

TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

**WEDNESDAY, MAY 13, 2026
6:00 PM (Approximately)**

Chairperson: Craig Timberlake

Vice Chairperson: Maggie Epstein, Michael Daly

AGENDA

1. SECOND PUBLIC HEARING ON 2026-2027 CDBG ANNUAL ACTION PLAN DRAFT BUDGET



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **SECOND PUBLIC HEARING ON 2026-2027 CDBG ANNUAL ACTION PLAN DRAFT BUDGET**

The Committee will hold a second public hearing to obtain the views of citizens and local organizations on the Township's housing and community development needs and recommendations for activities to fund in the Township's 2026-2027 Fund Year 52 Community Development Block Grant (CDBG) Draft Annual Action Plan Budget. After closing the public hearing, staff will seek input from the Committee on whether to make any amendments to the proposed CDBG Action Plan Budget.

PUBLIC COMMENT

ATTACHMENT(S):

[Issue Briefing](#)

[FY 2025-2029 Priority Needs and Goals](#)

[FY52 CDBG Proposed Funding Budget](#)

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: **Citizens Participation on Housing and Community Development Needs in the Township's Draft Fiscal Year 2026-2027 Annual Action Plan and Budget**

Prepared By: Emily Crane, Community Development Technician

Date: **May 8, 2026**

I. Action To Be Considered By The Board: This is a public hearing and no action is required at this time. HUD regulations require a second public hearing to obtain public comment on the proposed Community Development Block Grant (CDBG) Annual Action Plan for 2026-2027. Although no formal action is required at this time, staff is seeking input from the Board after receiving public comment about any potential changes to the draft budget. This will provide staff with time to make the changes prior to considering adoption of the Action Plan in June.

II. Why This Issue Requires Board Consideration:
Federal regulations require the Township to hold two public hearings to obtain public comment on the proposed Annual Action Plan. The Board of Commissioners are required to adopt a budget Resolution and submit the application to HUD for funding allocation by June 19, 2026.

III. Current Policy Or Practice (If Applicable): The Board is required to comply with HUD regulations in accordance with the Township's Citizens Participation Plan to obtain funding allocation for 2026-2027.

IV. Other Relevant Background Information: Activities considered for funding are required to meet one of three national objectives and eligibility requirements through HUD's CDBG program. The three National Objectives are:

1. Benefit to low- and moderate- income (LMI) persons
2. Aid in the prevention or elimination of slums or blight
3. Meet a need having a particular urgency (referred to as urgent need)

The Draft Action Plan and Budget have been published and are available for public review for the minimum 30-day period beginning May 4, 2026. The grant funds for the 2026-2027 budget year are \$1,000,839 (\$969,839 in allocation and \$31,0001 in FY 2025 Program Income)

The spreadsheet attached to this Issue Briefing includes the staff-proposed Draft 2026-2027 CDBG Annual Action Plan Budget. This spreadsheet provides the different categories of funding with the totals on the last page.

HUD regulations allow the use of previous year's program income to increase total funding during the following year. The regulations also allow increased spending based on the previous year's program income on the categories that are capped. Spending on Public Services is capped at 15% of the annual funding allocation. However, the Township is permitted to increase Public Service spending in any given year to include up to 15% of the program income from the previous year. The draft budget includes a recommended increase in funding to the Public Service Category in the upcoming year as result of this program income.

If the Grants Committee proposes any changes to the draft budget, it is recommended that they be made prior to the close of the June 3, 2026 Grants & Community Development Committee meeting to provide staff enough time to prepare the final budget package for consideration for approval by the Board of Commissioners on June 10 and submission to HUD by the June deadline.

- V. **Impact On Township Finances:** The Federal CDBG funds assist the Township to meet the public service needs, physical improvements and economic development for the community and reduce the need to use local funding sources to provide these services.

- VI. **Staff Recommendation:** Staff asks that the Board provide staff with direction on any amendments to be included in the proposed CDBG budget. The Board will be required to adopt the CDBG Action Plan budget as proposed at the June 10, 2026 Board of Commissioners meeting.



TOWNSHIP OF LOWER MERION, PA FY 2025-2029 CONSOLIDATED PLAN SUMMARY OF PRIORITIES AND GOALS

The Township of Lower Merion, Pennsylvania's FY 2025-2029 Five-Year Consolidated Plan serves as a consolidated planning document, an application, and a strategic plan for the Township's Community Development Block Grant (CDBG) Program. The Five-Year Consolidated Plan proposes six (6) priorities to address the housing, community development and economic development needs in the Township of Lower Merion. These priorities and subsequent goals to address them are as follows:

Housing Priority – (HSP)

Priority Need: There is a need to improve the quality and increase the supply of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.

Goals: The following housing goals are proposed to address this priority:

- **HSP-1 Homeownership** – Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling certification.
- **HSP-2 Housing Construction** – Increase the supply of decent, safe, sound, and accessible housing that is affordable for owners and renters in the Township through new construction and the rehabilitation of existing buildings.
- **HSP-3 Owner-occupied Housing Rehabilitation** – Provide financial assistance for low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
- **HSP-4 Renter-occupied Housing Rehabilitation** – Provide financial assistance for landlords to rehabilitate housing units and support new residential rental development for low- and moderate-income tenants.

