



ABINGTON TOWNSHIP, PENNSYLVANIA

FY 2025-2029 FIVE YEAR CONSOLIDATED PLAN AND FY 2025 ANNUAL ACTION PLAN

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)**



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TOWNSHIP OF ABINGTON

Montgomery County, Pennsylvania

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Abington Township is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-530.1 et seq. (Source: <https://www.hudexchange.info/programs/cdbg-entitlement>)

In compliance with HUD regulations, the Township must prepare a Consolidated Plan every five years to assess its affordable housing, community development, economic development, and strategic planning needs. The needs and priorities identified in the Consolidated Plan are addressed annually through the Annual Action Plans which present what specific activities the Township will accomplish with CDBG and other funding sources. To complete the CDBG program year, the Township reports annually on the progress it has made toward its Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER). Abington Township prepared its Five Year Consolidated Plan covering the period of FY 2025, beginning October 1, 2025, through FY 2029, ending September 30, 2030.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The concept of the Consolidated Plan is to serve as a strategic planning document for the Township to make data-based, market-driven housing and community development decisions. Abington Township's FY 2025-2029 Five Year Consolidated Plan proposes the following five (5) strategies to address the priority needs identified in the Township.

Housing Strategy Priority Need

There is a need for decent, safe, and sanitary housing that is affordable and accessible to homebuyers, homeowners, and renters.

Goals:

- **HS-1 Housing Support** – Assist low- and moderate-income households to access decent, safe, and sanitary housing that is affordable and accessible through housing counseling, housing navigator services, rental assistance, and down payment/closing cost assistance.
- **HS-2 Housing Construction** – Encourage the acquisition and construction of new housing that is affordable and accessible.
- **HS-3 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters, and special needs households in the Township by addressing maintenance issues, code violations, emergency repairs, accessibility, and home modifications.

Homeless Strategy Priority Need

There is a need for housing and supportive services for the homeless and those at risk of becoming homeless.

Goals:

- **HO-1 Housing** – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, rapid rehousing, utility support, rental assistance, permanent supportive housing, and other permanent housing opportunities.
- **HO-2 Operation/Support** – Assist partners operating housing or providing supportive services for the homeless and those at risk of becoming homeless.

Community Development Strategy Priority Need

There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.

Goals:

- **CD-1 Community Facilities and Infrastructure** – Improve the Township's public facilities and infrastructure, and spaces that serve the special needs population through acquisition, rehabilitation, reconstruction, and new construction.
- **CD-2 Public Services and Safety** – Improve and enhance public services, public safety, recreational programs, and supportive service programs for persons with special needs.

- **CD-3 Connectivity** – Improve connectivity throughout the Township and surrounding municipalities through physical, visual, transportation, and accessibility improvements.
- **CD-4 Clearance/Demolition** – Remove and eliminate slum and blighting conditions in the Township through code enforcement, clearance, and demolition.

Economic Development Strategy Priority Need

There is a need to encourage employment and economic opportunities in the Township.

Goals:

- **ED-1 Employment and Development** – Support and encourage job creation, job retention, job training opportunities, business and commercial growth, and redevelopment of vacant commercial and industrial sites and buildings.
- **ED-2 Financial Assistance** – Support and encourage new economic development through local, state, and federal tax incentives and programs such as: Tax Incremental Financing (TIF); Tax Abatement (LERTA); Payment in Lieu of Taxes (Pilot); Enterprise Zones/Entitlement Communities; Section 108 Loan Guarantees; Economic Development Initiative (EDI) funds; etc.

Administration, Planning, and Management Strategy Priority Need

There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- **AM-1 Overall Coordination** – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

3. Evaluation of past performance

Annually, Abington Township prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the previous program year CAPERs are available for review at the Township's Department of Community Development.

The FY 2023 CAPER, which was the fourth CAPER for the FY 2020-2024 Five Year Consolidated Plan, was approved by HUD in a letter dated February 13, 2025. In the FY 2023 CAPER, the Township expended 100% of its CDBG funds to benefit low- and moderate-income persons. The

Township expended 0.09% of its funds during the FY 2023 CAPER period on public service, which complies with the 15% regulatory cap. The Township committed 0.00% of its FY 2023 CDBG funds during this CAPER period on Planning and Administration, which complies with the 20% regulatory cap. The Township's expenditure ratio at the end of the FY 2023 CAPER period was 1.5, which complies with HUD guidance and is below the 1.5 expenditure ratio maximum. An expenditure ratio over 1.5 could mean the Township held too much funding in its line of credit and was not spending in a timely manner.

The Township did not have any substantial amendments to their Annual Action Plans or Five Year Consolidated Plan.

4. Summary of citizen participation process and consultation process

Abington Township prepared the Consolidated Plan and Annual Action Plan in compliance with the Township's Citizen Participation Plan. The Township held a Needs Public Hearing on April 30, 2025. The public hearing provided residents and stakeholders with the opportunity to discuss the Township's CDBG program and offer their suggestions on program priorities and projects. The Needs Public Hearing advertisement was published in The Times Chronicle on April 20, 2025. The Township held a pre-application meeting for prospective entitlement fund applicants in conjunction with the Needs Public Hearing on April 30, 2025. Funding applications were due on May 23, 2025 and reviews were completed by May 30, 2025.

A "draft" of the Consolidated Plan and FY 2025 Annual Action Plan was placed on public display at the following locations for review:

- Abington Township Municipal Office, 1176 Old York Road, Abington, PA 19001
- Abington Township website (www.abingtonpa.gov/departments/community-development)

A newspaper notice announcing that the "draft" plan was available for review was published in The Times Chronicle, the newspaper of general circulation in the area, on June 8, 2025. The "draft" plan was on display for a period of 30-days starting on June 9, 2025, and ended on July 9, 2025.

The Second Public Hearing was held on June 17, 2025, to discuss the proposed plans. All comments were accepted in their entirety. The Five Year Consolidated Plan and Annual Action Plan were electronically submitted through HUD's online IDIS system prior to August 16, 2025.

Additionally, the Township developed and disseminated three (3) online surveys at the following addresses:

- <https://www.surveymonkey.com/r/AbingtonCDBG2025-2029>
- <https://es.surveymonkey.com/r/AbingtonESPCDBG2025-2029>

- <https://www.surveymonkey.com/r/AbingtonStakeholderCDBG2025-2029>

5. Summary of public comments

Abington Township held its Needs Public Hearing on April 30, 2025. The following comments were received:

- There is a need to support households through food pantry activities/access to healthy foods.

Abington Township held its Second Public Hearing on June 17, 2025. No comments were received at the public hearing and during the draft plan display period.

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

The surveys were live from March 17, 2025 until May 31, 2025. There was a total of 181 responses. The survey results included the following issues: Lack of affordability; Housing rehabilitation needed; Playground equipment improvements; Need for walking/biking trails; Park improvements; Street, curbs, and sidewalk improvements; Concerns over crimes and drugs; Lack of job opportunities; Lack of childcare; Walkability issues; Vacant commercial properties; and Overgrown properties.

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

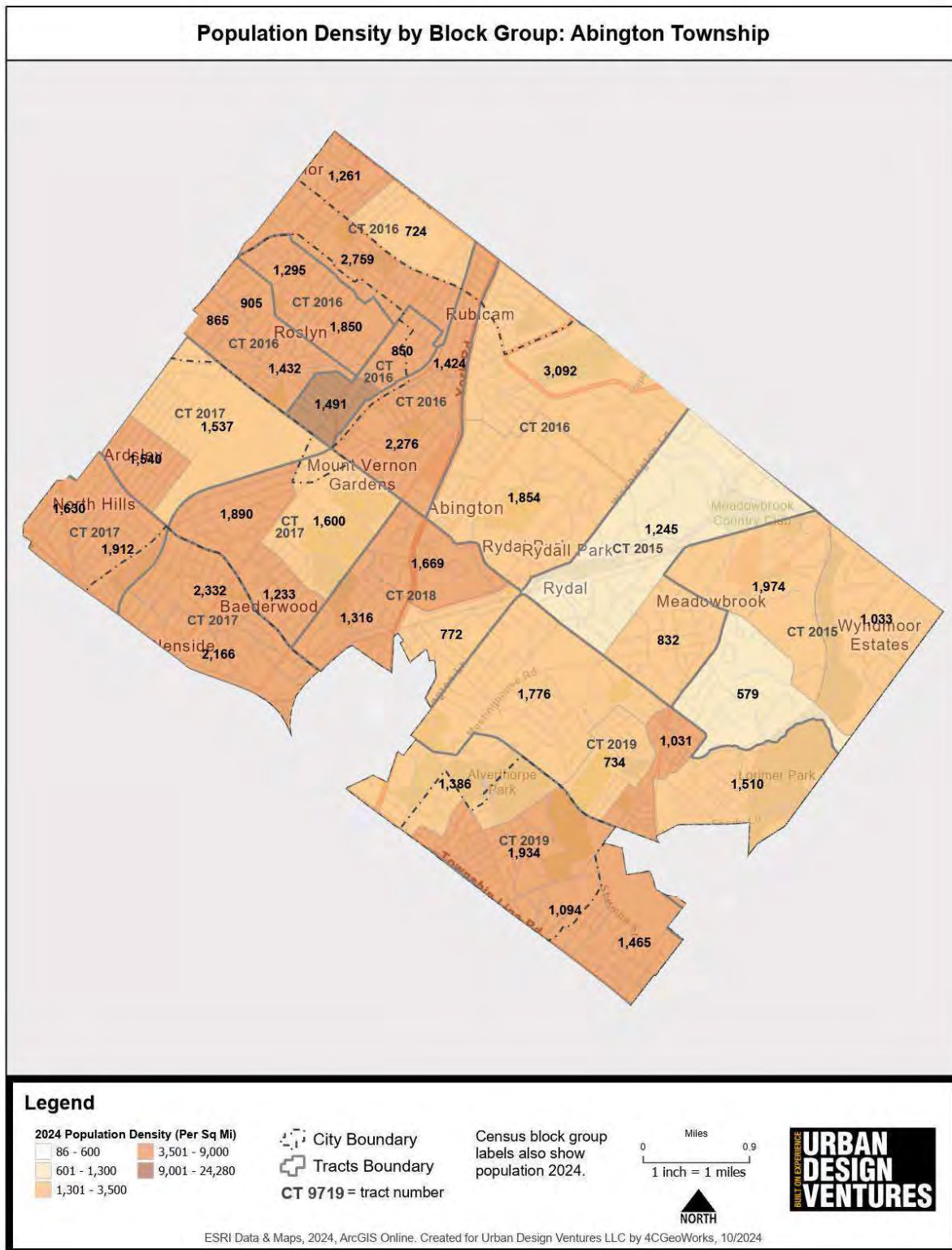
All comments and suggestions were incorporated into this plan.

7. Summary

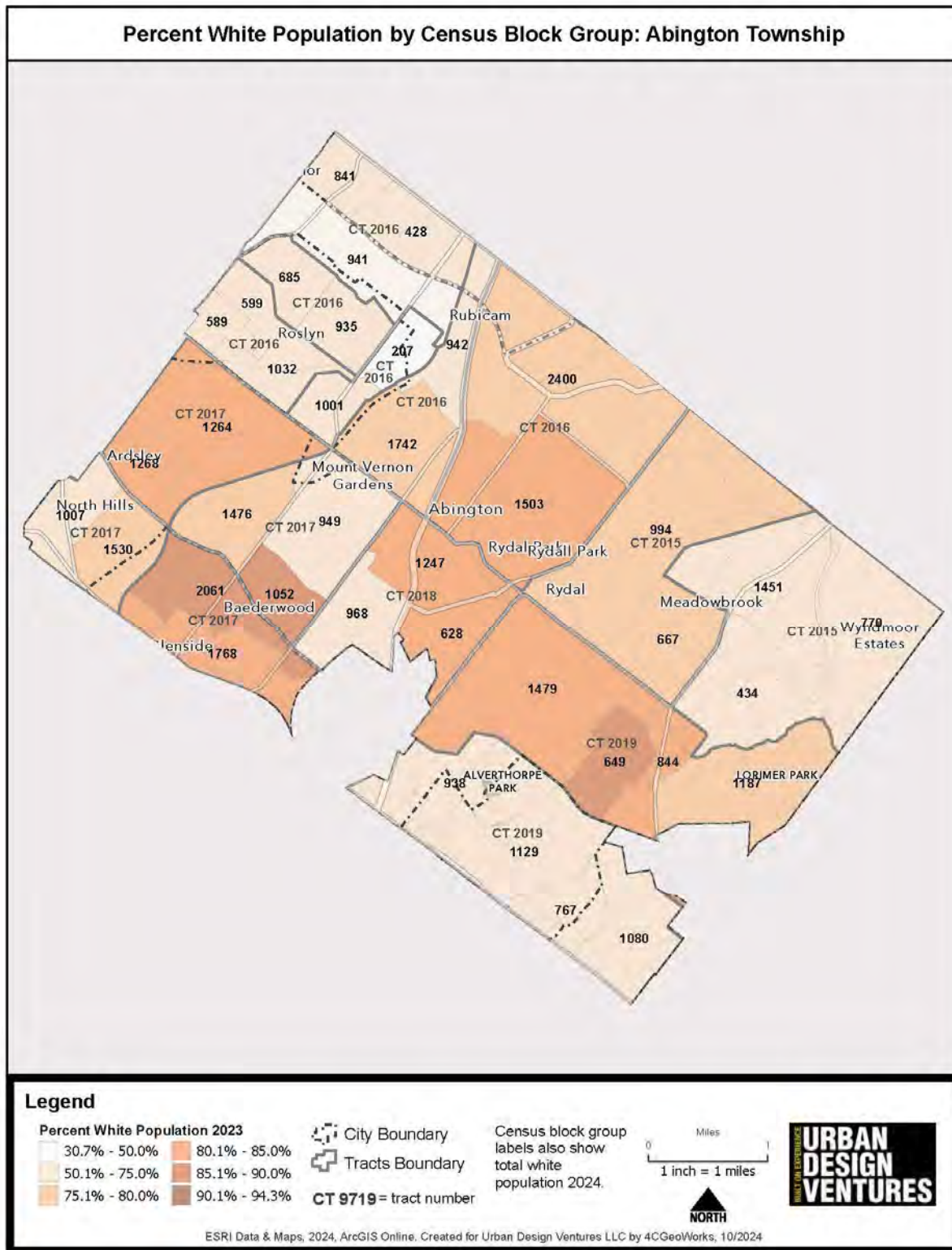
The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in Abington Township, to create a suitable and sustainable living environment, and to address the housing and community development needs of the Township. The Five Year Consolidated Planning process obligates the Township to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The Township will use the Consolidated Plan's goals and strategies to allocate CDBG funds over the next five (5) years, as well as provide direction to partners addressing the housing and community development needs of low- and moderate-income persons. HUD will evaluate the Township's performance under the Five Year Consolidated Plan against these goals.

