

TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

**WEDNESDAY, JUNE 3, 2026
6:30 PM (Approximately)**

Chairperson: Craig Timberlake

Vice Chairperson: Maggie Epstein, Michael Daly

AGENDA

1. **RESOLUTION - ADOPTION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ANNUAL ACTION PLAN FOR YEAR LII (2026-2027)**



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **RESOLUTION - ADOPTION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN FOR YEAR LII (2026-2027)**

Consider for recommendation to the Board of Commissioners adoption of a Resolution for the adoption of the CDBG Annual Action Plan for Year LII (2026-2027) in the amount of \$1,000,839, and the filing of Fund Year LII CDBG application including all Assurance and Certifications therein.

PUBLIC COMMENT

ATTACHMENT(S):

[Issue Briefing](#)

[Resolution](#)

[CDBG Funding Budget](#)

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: **Adoption of the Fiscal Year 2026-2027 Annual Action Plan for Community Development Block Grant (CDBG) Funded Activities**

Prepared By: **Emily Crane, Community Development Technician**

Date: **May 29, 2026**

- I. Action to be Considered By the Board:** Adopt a Resolution approving the CDBG Annual Action Plan for Year LII (2026-2027) in the amount of \$1,000,839, and the filing of Fund Year LII CDBG application including all assurances and certifications contained therein.
- II. Why This Issue Requires Board Consideration:**
Federal regulations require the Township to hold two public hearings and approve a resolution adopting the CDBG Annual Action Plan before submitting the application to the U.S. Department of Housing and Urban Development (HUD) to obtain the Township's CDBG funding allocation.
- III. Current Policy or Practice (If Applicable):** N/A
- IV. Other Relevant Background Information:**
The Board of Commissioners held the public hearings required by HUD in February and May and is required to adopt the CDBG Annual Action Plan and submit it to HUD no later than August 15, 2026 to obtain the Township's CDBG funding allocation.
- V. Impact On Township Finances:** The Federal CDBG funds supplement Township funds used to supply services to people of low to moderate income in the community and rehabilitation of public facilities.
- VI. Staff Recommendation:** Staff recommends adoption of the resolution approving the FY 2026-2027 Annual Action Plan.

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

WHEREAS, the Township of Lower Merion is entitled to receive Federal financial assistance under the provisions of the Housing and Community Development Act of 1974, PL 93-383, as amended; and,

WHEREAS, to secure such financial assistance, it is necessary to file an Annual Action Plan for Fiscal Year 2026-2027 with the Department of Housing and Urban Development; and,

WHEREAS, the Housing and Community Development Act of 1974, as amended, requires each municipality to give certain assurances with respect to the Community Development Block Grant funds:

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Township's Community Development Block Grant Annual Action Plan (2026-2027) attached hereto and made a part hereof, dated June 3, 2026 is hereby approved.
2. The Township Manager of the Township of Lower Merion is hereby authorized as follows:
 - (a) to file said Plans and amendments with the Department of Housing and Urban Development (HUD); and
 - (b) to serve as authorized representative of the Township of Lower Merion in connection with the Community Development Block Grant Program and to provide such additional information as may be required.
3. The Secretary of the Department of Housing and Urban Development be, and hereby is, assured of full compliance by the Township of Lower Merion to the assurances attached thereto and made a part hereof.

RESOLVED, this day of , 2026.

**BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION**

By: _____
Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary

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				