Homeless Priority – (HMP)

Priority Need: There is a need for housing and support services for homeless persons and persons who are at-risk of becoming homeless.

Goals: The following homeless goals are proposed to address this priority:

- **HMP-1 Operation/Support** – Support the Continuum of Care and its homeless providers in the operation of housing and support services for the homeless and persons who are at-risk of becoming homeless.
- **HMP-2 Prevention and Re-Housing** – Support the Continuum of Care and its homeless providers in the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

Other Special Needs Priority – (SNP)

Priority Need: There is a continuing need for affordable housing, services, and facilities for the elderly, frail elderly, persons with disabilities, the developmentally delayed, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Goals: The following special needs goals are proposed to address this priority:

- **SNP-1 Housing** – Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, the developmentally delayed, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- **SNP-2 Social Services** – Support social service programs and facilities for the elderly, frail elderly, persons with disabilities, the developmentally delayed, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
- **SNP-3 Accessibility** – Promote and assist in making reasonable accommodations and accessibility improvements in housing for homeowners and renters, as well as making public facilities and infrastructure compliant with Federal, State, and local Laws.

Community Development Priority – (CDP)

Priority Needs: There is a need to improve public and community facilities, infrastructure, social services, food program, healthcare, public safety, clearance/demolition, and improve the quality of life for all residents of the Township.

Goals: The following community development goals are proposed to address this priority:

- **CDP-1 Community Facilities** – Improve parks, recreational facilities, trails, bikeways, public and community facilities through rehabilitation, modifications for accessibility and new construction in the Township.

- **CDP-2 Infrastructure Improvements** – Improve public infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, slopes, bridges, curbs, walkways, waterlines, sewer lines, storm drainage, sanitary sewers, retaining walls, lighting enhancements, etc.
- **CDP-3 Accessibility Improvements** – Remove and eliminate architectural barriers and make ADA accessibility improvements to public and community facilities and infrastructure.
- **CDP-4 Public Services** – Promote and where feasible assist providers to enhance public service programs such as subsistence aid, nutrition, transportation, community well-being, etc., including programs for youth, the elderly, disabled, and low- and moderate-income persons.
- **CDP-5 Public Safety** – Improve public safety facilities, equipment, crime prevention programs, community policing, and ability to respond to emergency situations.
- **CDP-6 Clearance/Demolition** – Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures in the Township.

Economic Development Priority – (EDP)

Priority Need: There is a need to increase employment, job training, technical assistance, work force development, and economic empowerment of low- and moderate-income residents in the Township.

Goals: The following economic development goals are proposed to address this priority:

- **EDP-1 Employment** – Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, including summer youth employment programs.
- **EDP-2 Financial Assistance** – Support business and commercial growth through expansion, rehabilitation, and new development by means of technical assistance programs and low interest loans.
- **EDP-3 Redevelopment Program** – Plan and promote the development, redevelopment and revitalization of economically distressed areas of the Township.

Administration, Planning, and Management Priority – (AMP)

Priority Need: There is a continuing need for sound planning, administration, management, and oversight of Federal, State, and local funded programs.

Goals: The following administration, planning, and management goals are present to address this priority:

- **AMP-1 Overall Coordination** – Provide program management and oversight for the successful administration of Federal, State, and local funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports, environmental review and clearance, fair housing, and compliance with all Federal, State, and local laws and regulations.
- **AMP-2 Special Studies/Management** – Provide and utilize funds to assist with the development of special studies, plans, and management activities related to these activities.
- **AMP-3 Fair Housing** – Provide funds for training, education, outreach, to promote affirmatively further fair housing in the Township.

APPLICATION REQUESTS AND PROPOSED FUNDING FOR CDBG PROGRAM THROUGH LMT
FUND YEAR 52 (2026-2027)

*The Township's CDBG allocation for Fund Year 52 (July 1, 2026 thru June 30, 2027) is **\$969,839**.
The proposed budget is **\$1,000,839**, and includes **\$31,000** in Program Income from FY 2025.
Previous year's allocation was \$966,616*

<u>ADMINISTRATION & PLANNING</u>						
ACTIVITY for Program Year 52 (2026-2027) Prosposed Budget	AGENCY	COMMENTS	LAST YEAR'S REQUESTED FUNDING	LAST YEAR'S FUNDED AMOUNT	2026 REQUESTED AMOUNT	2026 RECOMMEND ED FUNDING
CDBG Administration	LMT	CDBG staff salaries, expenses, professional services, advertising	170,000	169,823	170,000	170,000
Lower Merion Affordable Housing	LMAH	Non-Profit supporting affordable housing in the Township	30,000	15,000	30,000	15,000
Fair Housing Rights Assistance for Lower Merion	Housing Equality Center of PA	Seminars, workshops, complaints, housing outreach-agency in Montco	8,500	8,500	8,500	8,500
ADMINISTRATION TOTAL		20% Admin CAP per HUD \$193,967			\$208,500	\$193,500