The following maps are attached that highlight the demographic, economic, and housing trends in Abington:

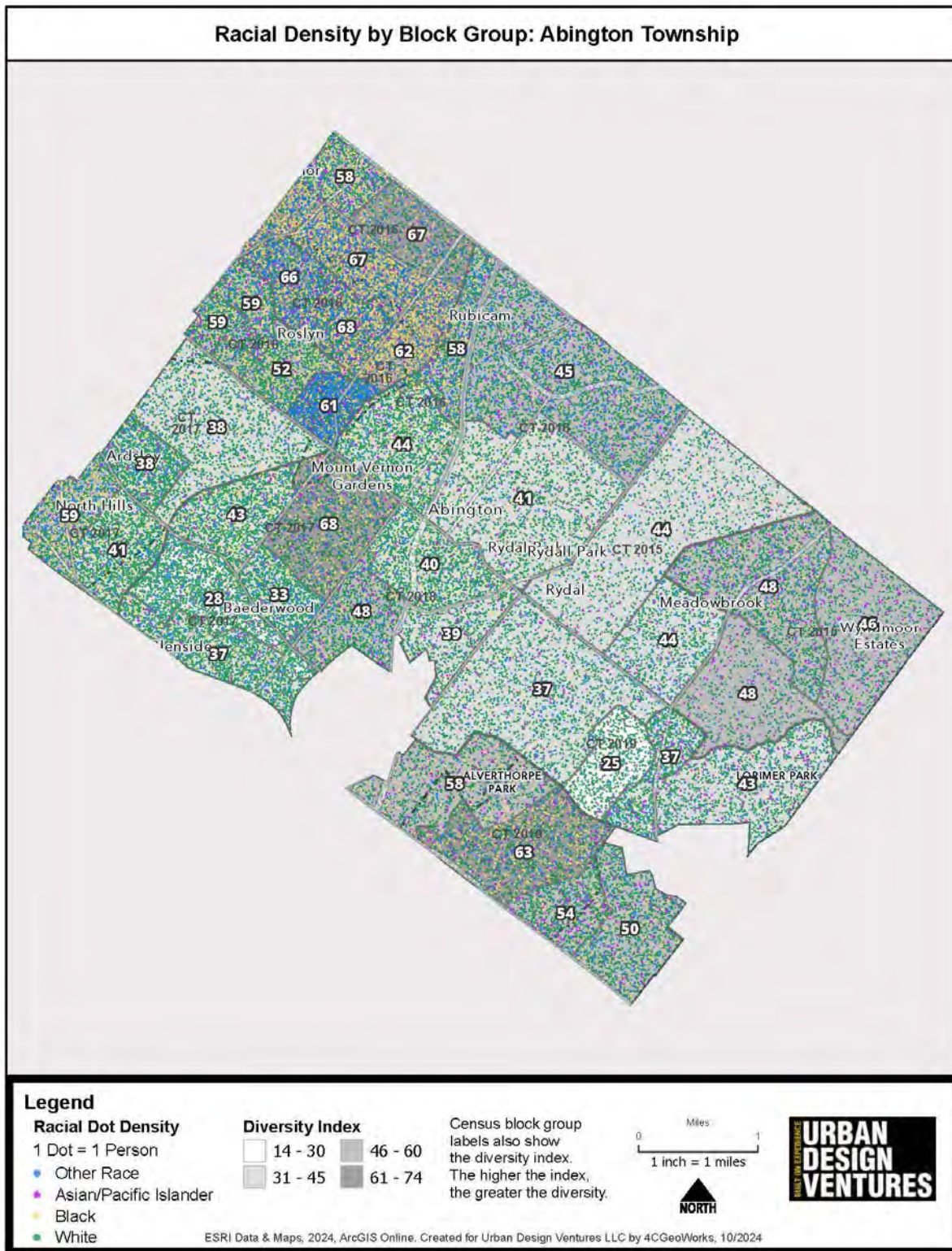
1. Population Density by Block Group
2. Percent White Population by Block Group
3. Racial Density by Block Group
4. Percent Hispanic Population by Block Group
5. Percent Minority Population by Block Group
6. Percent Population Age 65 and Over by Block Group
7. Total Housing Units by Block Group
8. Percent Owner Occupied Housing Units by Block Group
9. Percent Renter Occupied Housing Units by Block Group
10. Percent Vacant Housing Units by Block Group
11. Low- and Moderate-Income Percentage by Block Group
12. Low- and Moderate-Income and Minority Percentage by Block Group
13. Commercial Hot Spots
14. Percent Owner Occupied Housing Units with No Vehicles
15. Percent of Households with Income Below Poverty Level by Block Group



