds \$25,000.

III. Current Policy or Practice (If Applicable):

Approval from the Board of Commissioners is required for Emergency Residential Rehabilitation projects exceeding the \$25,000 base threshold for expenditures.

IV. Other Relevant Background Information:

This single-family home in the Lower Merion portion of Narberth needs a new roof, structural repair of front porch, and various interior repairs.

V. Impact on Township Finances:

There is no impact to the Township's finances. All funds are federal CDBG funds.

VI. Staff Recommendation:

Staff recommends that the Board of Commissioners approve the additional funding request.

BUILDING AND PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION

TO: GRANTS REVIEW COMMITTEE (GRC)

FROM: Emily Crane, Community Development Technician

DATE: October 31, 2025

SUBJECT: Request approval of funds for CDBG Housing Rehabilitation

DESCRIPTION: Narberth (50%) Income; Ward 2

SUMMARY: This single-family home in Narberth needs a new roof, structural repair of front porch, and various interior repairs.

Total Project Cost (Excluding lead related work)			\$35,000
Roofing		\$27,000	
General Contractor		\$5,500	
Engineer Fee			
Lead Abatement	\$5,000		
Relocation			
Contingency		\$2,500	

Pre-Approved Source of Funds			
Staff Approved	\$25,000		
Grants Review committee			
Pre-Approved Funds Subtotal			\$25,000
Additional funding requested from Board of Commissioners			\$10,000

CDBG STAFF REVIEW COMMITTEE:

DATE: _____

BOARD OF COMMISSIONERS APPROVAL: _____



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**

Consider for recommendation to the Board of Commissioners approval to add \$34,500 to the staff approved emergency project expense of \$25,000 for a total of \$59,500 to bring this home in Bryn Mawr to minimum standards pursuant to CDBG regulations.

PUBLIC COMMENT

ATTACHMENT(S):

[10-31-2025 GCD Agenda Issue Briefing - Bryn Mawr.docx](#)

[11-5-2025 Bryn Mawr GCD Agenda GRC form.docx](#)

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: CDBG Residential Rehabilitation Program - Fund Limit Waiver

Prepared By: Emily Crane, Community Development Technician

Date: October 31, 2025

I. Action to Be Considered by The Board:

Approve adding \$34,500 to the staff approved emergency project expense of \$25,000 for a total of \$59,500 to bring this home in Bryn Mawr to minimum standards pursuant to Community Development Block Grant (CDBG) regulations.

II. Why This Issue Requires Board Consideration:

The Lower Merion Township CDBG Residential Rehabilitation program requires staff to obtain approval from the Board of Commissioners when an Emergency Residential Rehabilitation project funded with CDBG funds exceeds \$25,000.

III. Current Policy or Practice (If Applicable):

Approval from the Board of Commissioners is required for Emergency Residential Rehabilitation projects exceeding the \$25,000 base threshold for expenditures.

IV. Other Relevant Background Information:

This single-family home in Bryn Mawr needs extensive lead remediation, a new roof, structural re-build of back porch, a new boiler, and various interior repairs.

V. Impact on Township Finances:

There is no impact to the Township's finances. All funds are federal CDBG funds.

VI. Staff Recommendation:

Staff recommends that the Board of Commissioners approve the additional funding request.

BUILDING AND PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION

TO: GRANTS REVIEW COMMITTEE (GRC)

FROM: Emily Crane, Community Development Technician

DATE: October 31, 2025

SUBJECT: Request approval of funds for CDBG Housing Rehabilitation

DESCRIPTION: Bryn Mawr (50%) Income; Ward 6

SUMMARY: This single-family home in Bryn Mawr needs extensive lead remediation, a new roof, structural re-build of back porch, a new boiler, and various interior repairs.

Total Project Cost (Excluding lead related work)			\$59,500
Roofing		\$25,000	
General Contractor		\$15,000	
HVAC		\$9,500	
Lead Abatement	\$25,000		
Relocation	\$5,000		
Contingency	,	\$10,000	

Pre-Approved Source of Funds			
Staff Approved	\$25,000		
Grants Review committee			
Pre-Approved Funds Subtotal			\$25,000
Additional funding requested from Board of Commissioners			\$34,500

CDBG STAFF REVIEW COMMITTEE:

DATE: _____

BOARD OF COMMISSIONERS APPROVAL: _____