APPLICATION REQUESTS FOR CDBG FUNDING THROUGH LMT
FUND YEAR 52 (2026-2027)

<u>PUBLIC SERVICES</u>						
ACTIVITY for Program Year 52 (2026-2027) Proposed Budget	AGENCY	COMMENTS	LAST YEAR'S REQUESTED FUNDING	LAST YEAR'S FUNDED AMOUNT	2026 REQUESTED AMOUNT	2026 RECOMMEND ED FUNDING
Ardmore Avenue Community Center -partially fund staff salaries	LMT Parks & Recreation	Adult and Youth group activities in low to moderate income area	110,000	88,492	125,000	78,500
Mini Bus Program-partial funding for driver's salary	LMT Parks & Recreation	Provides transportation for senior citizens, youth and adults with mental and physical challenges to various cultural, social and recreational trips	10,000	3,500	10,000	4,000
Escort Driver - partially fund driver service	ElderNet	Provides cab rides when volunteers are not available to help the elderly	4,000	2,000	4,000	2,500
Care Management & Clerical Assistance-fund partial salary	ElderNet	Social worker works with elderly & disabled residents	15,000	8,000	12,000	10,000
Senior Center in Ardmore -fund program services	PALM-Positive Aging in LM	Instructional programs-seniors	23,000	8,000	26,000	10,000
New Horizons Senior Center-fund partial salary Program Coordinator	New Horizons Senior Center	Presumed benefit seniors	15,500	6,000	7,500	7,000
Domestic Violence Satellite Office in Bryn Mawr -fund partial rent payment	Women's Center of Montgomery County	Presumed benefit abused victims	4,000	4,000	4,000	5,000
Neighbors Helping Neighbors on the Main Line -fund Food Security	NHN	Food Insecurity	16,950	8,000	15,000	10,000
Riverbend Environmental Center	Riverbend	Day Camp Scholarship Support	0	0	10,000	10,000
Meals on Wheels-fund no cost meals	Meals on Wheels	Expansion of number of no cost meals delivered	8,840	8,000	8,840	10,000
JCC-fund program services	JCC	Expansion of Classes for Seniors	10,000	8,000	15,000	10,000
Legal Aid-fund free legal clinics	ELA	Expansion of free legal Services	10,000	8,000	10,000	10,000
Surrey Services-fund job training	Surrey Services	Job Training	10,000	8,000	10,000	10,000
Joyful Learning Project	Joyful Learning	Scholastic Support	0	0	7,000	0
PUBLIC SERVICES TOTAL		15% Public Service cap on allocation - \$145,475. Public Service cap with 2025 Program Income increase - \$177,616			\$264,340	177,000

APPLICATION REQUESTS FOR CDBG FUNDING THROUGH LMT
FUND YEAR 52 (2026-2027)

<u>PUBLIC WORKS</u>						
ACTIVITY for Program Year 52 (2026-2027) Prosposed Budget	AGENCY	COMMENTS	LAST YEAR'S REQUESTED FUNDING	LAST YEAR'S FUNDED AMOUNT	2026 REQUESTED AMOUNT	2026 RECOMMEND ED FUNDING
Accessibility: Curb Cuts includes engineering , construction and PENNDOT reviews	Public Works	Remaining money from previous years is available and can be used together with current funding.	200,000	144,000	200,000	125,000
PUBLIC WORKS TOTAL					\$200,000	\$125,000

<u>HOUSING</u>						
ACTIVITY for Program Year 52 (2026-2027) Prosposed Budget	AGENCY	COMMENTS	LAST YEAR'S REQUESTED FUNDING	LAST YEAR'S FUNDED AMOUNT	2026 REQUESTED AMOUNT	2026 RECOMMEND ED FUNDING
Res.Rehab Program Soft Costs	LMT	Pays for salary, risk assessor, temporary relocations expesnes, lead and roof inspections	20,000	20,000	30,000	30,000
Residential Rehab Program	LMT	Hard construction costs includes lead paint hazards and staff salaries	300,000	299,301	315,000	310,339
Housing Development- Home Purchase Program	LMT/LMAH	Funds to Purchase-Sell a home to low to moderate income families/assist LMAH	165,000	165,000	165,000	165,000
HOUSING TOTAL					\$510,000	\$505,339

TOTAL REQUESTS FOR FUNDING					\$1,182,840	\$1,000,839
<i>The Township's CDBG allocation for Fund Year 52 (July 1, 2026 thru June 30, 2027) is \$969,839 . Previous year's fund allocation was \$966,616. The proposed budget is \$ 1,000,839 , and includes \$31,000 in Program Income from FY 2025.</i>						
15% Public Services		HUD imposed funding cap-\$177,616	Cap includes 15% of program income funds from 2025 (\$214,273)			
20% Administration		HUD imposed funding cap- \$193,967				