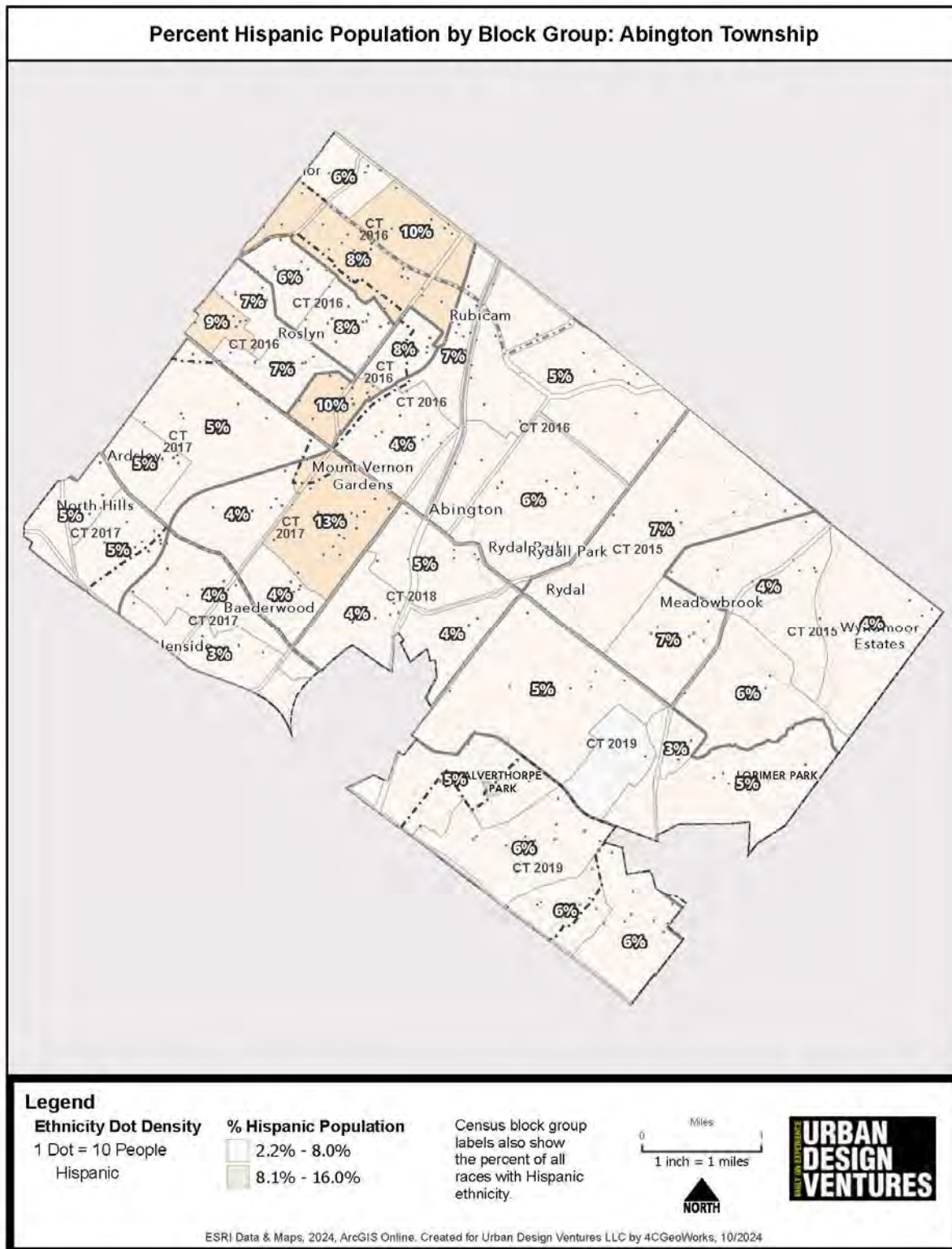
Population Density by Block Group



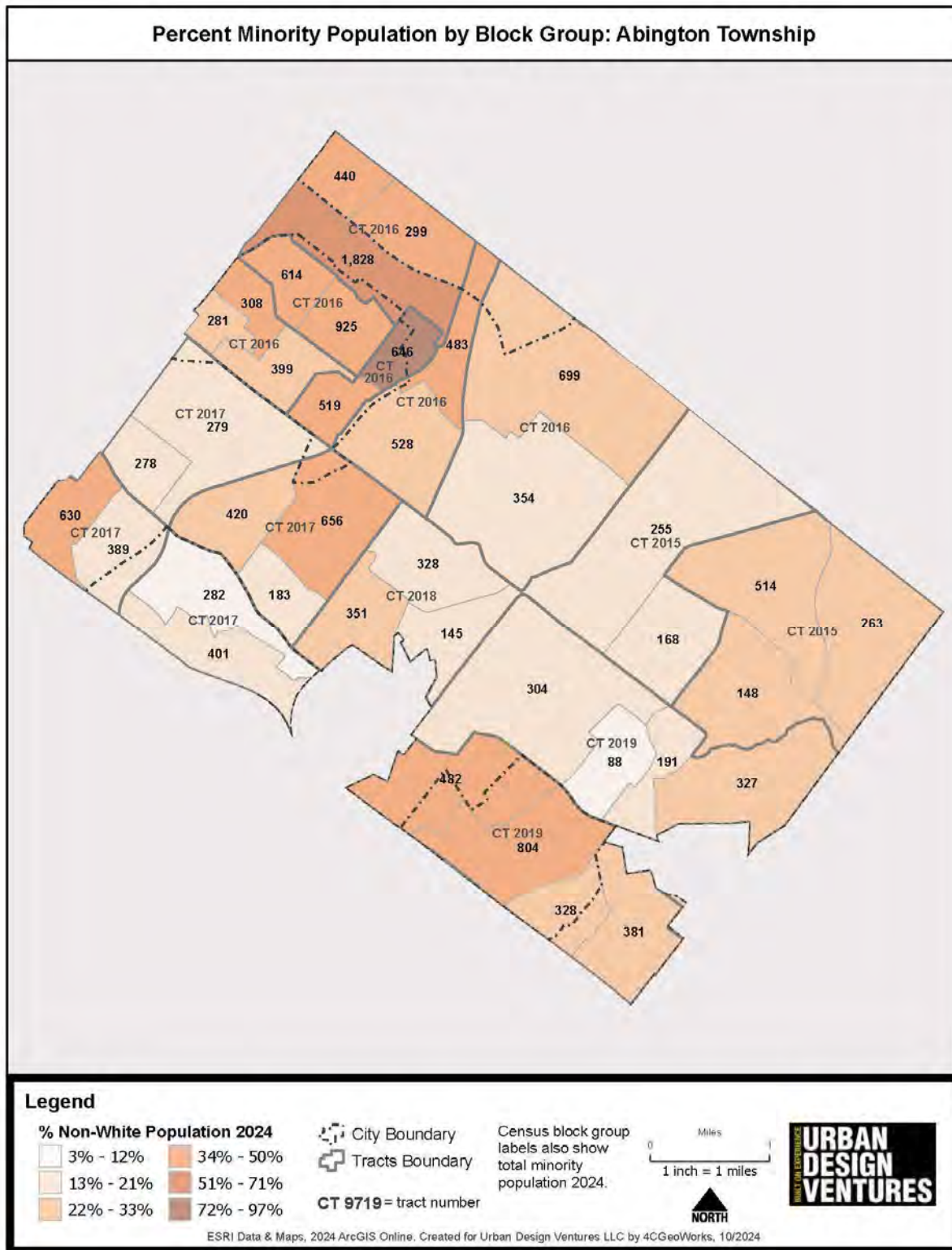
Percent White Population by Block Group



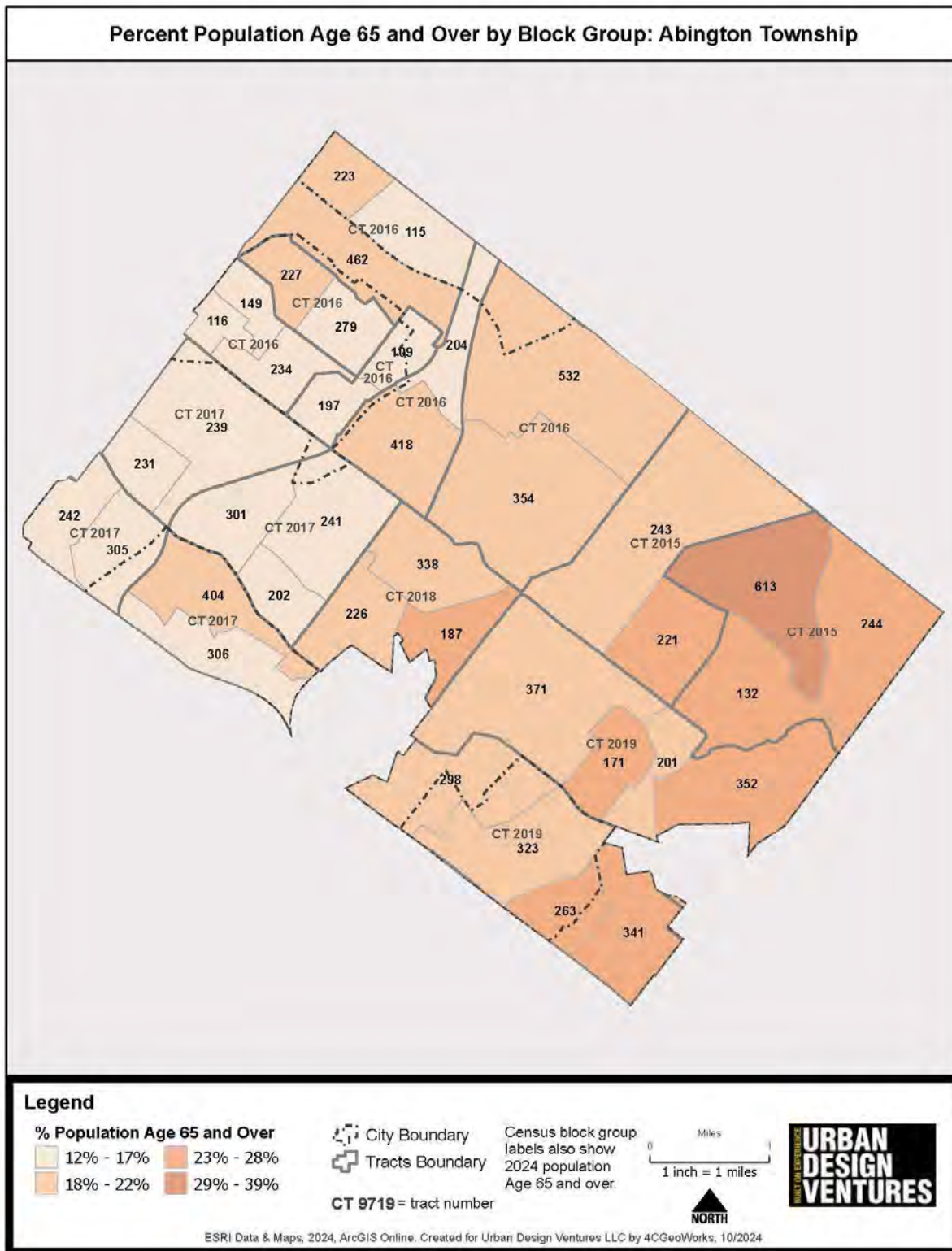
Racial Density by Block Group



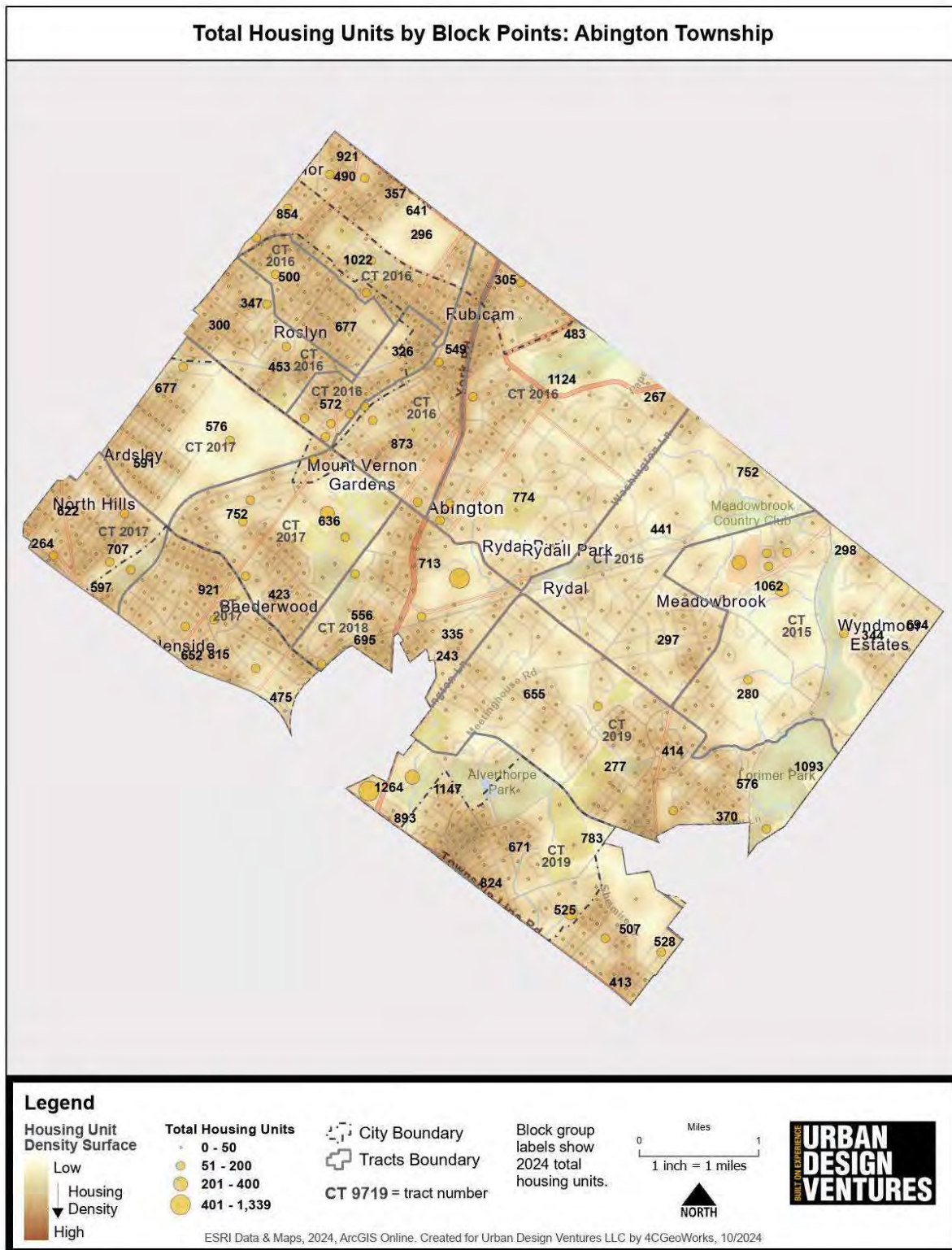
Percent Hispanic Population by Block Group



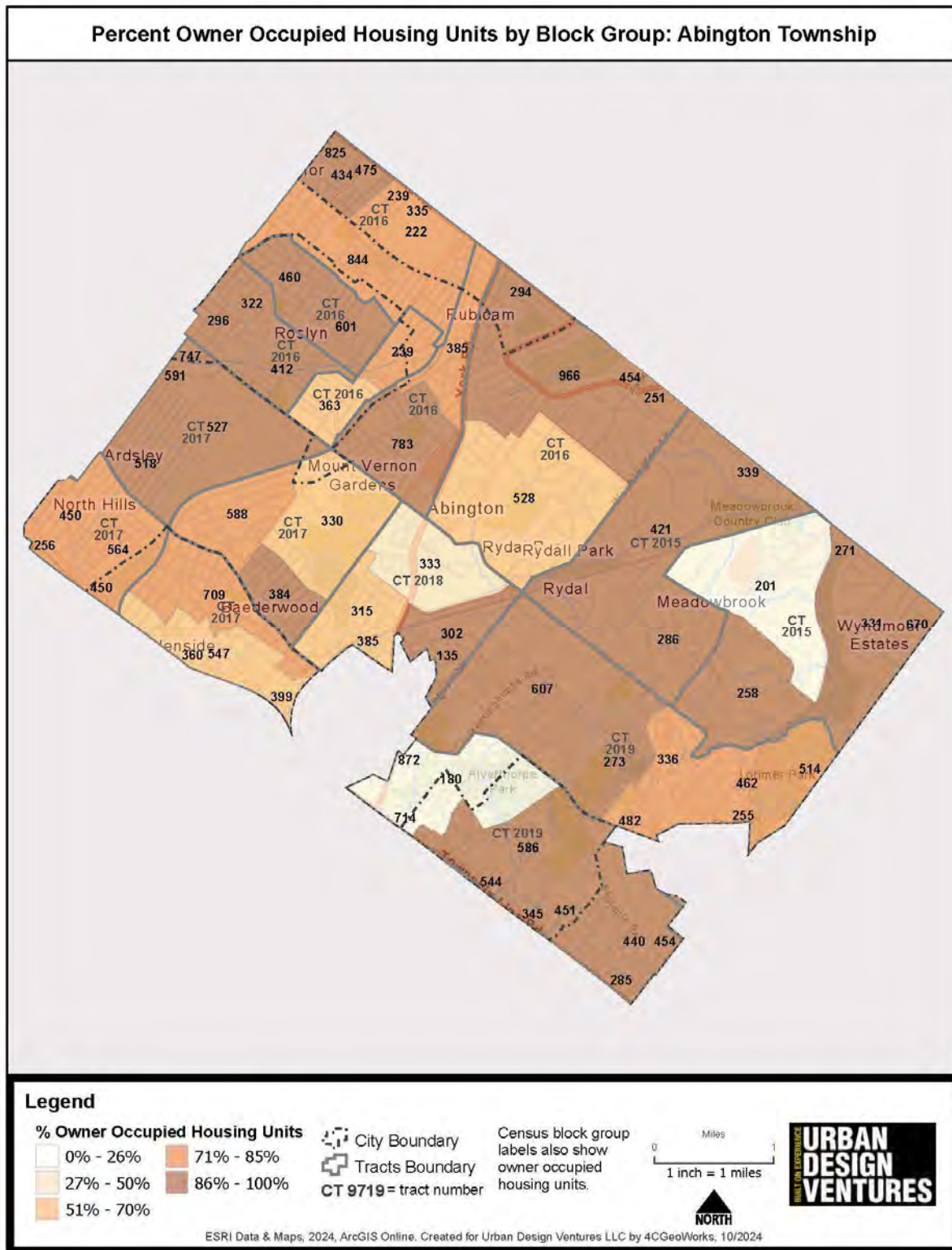
Percent Minority Population by Block Group



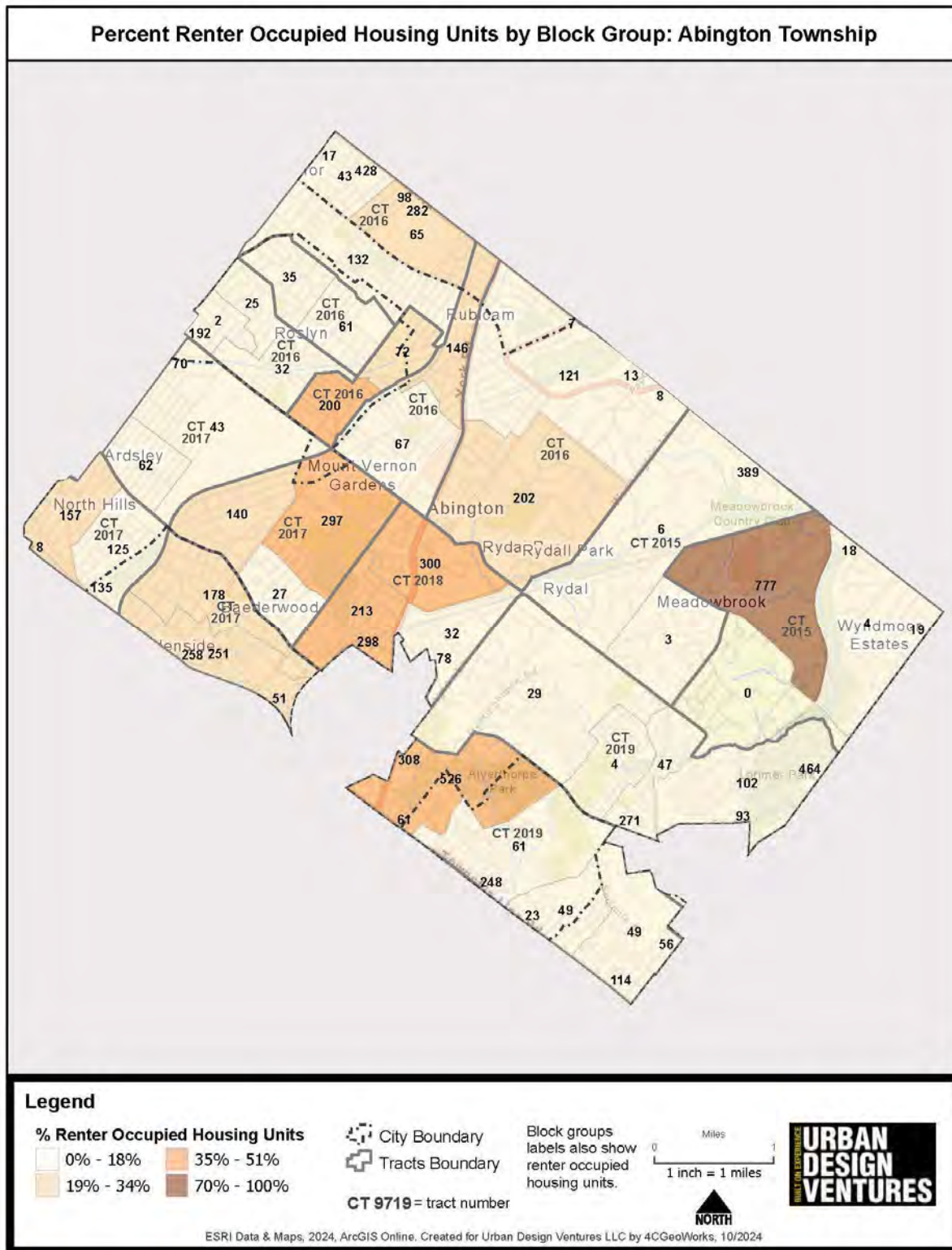
Percent Population Age 65 and Over by Block Group



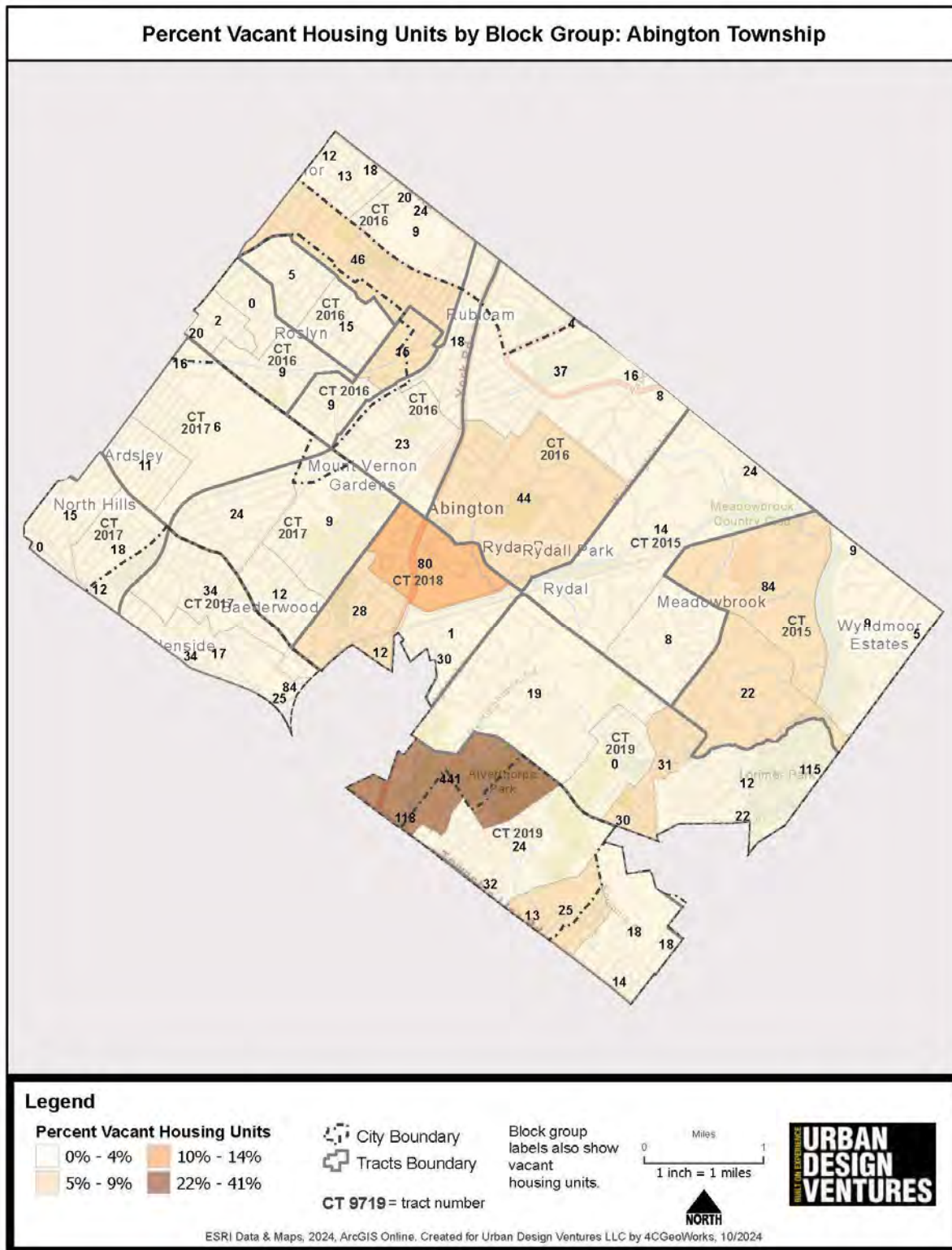
Total Housing Units by Block Point



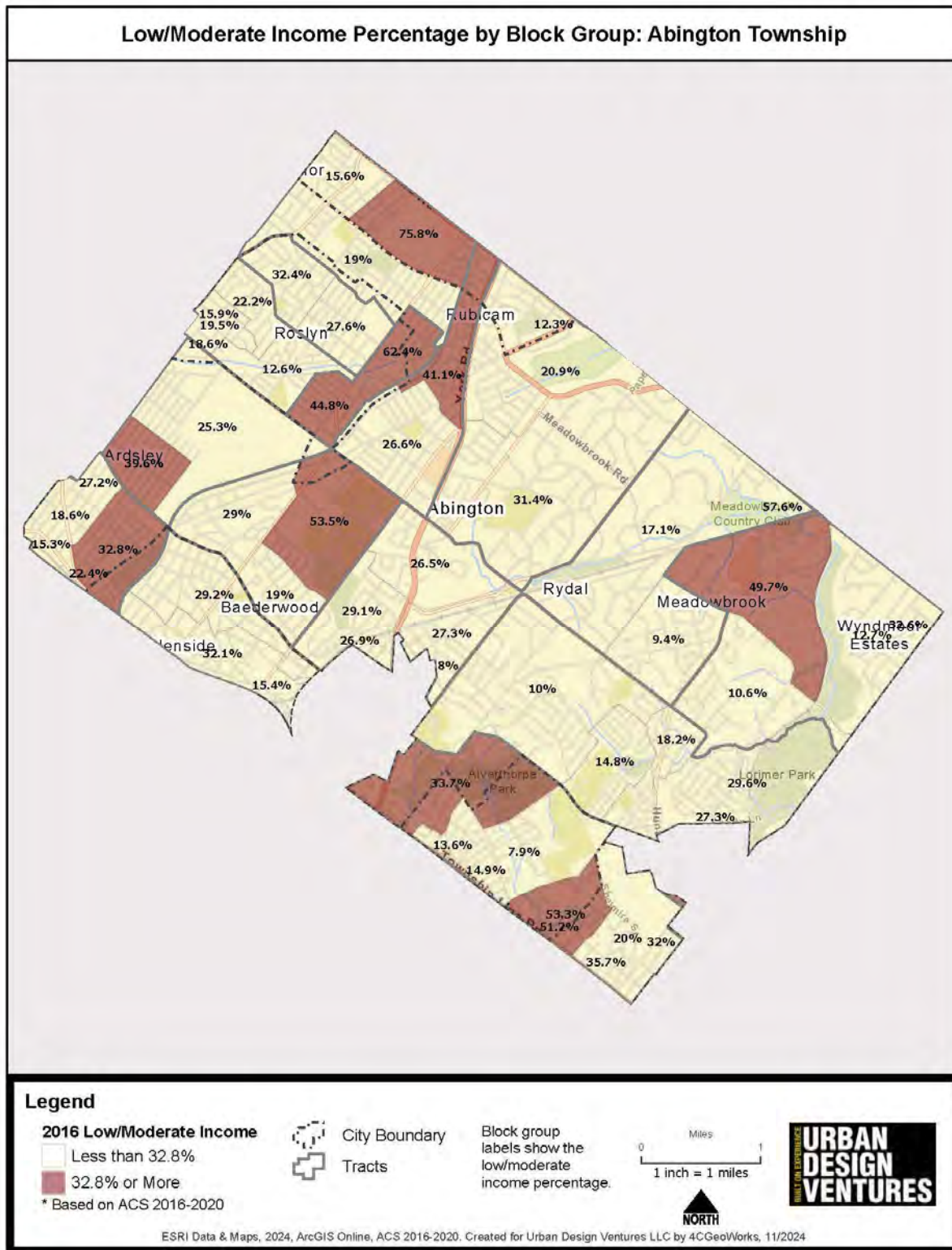
Percent Owner Occupied Housing Units by Block Group



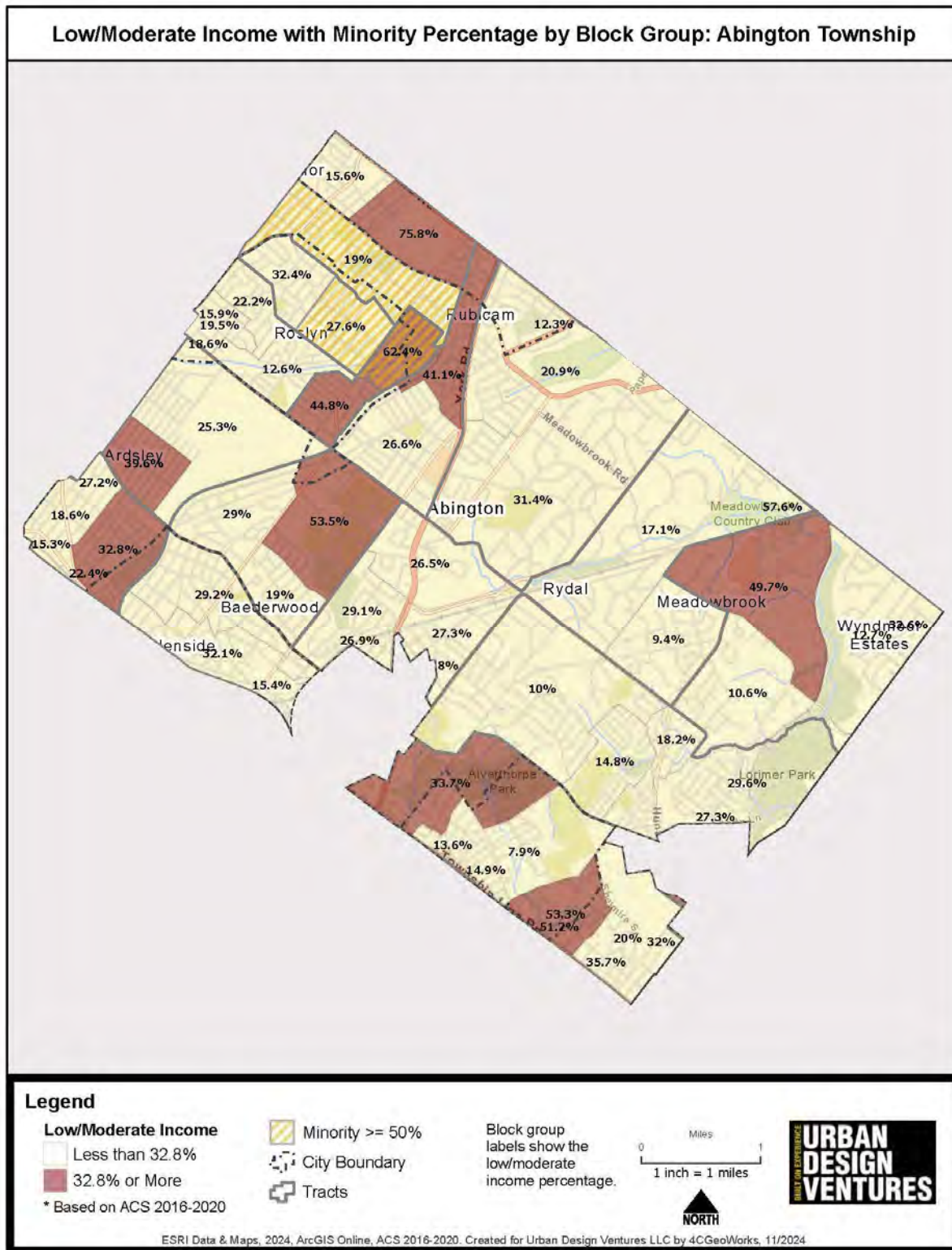
Percent Renter Occupied Housing Units by Block Group



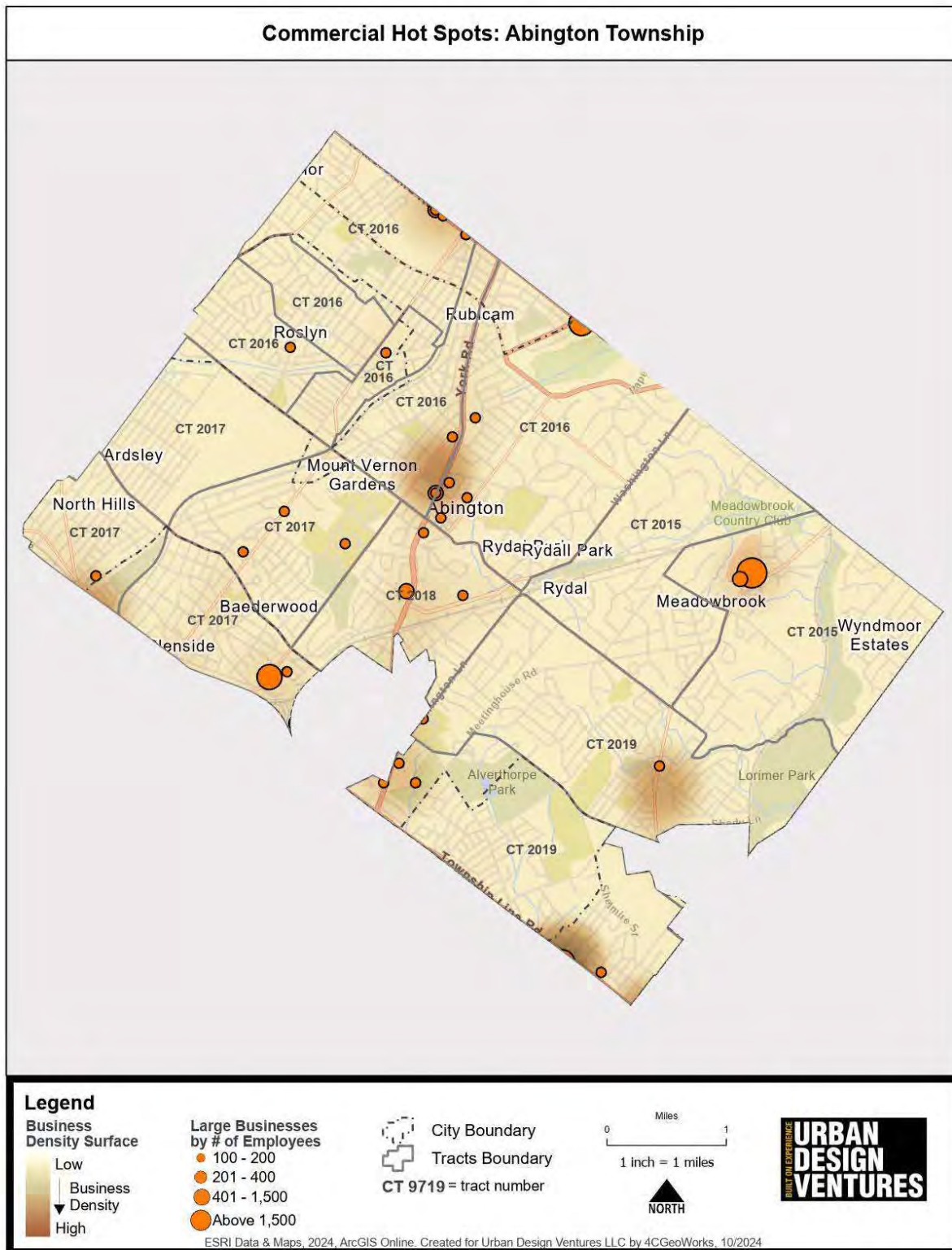
Percent Vacant Housing Units by Block Group



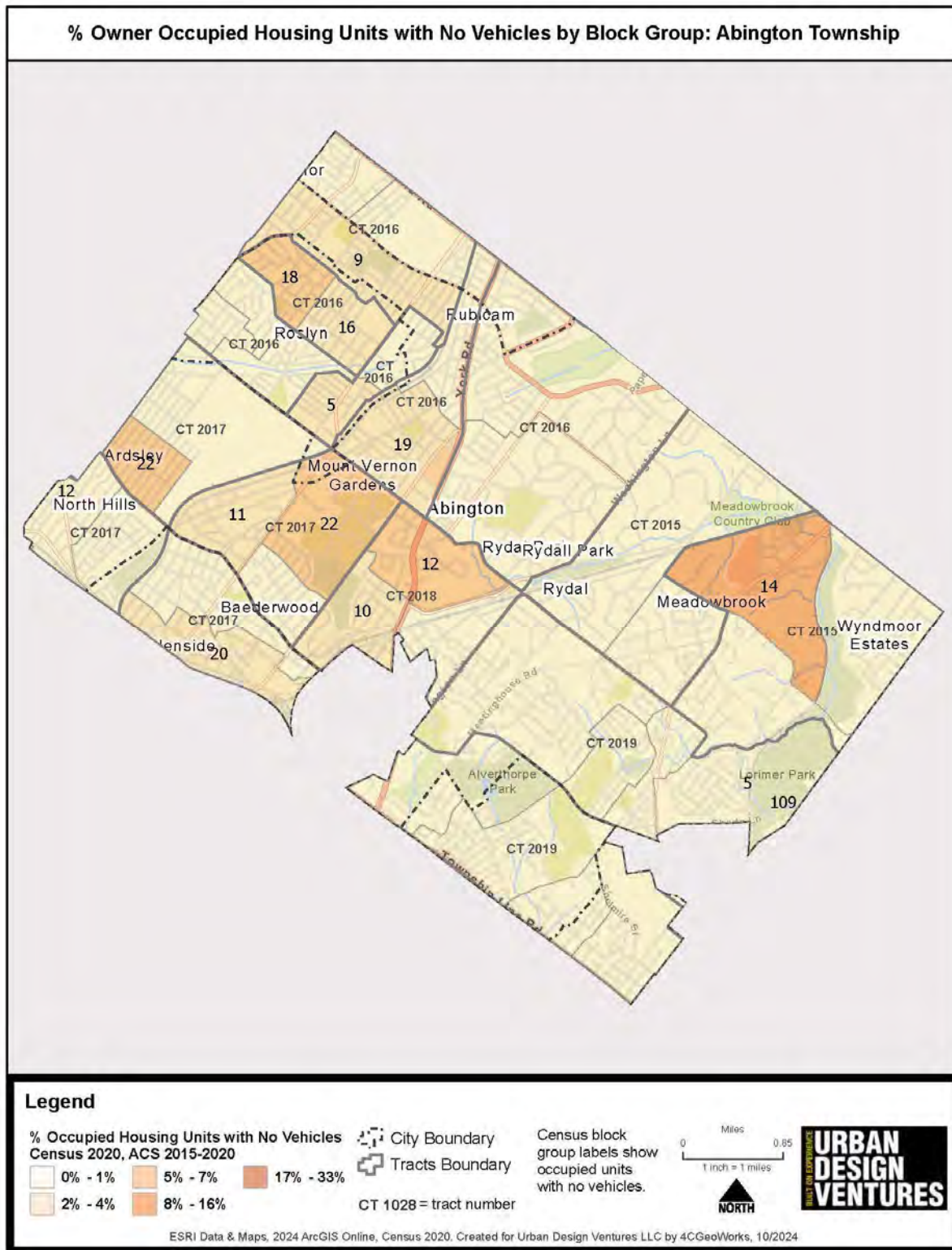
Low/Moderate Income Percentage by Block Group



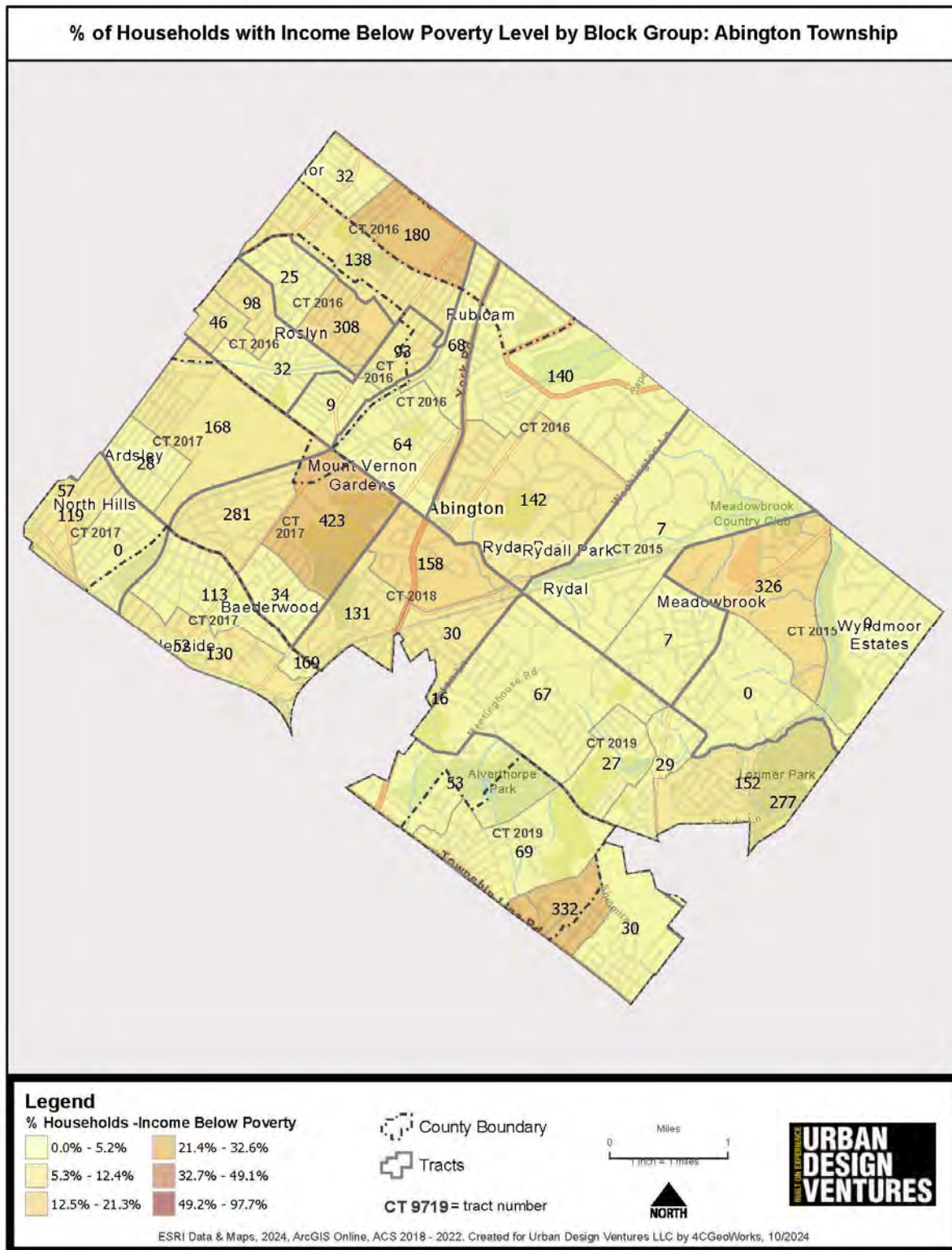
Low/Moderate Income with Minority Percentage by Block Group



Commercial Hot Spots



Percent Owner Occupied Housing Units with No Vehicles by Block Group



Percent of Households with Income Below Poverty Level by Block Group

8. Assurances

“Abington Township agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.”

“Abington Township will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.”

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Abington Township	Department of Community Development

Table 1 – Responsible Agencies

Narrative

Abington Township's Department of Community Development is the administrating agency for the CDBG program. The Department of Community Development prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day to day basis.

Consolidated Plan Public Contact Information

Kimberly Hamm, MBA
Director of Community Development
Township of Abington, 1176 Old York Road, Abington, PA 19001
khamm@abington.org
(267) 536-1019 Direct
(267) 536-1000 Main
(215) 884-8271 Fax

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**1. Introduction**

To develop the Five Year Consolidated Plan, Abington Township consulted with public and private stakeholders that serve the low- and moderate-income residents of the Township. Input from the meetings and consultations were used to establish the priority needs and goals to be addressed with CDBG and other funds during the FY 2025 to FY 2029 five year period.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Abington Township acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The Township works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the Township:

- Abington Township Department of Community Development - Oversees the CDBG program and administers competitive HOME and CDBG-DR grants awarded from DCED and funding received through PHFA.
- Montgomery County Housing Authority - Manages the Public Housing and Section 8 Housing Choice Voucher Program, creates improvements to public housing communities, and develops affordable housing.
- Social Services Agencies - Provides services to address the needs of low- and moderate-income persons.
- Housing Providers - Rehabilitates and develops affordable housing for low- and moderate-income families and individuals.
- Montgomery County CoC - Oversees the Continuum of Care Network for Montgomery County.

Collaboration and coordination with these entities will continue throughout the five year period in order to capitalize on potential future funding opportunities, as well as potential project partnerships, that would result in increased benefits to low- and moderate-income households.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Abington Township is a member of the PA-504 Montgomery County Pennsylvania Continuum of Care which is also known collectively as Your Way Home Montgomery County. Your Way Home (YWH) is the County's unified and coordinated housing crisis response system for families and individuals experiencing homelessness or at imminent risk of homelessness. Montgomery County Office of Housing and Community Development (OHCD) submits the annual CoC Consolidated Application for funding on behalf of the CoC. The Township works with the CoC, OHCD, and YWH to address homelessness by collaborating to develop a framework to deliver housing and services to the homeless.

The 2025 Annual HUD Point-in-Time (PIT) Count identified a total of 534 individuals. Of those counted, 475 were sheltered and 59 were unsheltered. The total number of individuals identified in the 2025 PIT count was a 14% increase from 2024. However, the total number of unsheltered people experiencing homelessness decreased by 42%.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Your Way Home (YWH) is a public-private partnership that engages nonprofits, government, philanthropy, residents, businesses, and other community partners to meet its vision of making homelessness rare, brief, and non-recurring. Stakeholders from all geographic areas (Lower Merion, Abington, Norristown, and Montgomery County) of the County are involved with YWH. These partners are knowledgeable about homelessness and include CoC and ESG funded agencies. These agencies are represented on the Community Advisory Board (CAB) and Action Teams. The CAB meets regularly and is comprised of business, healthcare, educational and faith leaders, as well as elected officials, service providers, consumers, law enforcement, educators, housing developers, property managers/landlords, and advocates. The CAB reviews progress and provides feedback on YWH initiatives. Action Teams are short term, cross-sector volunteer teams focused on systems change and service innovation. Members include experts in each relevant subject area, which work together to make recommendations to the Your Way Home Leadership Council. They measure success by the number of residents for whom homelessness and its devastating consequences have been prevented or ended quickly and more effectively. The ultimate goal is for families and individuals to achieve housing and financial stability as well as food security, better health outcomes a higher quality of life, and lasting independence.

The Your Way Home 2021-2025 Strategic Plan set the following goals:

1. Advance racial equity.
2. Center the voices of people with lived expertise.
3. Make the experience of homelessness rare, brief, and one-time only.
4. Promote housing affordability.
5. Address the root causes of housing instability and homelessness.
6. Strengthen and expand multi-sector partnerships.

The Montgomery County Office of Housing and Community Development (OHCD) coordinates public funding sources, including Affordable Housing Trust Fund, Community Development Block Grant, Emergency Solutions Grants, First Time Homebuyers Program, HOME Investment Partnership Program, Housing Reinvestment Program (in partnership with the Office of Behavioral Health and Developmental Disabilities), and performance-based contracts for shelter, transitional and permanent supportive housing providers, as well as rapid rehousing assistance. OHCD is also the Collaborative Applicant for the CoC and is the HMIS Lead Agency. In its capacity as the lead for the CoC and HMIS Lead Agency, OHCD has policies and procedures for the HMIS that are in conformance with HMIS Data Standards and all related HUD notices.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Montgomery County Housing Authority
	Agency/Group/Organization Type	PHA Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

2	Agency/Group/Organization	Your Way Home
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization Planning organization CoC
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

3	Agency/Group/Organization	MONTGOMERY COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

4	Agency/Group/Organization	ABINGTON TOWNSHIP (MONTGOMERY COUNTY)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Business and Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

5	Agency/Group/Organization	ACLAMO
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
6	Agency/Group/Organization	Ardsley Community Association
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

7	Agency/Group/Organization	CADCOM
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
8	Agency/Group/Organization	Fair Housing Rights Center in SEPA
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

9	Agency/Group/Organization	GENESIS HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
10	Agency/Group/Organization	Greater Valley Forge Transportation Management Association
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
11	Agency/Group/Organization	Habitat for Humanity of Montgomery County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

12	Agency/Group/Organization	HealthSpark Foundation
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Foundation
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
13	Agency/Group/Organization	HEDWIG HOUSE, INC
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
14	Agency/Group/Organization	Housing Equality Center of Pennsylvania
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
15	Agency/Group/Organization	INTER-FAITH HOUSING ALLIANCE
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
16	Agency/Group/Organization	Keswick Village Business Association
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
17	Agency/Group/Organization	Laurel House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
18	Agency/Group/Organization	LEGAL AID OF SOUTHEASTERN PENNSYLVANIA
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
19	Agency/Group/Organization	MontCo Anti-Hunger Network
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
20	Agency/Group/Organization	RESOURCES FOR HUMAN DEVELOPMENT
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
21	Agency/Group/Organization	Roslyn Valley Business Association
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
22	Agency/Group/Organization	Salvation Army Greater Philadelphia
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
	23 Agency/Group/Organization	St. Vincent de Paul Society of Abington
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
24	Agency/Group/Organization	The Hope and Help Network
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
25	Agency/Group/Organization	Tri-County Suburban Realtors
	Agency/Group/Organization Type	Services - Housing Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

26	Agency/Group/Organization	United Way of Greater Philadelphia and Southern New Jersey
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
27	Agency/Group/Organization	URBAN LEAGUE
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.

28	Agency/Group/Organization	Abington VNA
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
29	Agency/Group/Organization	WILLOW GROVE COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
30	Agency/Group/Organization	Willow Grove NAACP
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
31	Agency/Group/Organization	Women's Center of Montgomery County
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was on the Consolidated Plan Contact List as a community stakeholder and was notified of the following consultation opportunities: public hearings, group meetings, surveys, and notification of the draft plan display period.
32	Agency/Group/Organization	PENNSYLVANIA DEPARTMENT OF HEALTH
	Agency/Group/Organization Type	Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted for health-related data.
33	Agency/Group/Organization	Broadband Internet Service Providers
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted for broadband internet access information.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All stakeholders were contacted multiple times to consult on the Consolidated Plan, as well as being notified of public hearings and of the Plan's draft display period. Some stakeholders did not provide direct responses.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County Office of Housing and Community Development	The CoC is the primary provider of housing and supportive services for the area's homeless and at risk of being homeless population. The goals of the Township and the CoC are complementary.
Your Way Home Montgomery County Strategic Plan	Montgomery County Office of Housing and Community Development	Your Way Home Montgomery County updated its Strategic Plan in 2019. The goals in this plan were incorporated in the Five Year Consolidated Plans and the Annual Action Plans.
Five Year Plan and Annual Action Plan	Montgomery County Housing Authority (MCHA)	The Montgomery County Housing Authority is the lead agency providing public housing assistance and Section 8 vouchers in Abington Township. The goals of the Township and MCHA are complementary.
Vision2035 Abington's Comprehensive Plan Update	Abington Township Planning Department	The Township's Comprehensive Plan is in the process of being updated to define the goals and objectives for the future of the Township. The goals of the plans are complementary.
HUD Climate Action Plan	U.S. Department of Housing and Community Development	The Township addresses the following HUD Climate Action Goals with CDBG and HOME funded activities: 2.5 Align Incentives with Efficiency; 3.3 Encourage Equitable Community Planning and Engagement; 3.4 Prevent Residential Lead Poisoning; and 3.5 Minimize Residential Radon Exposure.

Table 3 – Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Abington Township Department of Community Development is the lead planning and administering agency for the Township's CDBG program. Close coordination is maintained between the Department of Community Development and other Township Departments to ensure the needs for affordable housing and community development are being met.

The Township participates in regional planning efforts that affect Abington's housing and community development goals. Cooperation exists between the Township and the County through the Township's participation in the CoC and Housing Authority planning efforts. Communication between the Township's CDBG program and surrounding CDBG/HOME entitlement communities exists to ensure activities are coordinated to efficiently utilize CDBG and HOME funds. Abington Township applies for competitive grant funding through the Commonwealth of Pennsylvania's Department of Community and Economic Development and PA Housing Finance Agency.

Narrative (optional):

The vision of Abington Township's Five Year Consolidated Plan seeks to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

Consultations included the following stakeholders:

- Housing Services and Assisted Housing
- Health Services
- Social and Fair Housing Services
- Continuum of Care
- Public and Private Agencies that address housing, health, social service, victim services, employment, and education needs
- Publicly Funded Institutions and Systems of Care that may discharge persons into homelessness
- Corrections Institutions
- Business and Civic Leaders
- Child Welfare Agencies concerned with lead poisoning
- Adjacent Units of general Local Government and Regional Government Agencies
- Broadband Internet Service Providers
- Natural Hazard Risk Assessors

Consultation with persons, especially low-income persons, living in areas designated by the local jurisdiction as a revitalization area, areas designated by either a local jurisdiction or as a slum and blighted area and areas where CDBG funds are proposed to be used.

The Township prioritizes CDBG projects located in Census Tracts and Block Groups that qualify as LMI. The Township has not designated any revitalization or blighted areas. Meetings, communications, and announcements are directed at the LMI areas in the Township to consult

with LMI households on their housing and community development needs. Additionally, consultations with stakeholders that serve LMI households were consulted on the prioritization and availability of CDBG funding.

Consultation with residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations).

The Department of Community Development works closely with the Montgomery County Housing Authority to address the housing and community development needs of HUD assisted housing residents. The Department participates in Housing Authority planning meetings and posts notices at Crest Manor, a public housing community located in the Crestmont neighborhood of Abington Township, concerning housing and community development activities.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**Summary of citizen participation process/Efforts made to broaden citizen participation****Summarize citizen participation process and how it impacted goal-setting**

Abington Township prepared the Consolidated Plan and Annual Action Plan in compliance with the Township's Citizen Participation Plan. The Township held a Needs Public Hearing on April 30, 2025. The public hearing provided residents and stakeholders with the opportunity to discuss the Township's CDBG program and offer their suggestions on program priorities and projects. The Needs Public Hearing advertisement was published in The Times Chronicle on April 20, 2025. The Township held a pre-application meeting for prospective entitlement fund applicants in conjunction with the Needs Public Hearing on April 30, 2025. Funding applications were due on May 23, 2025 and reviews were completed by May 30, 2025.

A “draft” of the Consolidated Plan and FY 2025 Annual Action Plan was placed on public display at the following locations for review:

- Abington Township Municipal Office, 1176 Old York Road, Abington, PA 19001
- Abington Township website (www.abingtonpa.gov/departments/community-development)

A newspaper notice announcing that the "draft" plan was available for review was published in The Times Chronicle, the newspaper of general circulation in the area, on June 8, 2025. The “draft” plan was on display for a period of 30-days starting on June 9, 2025, and ended on July 9, 2025.

The Second Public Hearing was held on June 17, 2025, to discuss the proposed plans. All comments were accepted in their entirety. The Five Year Consolidated Plan and Annual Action Plan were electronically submitted through HUD's online IDIS system prior to August 16, 2025.

Additionally, the Township developed and disseminated two (2) resident online surveys at the following addresses:

- <https://www.surveymonkey.com/r/AbingtonCDBG2025-2029>
- <https://es.surveymonkey.com/r/AbingtonESPCDBG2025-2029>

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted / broad community	A public hearing was held on April 30, 2025 to discuss the housing and community development needs in the Township. There were 10 attendees.	The following comments were received: There is a need to support households through food pantry activities/access to healthy foods.	All comments were accepted.	Not applicable.
2	Public Hearing	Non-targeted / broad community	A public hearing was held on June 17, 2025 to discuss the Five Year Consolidated Plan and Annual Action Plan. There were 3 attendees.	No comments were received.	Not applicable.	Not applicable.
3	Survey	Non-targeted / broad community	An electronic survey was distributed to the community to encourage input for the Five Year Consolidated Plan and Annual Action Plan. There were 181 responses.	The following comments were received: Lack of affordability; Housing rehab needed; Playground equipment improvements; Need for walking & biking trails; Park improvements; Street, curbs, and sidewalk improvements; Concerns over crimes and drugs; Lack of job opportunities Lack of childcare; Walkability issues; Vacant commercial properties; and Overgrown properties.	All comments were accepted.	https://www.surveymonkey.com/r/AbingtonCDBG2025-2029 https://es.surveymonkey.com/r/AbingtonESPCDBG2025-2029

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Township identified the following priority needs to be addressed in the Five Year Consolidated Plan:

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

The Township determined these needs based on consultations with various community stakeholders, area service agencies, government staff, community residents, as well as an analysis of demographic, economic and housing statistics.

The following section presents the priority needs identified as it pertains to:

- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

To determine the Township's housing needs, the Township assessed its supply of and demand for affordable housing. The Township analyzed data provided by the U.S. Census Department, HUD, and input provided through consultations.

Based on a comparison of the 2000 U.S. Census and the 2023 ACS 5-Year Estimates, Abington experienced population growth (4.2% increase), an increase in the number of households (3.3% increase), and an increase in household median income (72.5% increase). The cumulative U.S. inflationary rate from 2000 to 2023 was 76.95%.

Per the 2023 ACS 5-Year Estimates, 48.6% of renter households in the Township paid rents that exceeded 30% of their household income, 26.1% of owner households with a mortgage in the Township had housing costs that exceed 30% of their household income, and 19.4% of owner households without a mortgage in the Township had housing costs that exceed 30% of their household income.

NOTE: There are differences between table data and narrative data. Table data was provided by HUD and is dated 2020. Narrative data used the most recent U.S. Census data dated 2023.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	55,640	55,430	-0%
Households	20,910	21,305	2%
Median Income	\$77,014.00	\$90,506.00	18%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,585	2,120	2,575	2,350	11,670
Small Family Households	475	645	740	1,005	6,685
Large Family Households	34	105	235	315	1,200
Household contains at least one person 62-74 years of age	344	560	790	670	2,745
Household contains at least one person age 75 or older	880	655	585	210	1,110
Households with one or more children 6 years old or younger	144	303	317	500	509

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables**1. Housing Problems (Households with one of the listed needs)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	15	15	0	130	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	0	25	0	50	0	0	14	115	129
Housing cost burden greater than 50% of income (and none of the above problems)	700	350	20	60	1,130	805	290	290	45	1,430
Housing cost burden greater than 30% of income (and none of the above problems)	45	355	230	45	675	94	610	570	420	1,694
Zero/negative Income (and none of the above problems)	235	0	0	0	235	375	0	0	0	375

Table 7 – Housing Problems Table**Data Source:** 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	825	370	60	60	1,315	805	290	305	160	1,560
Having none of four housing problems	385	460	635	510	1,990	580	995	1,570	1,620	4,765
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	135	249	40	424	285	339	290	914
Large Related	10	15	4	29	24	44	65	133
Elderly	364	293	154	811	499	467	364	1,330
Other	315	170	65	550	95	30	150	275
Total need by income	824	727	263	1,814	903	880	869	2,652

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	60	60	255	74	0	329
Large Related	0	0	15	15	24	14	10	48
Elderly	354	164	20	538	430	173	125	728
Other	0	290	135	425	95	0	0	95
Total need by income	354	454	230	1,038	804	261	135	1,200

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	25	0	0	0	25	0	0	0	115	115
Multiple, unrelated family households	0	0	25	0	25	0	0	14	0	14
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	25	0	25	0	50	0	0	14	115	129

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	-	-	-	-	-	-	-	-

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Per the 2023 ACS 5-Year Estimates, there were 22,416 total households in the Township. Of those households, 5,926 (26.4%) were single person households. Of the Township's single person households, 3,040 (51.3%) were age 65 or older. Over half of the Township's single person households were seniors and can be presumed to have additional special needs above and beyond the needs of single person households. Special consideration in terms of housing affordability assistance for fixed incomes, aging in place needs, accessibility modifications, and in home supportive services will be considered for these households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Mental, Physical, and/or Developmental Disabilities - Per the 2023 ACS 5-Year Estimates, 11.4% of the Township's population have a disability. The percentage of disabilities by age group are: Under 18 Population 5.5% have a disability; 18-64 Population 15.5% have a disability; and 65+ Population 62.4% have a disability. The following percentage of disability types are estimated: 3.1% with a hearing difficulty; 1.7% with a vision difficulty, 4.5% with a cognitive difficulty, 5.8% with an ambulatory difficulty, 3.0% with a self-care difficulty, and 5.5% have an independent living difficulty.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - Based on crime statistics and social service agency responses, it can be estimated that a total of 100 households (including single person and families) that are in need of housing assistance annually in the Township.

What are the most common housing problems?

The largest housing problem in the Township and the surrounding area is housing affordability. The following most common housing problems were also identified:

1. **Affordability:** One of the primary challenges for low- and moderate-income households is finding affordable housing. Rising housing costs relative to incomes make it difficult for these households to secure safe and stable housing without experiencing a significant cost burden.
2. **Limited Availability of Affordable Housing Units:** Low- and moderate-income households face limited options when it comes to affordable rental or homeownership opportunities. There is a shortage of subsidized housing units and affordable housing developments in the Township, leading to high demand and long waiting lists.
3. **Substandard Housing Conditions:** Low- and moderate-income households may live in substandard housing conditions, including properties with issues such as poor maintenance, inadequate heating or plumbing, pest infestations, mold, or structural deficiencies. These conditions negatively impact residents' health, safety, and overall well-being.

4. **Housing Discrimination:** Discriminatory practices in the housing market, such as landlord discrimination based on race, ethnicity, sex, disability, or source of income, limit housing options for low- and moderate-income households. This leads to housing instability and barriers to accessing safe and affordable housing.
5. **Limited Access to Support Services:** Low- and moderate-income households have limited access to supportive services such as rental assistance, housing counseling, financial education, and social services. Without access to these resources, households struggle to address housing-related challenges and maintain housing stability.
6. **Eviction Risk:** Many low- and moderate-income households in the Township are at risk of eviction due to factors such as inability to pay rent, lease violations, or other issues. Eviction leads to housing instability, homelessness, and other negative outcomes for affected households and communities.
7. **Displacement:** Rising property values in certain neighborhoods leads to displacement of low- and moderate-income households as housing becomes less affordable or as properties are renovated or redeveloped for higher-income residents.

Are any populations/household types more affected than others by these problems?

Based on the information provided by the U.S. Census data above, renters and elderly persons are more affected by these housing problems than the other groups. For all groups, the lower the income the higher percentage of housing problems exist.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many residents in the Township are housing cost burdened and at risk of becoming homeless should a financial hardship occur. The high cost of market rent plays a significant role in making it difficult for residents to remain in their homes. Low-income individuals and families with children who are currently housed but are at imminent risk of residing in shelters or becoming unsheltered often face a range of challenges that put their housing stability in jeopardy. These challenges can vary depending on factors such as location, available resources, and individual circumstances including:

1. **Income Instability:** Many low-income families experience irregular or insufficient income, making it difficult to cover basic living expenses, including rent and utilities. Fluctuating income levels can lead to difficulty in maintaining stable housing and increase the risk of homelessness.

2. **High Housing Cost Burden:** A significant portion of the household income is often dedicated to housing costs, leaving little room for savings or unexpected expenses. This high housing cost burden can make it challenging to afford other necessities such as food, healthcare, and childcare.
3. **Limited Access to Affordable Housing:** Extremely low-income families often struggle to find affordable housing options that meet their needs. Affordable housing units may be scarce or have long waiting lists, leaving families with few options and vulnerable to housing instability.
4. **Inadequate Housing Conditions:** Even when housed, low-income families may live in substandard or overcrowded conditions due to affordability constraints. Issues such as inadequate heating, plumbing problems, pest infestations, mold, or safety hazards can negatively impact the health and well-being of household members.
5. **Lack of Support Services:** Many low-income families require additional support services to address various needs, including childcare, healthcare, mental health services, substance abuse treatment, and employment assistance. However, access to these services may be limited due to financial constraints or lack of availability/accessibility in their community.
6. **Limited Social Support Network:** Low-income families may lack a strong social support network to provide assistance during times of crisis. Without access to friends, family, or community resources, they may struggle to navigate challenges related to housing instability and financial insecurity.
7. **Vulnerability to Eviction:** Low-income families are often at risk of eviction due to inability to pay rent, lease violations, or other factors. Eviction can lead to homelessness or displacement, especially if families do not have alternative housing options or support systems in place.
8. **Health and Educational Needs of Children:** Children in low-income families may face additional challenges related to health, education, and overall well-being. Access to quality healthcare, nutritious food, stable housing, and educational opportunities is essential for their development and future success.

Addressing the needs of low-income individuals and families at imminent risk of homelessness requires a comprehensive approach that includes affordable housing solutions, access to support services, eviction prevention programs, and efforts to address underlying issues such as poverty and income inequality. By providing resources and assistance tailored to their needs, policymakers and service providers can help prevent homelessness and promote housing stability for vulnerable families. Families and individuals would greatly benefit from emergency housing assistance for rent or mortgage payments, as well as utility payment assistance to avoid homelessness. Additionally, job training, employment skills enhancement, and access to transportation would support LMI households to remain in their housing.

If a jurisdiction provides estimates of the at risk population(s), it should also include a description of the operational definition of the at risk group and the methodology used to generate the estimates:

The McKinney-Vento Act established categories in the Homeless Definition Final Rule for the At Risk Group. The Act was amended to include assistance to those at risk of homelessness who did not meet the

definition in the Final Rule. These include: 1) individuals and families; 2) unaccompanied children and youth; and 3) families with children and youth.

According to the CoC, the methodology used to generate estimates is based on historical incidence, such as the yearly Point in Time Counts and Homeless Management Information System (HMIS) data. Providers participating in the HMIS are required to collect and record certain data elements for all new and continuing clients in the HMIS. According to HMIS Policy, those at risk of homelessness can be defined in this manner:

Imminent Risk of Homelessness - Persons who are housed and at imminent risk of losing housing include people who at program entry or program exit are experiencing one of the following:

- Being evicted from a private dwelling unit (including housing provided by family/friends)
- Being discharged from a hospital or other institution
- Living in a hotel or motel and lacking the financial resources to remain housed in the establishment
- Living in housing that has been condemned by housing officials and is no longer considered meant for human habitation

Additionally, a person residing in one of these places must also meet the following two conditions:

- Have no appropriate subsequent housing options identified
- Lack the financial resources and support networks needed to obtain immediate housing or remain in existing housing

Unstably housed and at risk of losing their housing - persons who are housed and at risk of losing housing include people who at program entry or program exit:

- Are in their own housing or doubled up with friends or relatives and at risk of losing their housing due to high housing costs, conflict, or other conditions negatively impacting their ability to remain housed
- Living in a hotel or motel and lacking the financial resources to remain housed in the establishment
- Lack the resources and support networks needed to maintain or obtain housing

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high cost of decent, safe, and sanitary housing that is affordable and accessible in the Township creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing, which

may or may not be decent, safe, sanitary and accessible. Additionally, single earner households with children and persons in a household with a disability who are unable to obtain sustainable employment are at an increased risk. Unexpected crises such as loss of income or loss of a second income earner to the household and/or a medical or transportation emergency cost contribute to destabilizing low- and moderate-income households. Many of these residents' experience extreme rent burdens, become unstable, and face homelessness with a first-time crises or loss of income. The lack of available supportive housing and the cost overburden of housing as it relates to income/employment are the major housing issues linked with instability and an increased risk of homelessness.

Discussion

The population of Abington is increasing, as well as the cost of housing. Household incomes are not increasing at the same rate as housing costs and housing costs as a percentage of income are increasing leading to a shortage of decent, safe, sound, and accessible housing that is affordable to low income households. The Township has determined the following Housing Priority Need: There is a need for decent, safe, and sanitary housing that is affordable and accessible to homebuyers, homeowners, and renters.

The Township will continue to address this housing need by: Assisting low- and moderate-income households to access decent, safe, and sanitary housing that is affordable and accessible through housing counseling, housing navigator services, rental assistance, and down payment/closing cost assistance; Encouraging the acquisition and construction of new housing that is affordable and accessible; and Conserving and rehabilitating existing affordable housing units occupied by owners, renters, and special needs households in the Township by addressing maintenance issues, code violations, emergency repairs, accessibility, and home modifications.

The following definitions are used by the Township to identify the condition of housing:

"Standard Condition" – Housing that is a safe, habitable dwelling, the components located inside the building, outside the building, and within the unit of housing is functionally adequate, operable, and free of health and safety hazards. §5.703 National standards for the condition of HUD housing.

"Substandard Condition but Suitable for Rehabilitation" - Does not meet code standards or contains one of the selected housing conditions. The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.

"Substandard Condition but Not Suitable for Rehabilitation" - Does not meet code standards or contains one of the selected housing conditions. The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing problems disaggregated by income, racial, and ethnic cohorts were analyzed to determine if a cohort disproportionately experienced a housing problem as compared to the other cohorts. Disproportionality was identified when a racial or ethnic cohort experienced a 10 percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1 person per room; and 4. housing cost burden is over 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,765	825	0
White	1,255	600	0
Black / African American	355	44	0
Asian	99	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	55	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,630	495	0
White	1,255	355	0
Black / African American	164	95	0
Asian	155	35	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,160	1,405	0
White	880	1,060	0
Black / African American	255	190	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	29	100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	685	1,660	0
White	525	1,340	0
Black / African American	100	130	0
Asian	54	130	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	54	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

There were no disproportionately impacted cohorts for housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems disaggregated by income, racial, and ethnic groups were analyzed to determine if a cohort disproportionately experienced a severe housing problem as compared to the other cohorts. Disproportionality was identified when a racial or ethnic cohort experienced a 10 percentage points or higher occurrence rate of severe housing problems. A severe housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1.5 persons per room; and 4. housing cost burden is over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,630	965	0
White	1,140	710	0
Black / African American	345	49	0
Asian	89	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	55	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	660	1,455	0
White	524	1,075	0
Black / African American	128	130	0
Asian	4	185	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	365	2,205	0
White	295	1,645	0
Black / African American	70	375	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	130	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	2,130	0
White	165	1,700	0
Black / African American	20	205	0
Asian	30	149	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	54	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

There were no disproportionately impacted cohorts for severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burdens disaggregated by income, racial, and ethnic groups were analyzed to determine if a cohort disproportionately experienced a housing cost burden as compared to the other cohorts. Disproportionality was identified when a racial or ethnic cohort experienced a 10 percentage points or higher occurrence rate of housing cost burdens. A housing cost burden is defined as a household paying over 30% of household AMI on housing costs and a severe housing cost burden is defined as a household paying over 50% of household AMI on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,910	3,070	2,690	645
White	12,050	2,365	1,990	465
Black / African American	1,399	365	540	40
Asian	624	200	120	20
American Indian, Alaska Native	0	4	0	0
Pacific Islander	0	0	0	0
Hispanic	560	64	10	45

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

There were no disproportionately impacted cohorts for housing cost burdens.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There were no disproportionately impacted cohorts for housing problems, severe housing problems, and housing cost burdens.

If they have needs not identified above, what are those needs?

The Township recognizes that limited English proficiency is integrated into housing problems as it relates to racial/ethnic groups. Per the 2023 ACS 5-Year Estimates, there were 2,145 Limited English Speaking persons, or 3.9% of the Township's population. Limited English Speaking households comprised 446 Spanish speakers, 614 Other Indo-European language speakers, 942 Asian and Pacific Island language speakers, and 143 Other languages speakers. Limited English proficiency can make it challenging for households to understand housing-related information, such as lease agreements, housing applications, and tenant rights. To better address these needs the Township will continue to utilize its Language Access Plan (LAP).

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

HUD defines an Area of Minority Concentration as, "a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." According to the 2023 ACS 5-Year Estimates, the white population was 73.5%. Based on the HUD definition there are two (2) areas in the Township that have a minority population over 46.5%. The areas are: CT 2016.06 (56.0% minority) and CT 2016.03 (53.0% minority). These CTs are located in the northwestern corner of the Township.

NA-35 Public Housing – 91.205(b)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including Abington Township. The Housing Authority supports 622 units of public and assisted housing under the umbrella of their Public Housing program and owns and manages 616 units of public housing. Additionally, the Housing Authority is authorized to administer up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units throughout the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Non-Elderly Disabled Vouchers.

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 following data is provided by HUD's Public and Indian Housing Information Center.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	41	602	2,507	102	2,370	1	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 22 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	10,841	13,036	13,938	13,388	13,743	11,820	0
Average length of stay	0	6	7	6	5	6	1	0
Average Household size	0	1	1	2	1	2	1	0
# Homeless at admission	0	2	0	6	0	6	0	0
# of Elderly Program Participants (>62)	0	15	266	404	98	302	1	0
# of Disabled Families	0	17	170	717	4	701	0	0
# of Families requesting accessibility features	0	41	602	2,507	102	2,370	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	21	383	918	59	841	0	0	0
Black/African American	0	19	215	1,559	43	1,500	1	0	0
Asian	0	1	4	23	0	22	0	0	0
American Indian, Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	43	176	7	166	0	0	0
Not Hispanic	0	40	559	2,331	95	2,204	1	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

MCHA is Section 504 compliant; available units meet the needs of the disabled population (specific to mobility, vision, and hearing needs). MCHA encourages residents and applicants to request reasonable accommodations defined as any modification or change MCHA can make to its apartments or procedures that will assist an otherwise eligible applicant, or resident with a disability, to take advantage of MCHA's programs. The primary needs of public housing tenants and applicants on the waiting list for accessible units are for mobility modifications and accommodations, such as first floor units, entrance ramps, and unit proximity to elevators. All new or improved units are designed for visitability and accessibility.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of the families on the waiting lists include: decent, safe, and sanitary housing that is affordable and accessible; supportive services such as employment training; access to transportation for commuting to work, shopping, and medical services; and living wage job opportunities.

How do these needs compare to the housing needs of the population at large

The MCHA waiting lists are disproportionately representative of the extremely low-income households of the County. While there are some similarities, such as the need for decent, safe, and sanitary housing that is affordable and accessible; the needs of the lowest income residents of Montgomery County are specific to the need for subsidized housing.

Discussion

MCHA is an important part of the Township's housing strategy, especially for those that are extremely low-income households. The Township recognizes the need for decent, safe, accessible, and affordable housing to address households affected by housing problems, severe housing problems and housing cost burdens. Additionally, the Township acknowledges that subsidized housing needs to be located near transportation, services, and employment while not excessively concentrating housing in one particular area of the Township.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Montgomery County "Your Way Home" Continuum of Care (CoC) operates the Homeless Management Information System (HMIS) to record and store client-level information about the numbers, characteristics, and needs of persons who access homeless services and supportive services within the Montgomery County. The HMIS also collects client information through Montgomery County "Your Way Home" (YWH) Call Center, including information on persons at risk of homelessness or those calling to access homeless services in Montgomery County.

The CoC uses its HMIS system to aggregate data about the extent and nature of homelessness over time; produces an unduplicated count of homeless persons; understands patterns of service use; and measures the effectiveness of homeless assistance projects and programs. Data produced is used for evaluating program outcomes, producing required HUD reports and for planning and research purposes that may impact the direction of the Continuum of Care.

The PA 504 Continuum of Care (CoC), covering Lower Merion/Norristown/Abington/Montgomery County, is a collaboration of public and private groups working to prevent and end homelessness in Montgomery County. The CoC is responsible for:

- Designating a single information system as the official HMIS software for Montgomery County geographic area;
- Designating an HMIS lead to operate the HMIS;
- Providing governance of the HMIS Lead, including: The requirement that HMIS lead enter into written HMIS Participation Agreements with each other contributing to HMIS organization (CHO), requiring that CHO comply with federal regulations regarding HMIS and imposing sanctions for failure to comply and imposing a participation fee, if any, charged by the HMIS.
- Maintaining documenting evidencing compliance with this part and with the governance agreement; and
- Reviewing, revising and approving the policies and plans required by federal regulation.

The most recent Point In Time Count was completed in January 2025. The data below was calculated from the 2025 Point In Time Count.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Not applicable. Area has no rural homeless.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically homeless individuals and families – The chronically homeless are defined as an individual or family that is homeless and lives or resides in a place not meant for human habitation, a safe haven, or in an emergency shelter. They have been homeless and living there continually for at least one year or on at least four separate occasions in the last three years. They have an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability, including the co-occurrence or two or more to those conditions. The CoC has PSH beds dedicated for the chronically homeless, and they have adopted a policy to prioritize chronically homeless for PSH beds at turnover. According to the Point In Time count data for Montgomery County, there were 76 chronically homeless individuals in 2025, 78 chronically homeless individuals in 2024, and 29 chronically homeless individuals in 2023.

Families with children – Families with children are defined as at least one adult head of household (or a minor head of household if no adult is present in the household) and one child. According to the Point In Time count data for Montgomery County, there were 43 families with children including 165 individuals in 2025, 35 families with children including 129 individuals in 2024, and 36 families with children including 102 individuals in 2023.

Veterans and their families – Veterans and their families are defined as homeless under the McKinney Homeless Assistance Act. According to the Point In Time count data for Montgomery County, there were 3 veterans in 2025, 10 veterans in 2024, and 10 veterans in 2023.

Unaccompanied youth – Unaccompanied youth are defined as individuals under the age of 24 who are not in the physical custody of a parent or court-appointed guardian. According to the Point In Time count data for Montgomery County, there were 10 persons in 2025, 12 persons in 2024, and 18 persons in 2023. They were all over the age of 18 but under the age of 24.

Nature and Extent of Homelessness: (Optional)

Ethnicity and Race	Sheltered	Unsheltered (optional)
White	146	63
Black of African American	164	31
Asian	0	0
American Indian or Alaska Native	1	1
Pacific Islander	0	0
Hispanic	35	6
Not Hispanic	304	95

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the 2024 Point-in-Time (PIT) Count data for Montgomery County, Pennsylvania (PA-504 Continuum of Care), a total of 35 households were identified as families experiencing homelessness with at least one adult and one child. Of these, 30 families were residing in emergency shelters, while 5 were in transitional housing. These households included a total of 129 individuals, with 81 being children under the age of 18 and 48 being adults. This indicates a significant need for stable housing solutions tailored to families with children in the region. Of note, no children were found unsheltered, as Montgomery County has invested significant resources to ensure that children are not experiencing unsheltered homelessness.

In addition, the PIT count recorded 10 veterans experiencing homelessness in Montgomery County. Nine of these veterans were in emergency shelters, and one was in transitional housing. While the report does not specify how many of these veterans are part of family households with children, the data suggests that most are likely single adults or part of adult-only households. Nonetheless, the presence of homeless veterans highlights the ongoing need for targeted housing assistance and support services for those who have served in the military.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The demographics of those identified during the 2025 PIT count are consistent with the demographics of those counted in 2024. According to the U.S. Census, 78% of the total population Montgomery County is white and 10% is Black. However, 43% of those counted were white and 47% were black. This shows a continued disparity in who experiences homelessness in Montgomery County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 PIT Count saw an 8% decrease in unsheltered individuals who were encountered compared to 2023. In 2024, there were 71 unsheltered households comprised of 101 persons and in 2023, there were 92 unsheltered households comprised of 110 persons. The Unsheltered PIT Count total includes all

individuals encountered sleeping outside, in a vehicle, or any place not meant for human habitation. No children under 18 were found unsheltered during the 2024 PIT count. The 2024 PIT Count saw a 70% decrease in unsheltered youth (aged 18-24). In 2023, there were 10 Unsheltered Youth (18-24) and in 2024 there were 3 Unsheltered Youth (18-24).

Discussion:

Montgomery County and the CoC provide a wide range of services to residents experiencing homelessness. Through its public/private partnership, Your Way Home, the CoC has made impressive strides in pursuing its goals of making homelessness rare, brief, and non-recurring in Montgomery County. The CoC has built a strong homeless crisis response infrastructure that prioritizes street homeless residents in the greatest need, tracks and analyzes data on its performance, and has grown into system that has received national attention for its innovative and successful work.

Still, while the system for resolving homeless crises is strong, the CoC faces continued challenges in its work to end homelessness. Lack of affordable, safe, and lead-free housing is a significant barrier to reducing the lengths of time that residents experience homelessness. Eviction and poverty continue to push community members into homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

To determine Abington's non-homeless needs, the Township assessed the housing needs of residents who are not homeless but require supportive housing. The assessment included the following groups:

- Elderly Persons (65 years and older)
- Frail Elderly
- Persons with mental, physical, and/or developmental disabilities
- Persons with Alcohol or other Drug Addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The needs of each one of these groups were determined by consultations with stakeholders and data provided by the U.S. Census Department and HUD. **Describe the characteristics of special needs populations in your community:**

Elderly Persons (65 years and older) - According to the 2023 ACS 5-Year Estimates, there were 12,016 elderly persons living in the Township which represented 20.6% of the total population. There were 4,913 (40.9%) elderly males and 7,103 (59.1%) elderly females.

Frail Elderly - The term "frail elderly" typically refers to older individuals who are in a state of physical or functional decline, often characterized by weakness, vulnerability, and increased susceptibility to adverse health outcomes. According to the 2023 ACS 5-Year Estimates, 14.8% of the Township's 65 to 74 years population have a disability and 47.6% of the Township's 75 years and over population have a disability. Of the 65 and over population 10.2% have a hearing difficulty, 4.2% have a vision difficulty, 5.8% have a cognitive difficulty, 17.3%, have an ambulatory difficulty, 7.8% have a self-care difficulty, and 10.3% have an independent living difficulty.

Persons with Mental, Physical, and/or Developmental Disabilities - According to 2023 ACS 5-Year Estimates, 11.4% of the population have a disability. Of the Under 18 Population, 5.5% have a disability. Of the 18-64 Population, 15.5% have a disability. For the 18-64 Age Group, 1.7% have a hearing difficulty, 1.4% have a vision difficulty, 4.1% have a cognitive difficulty, 3.6% have an ambulatory difficulty, 2.0% have a self-care difficulty, and 3.8% have an independent living difficulty.

Persons with Alcohol or other Drug Addiction – In Montgomery County each year approximately 6,000 residents receive drug and alcohol awareness counseling (prevention). In addition, 3,500 residents receive short term counseling (intervention), and 1,500 residents receive ongoing outpatient and inpatient care (treatment), with the primary focus being on attaining and maintaining a drug and alcohol free life. There are three (3) facilities that provide assessments for substance abuse and forty-two (42) facilities that provide substance abuse counseling.

Persons with HIV/AIDS and their Families - As of July 2023, there were 42,320 cumulative cases of HIV disease reported in the AIDSNET Region (Bucks, Delaware, Chester, Montgomery, and Philadelphia counties). Of the total cases: 31,708 (75%) cases were male and 10,612 (25%) cases were female; 5,172 (12%) cases were Hispanic, 10,087 (24%) cases were White, and 25,580 (60%) cases were Black/African-American; 13,636 (32%) cases were age 25-34, 12,479 (29%) cases were 35-44, and 6,690 (16%) cases were age 45-54; and 15,852 (37%) cases were men sex with men, 10,779 (25%) cases were injection drug use, and 11,125 (26%) cases were heterosexual contact.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - Based on crime statistics and social service agency responses, it can be estimated that a total of 100 victims of domestic violence, dating violence, sexual assault, and stalking and are in need of housing assistance.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly Persons (65 years and older) - The Township estimates 500 people require supportive housing units. Their housing and supportive service needs are: accessibility; safety/security; affordability; social support/community; healthcare access; adaptability; transportation; supportive services; and housing choice.

Frail Elderly - The Township estimates 200 people require supportive housing units. Their housing and supportive service needs are: assisted living facilities; skilled nursing facilities; memory care facilities; home healthcare services; accessibility modifications; social support; end-of-life care; family support/caregiver resources; and financial assistance.

Persons with Mental, Physical, and/or Developmental Disabilities - The Township estimates 500 people require supportive housing units. Their housing and supportive service needs are: accessibility; safety/security; supportive services; affordability; community inclusion; flexibility in design; social support networks; legal protections; transitional and permanent housing; and family support.

Persons with Alcohol or other Drug Addiction - The Township estimates 50 people require supportive housing units. Their housing and supportive service needs are: safe and stable housing; supportive housing; access to treatment services; peer support networks; safe withdrawal management; harm reduction approaches; access to mental health services; continuum of care; and culturally competent services.

Persons with HIV/AIDS and their Families - The Township estimates 5 people require supportive housing units. Their housing and supportive service needs are: safe and stable housing; affordable housing; housing discrimination protections; access to healthcare services; supportive housing services; mental health support; substance abuse treatment; nutritional support; and peer support and community engagement.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - The Township estimates that there is a need for an additional 25 housing units above the current supply of assisted housing units serving the Township. The housing and supportive service needs are: emergency shelter; transitional housing; safe and secure housing; confidentiality and privacy; access to supportive services; legal protections; financial assistance; culturally competent services; and child friendly housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of July 2023, there were 42,320 cumulative cases of HIV disease reported in the AIDSNET Region (Bucks, Delaware, Chester, Montgomery, and Philadelphia counties). Of the total cases: 31,708 (75%) cases were male and 10,612 (25%) cases were female; 5,172 (12%) cases were Hispanic, 10,087 (24%) cases were White, and 25,580 (60%) cases were Black/African-American; 13,636 (32%) cases were age 25-34, 12,479 (29%) cases were 35-44, and 6,690 (16%) cases were age 45-54; and 15,852 (37%) cases were men sex with men, 10,779 (25%) cases were injection drug use, and 11,125 (26%) cases were heterosexual contact. The Township estimates 5 people require supportive housing units. Their housing and supportive service needs are: safe and stable housing; affordable housing; housing discrimination protections; access to healthcare services; supportive housing services; mental health support; substance abuse treatment; nutritional support; and peer support and community engagement.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable; the Township is not a HOME entitlement grantee. The Township has not established a preference for a HOME TBRA activity for persons with a specific category of disabilities. The Township utilizes Pennsylvania DCED HOME funds for housing rehabilitation activities.

Discussion:

Special needs populations include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While Abington Township supports local service providers, the special needs population is primarily provided housing and supportive services through State, County, and private non-profit housing and supportive service providers in the Township. The Pennsylvania Department of Health, Department of Aging, and Department of Human Services are the funding sources for County based special needs services. The County administers programs through the Montgomery County Behavioral Health Commission and the Montgomery County Agency on Aging.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Abington Township updated its Comprehensive Plan in 2007 to “define goals and objectives for the future of the Township and chart the path through which those goals can be realized.” The Comprehensive Plan’s goal for Community Facilities and Services is to, “To provide community facilities and services adequate to meet the ever-changing needs of the municipality.” In order to accomplish this goal, the Township intends to: “identify community needs on an ongoing basis, set priorities, determine financing techniques; pursue intermediate and long range planning activities to attempt fulfillment of the identified needs.” The Comprehensive Plan is currently being updated and is expected to be completed in 2025.

Abington’s reputation as a prestigious residential community rests to a large degree upon the quality and abundance of community facilities and services provided by the Township for the enjoyment of its residents. If such a standing is to be maintained, the Township must develop and carry out a plan for community facilities consistent with the high standards of living expected by its residents.

School - The Abington School District is a premier school system earning many state and national awards. Many of the schools have earned blue ribbon status, and staff members have received state and national recognition for excellence in education. The favorable property values in Abington Township are highly dependent upon and reflect the quality public school system operated by the Abington School District. The provision of school facilities is a dynamic process, continually changing in response to a variety of factors. Obviously, growth and decline in student populations will impact space requirements and overall facility needs as well as meeting academic standards for the 21st century. Facilities must comply with laws requiring accessibility for the physically and mentally disabled and infuse much needed technology and changes in school space to meet curricular requirements. Modifications, extensions, or expansions of traditional curriculum may require the public education system to provide services (and space for such services) previously not part of its programs. Building age and the ability of a structure to be rehabilitated or “modernized” will affect the decision to retain, abandon, or sell a particular site or structure. The Abington School District facilities plans are now complete and provide quality educational programs. Class size is optimal for student achievement, and all schools will have dedicated space for libraries, computer laboratories, science, music and art instruction. Technology has been included in all infrastructures so classrooms are connected for video, voice and data. Plans are in progress to install a wide area fiber network for all Abington School District buildings to upgrade technology access. Future capital projects include renovation of the Junior High School Little Theatre and continued upgrades in the school district infrastructure.

Higher Education - Abington Township is home to two higher education facilities, Manor College and more notably Penn State, the Abington College of the Pennsylvania State University.

Libraries - The Abington Township Public Library was founded in 1971. It has evolved from the Roslyn Branch and a small portion of the Best Building at 1030 Old York Road into a cultural and informational center, with a collection in excess of 130,000 volumes and a host of services and programming for adults and children. The Library serves the informational, professional, educational and recreational needs of

Abington Township's diverse, multicultural community, Abington Free Library's building of 23,000 square feet houses more than 131,000 books, ranging from current best-sellers to the latest in popular psychology, history and medicine, as well as more than 325 magazines and newsletters. An extensive reference collection includes encyclopedias, indexes and current business services such as Standard & Poor's, Mergent, Morningstar Mutual Funds, and Value Line. Through provision of the Commonwealth Libraries Power Library Databases, citizens have access to business, health, encyclopedias, literature, and magazine/newspaper articles on general, business, and health topics. All of these databases are available at public access computers in the Library, and the majority is also available to Abington cardholders through remote access at home, work, school, or anywhere Internet access is available.

Recreational/Cultural Facilities - The responsibility for providing leisure opportunities is normally shared by the public and private sectors in most communities. Abington Township has a primary role in the location, preservation, and design of open space; the development of recreational facilities; and the delivery of social programs to serve the leisure needs of the public. The Township abounds in recreational and cultural facilities. The Bureau of Parks and Recreation maintains over 333 acres of park land; providing Township residents with abundant recreation and leisure-time opportunities.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

Future strategies for improvements include:

1. Identification of new Planning Districts to include those commercial areas omitted from the prior studies and analysis.
2. Expansion of existing revitalization districts to include portions or extensions previously omitted in the planning process.
3. A comprehensive maintenance and funding program for the established planning districts, to ensure that the value-added improvements are maintained to an acceptable level of satisfaction, and representative of their initial pristine and fresh appearance.
4. Since the Tax Abatement Program associated with the Revitalization Program will expire in 2006, decisions on its continuance and acceptance by the Abington School District must be pursued. New and more creative applications of this State provision must be explored for causation of some property-specific revitalization goals.
5. Reapplication of the Façade Enhancement grant programming, which achieved moderate success in its first-generation format using Community Development fund and Federal Home Loan dollars, must be developed to ensure that continued improvement to semi-public space or private property frontage will keep pace with improvements to the public realm.

6. Coordination of the Committee's revitalization efforts with land development applications which have largely eluded adherence to or participation with the design guidelines set forth for planning districts.
7. Development of future zoning amendments that promote redevelopment in targeted areas or larger site-specific properties, either as a Special District Provision, or as a Redevelopment Overlay District, and design standards that are supportive of planned corridor enhancements.
8. A unified approach to gateway beautification and business corridor identification utilizing improved business signage criteria and improved standards for all business district signage including street, traffic, directional, informational, and cultural landmark signs.
9. Analysis and application of other traditionally recognized tools and strategies that foster economic development, such as the formation of Business Improvement Districts for tax reinvestment specific to the BID area, tax increment financing opportunities, and corporation or entities that specifically promote redevelopment in Abington Township.
10. A strategy to match neighboring municipal competition in the economic development arena, which has included strong programs advanced by Jenkintown Borough and its Community Alliance in the area of Business Improvement District and Main Street programming; a comprehensive redevelopment program by Cheltenham Township, which includes an Economic Development Corporation, Main Street programming, and a large capture of State and County grant funding due to its greater eligibility for use programs; and an aggressive redevelopment plan initiated by Upper Merion which completely redefines town center and planning principles for Rt. 611.
11. Incorporation of electronic technology to economic development strategies which provide for better data awareness, resource marketing advertising opportunities, and business promotion opportunities made available to businesses located in Abington Township.
12. A program of support for regional economic development and regional branding which might take the form of partnerships with neighboring municipalities, and/or area Chamber of Commerce initiatives. Such a program could make use of Regional Comprehensive Planning provisions under the MPC, which would allow for site-specific development plans to be pre-approved by the municipality and developed strictly in accord with that plan. Such an effort would also enhance grant application status for shared development projects, and would increase the likelihood for unified development, at least along major access corridors such as Old York Road – State Route 611.
13. Explore the long-term future of economics with Abington Township and the general region, with focus on defining the strategies needed by the Township to remain competitive and to cultivate a viable economic base. Maintain a focus on connectivity with regional attractors such as the Willow Grove Mall and the Keswick Theatre.
14. Explore provisions for sustainable business promotion and supplemental decorations within those districts so inclined that outline a strategy for continued funding and support of promotional programs left over from initial economic development and Main Street planning.
15. Define the future relationships between economic development and community development with respect to integration of mutual benefit areas such as projects similar to the newer State Elm Street Program, and how grants for such undertakings can be obtained through more comprehensive community planning.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

The Comprehensive Plan's goal for Community Facilities and Services is to, "To provide community facilities and services adequate to meet the ever-changing needs of the municipality." In order to accomplish this goal, the Township intends to: "identify community needs on an ongoing basis, set priorities, determine financing techniques; pursue intermediate and long range planning activities to attempt fulfillment of the identified needs."

Police - The Township is dedicated to providing its residents the highest quality of law enforcement and crime prevention. Beyond these program, the Abington Township Police Department is deeply committed to the youth of the community, maintaining a strong presence in local schools. In addition to its continued support of Abington's youth, through the DARE and Youth Aid programs, new programs have been initiated to place special emphasis on the protection of Abington's senior citizens. New enforcement practices have been initiated that are designed to bring attention and resources to sites of troublesome traffic violation patterns. Cop Stat is another Abington Police Department initiative designed to provide continuity to local police patrol practices ensuring that there are specific officers and commanders who retain long-term responsibility for individual areas within the community. The Police Department is a technology leader as well. Officers can access data through their in-car computers, which are connected wirelessly to the Police Department's records system. Sophisticated incident mapping software lets officers and detectives quickly detect and counteract patterns of criminal behavior. The Police Department is presently planning for the replacement of its computerized system with a new state of the art computerized system.

Fire - The Fire Department consists of five independent volunteer fire companies: Abington Fire Company, Weldon, McKinley, Edge Hill, and Roslyn. Approximately 230 volunteer firefighters handle an average of 1,800 calls for service per year. In addition to traditional firefighting, the fire department also has qualified personnel trained for vehicle, trench, building collapse, confined space, water rescue and hazardous materials incidents. It is highly unusual that a community of Abington's size and complexity has been able to maintain an all-volunteer suppression force when most communities half this size have already begun the transition to a paid force. The challenge for the future will be to maintain the professional all-volunteer force versus the more expensive paid alternative.

Emergency Management - In 1992, Abington Township along with several neighboring communities formed the Eastern Montgomery County Emergency Management Group to work together as partners in all phases of disasters and emergencies. Since then, the Group has grown to include 12 municipalities, as well as local hospitals, school districts, the Red Cross and major industrial and utility partners. In accordance with State and Federal directives, an emergency management plan has been created, a management coordinator nominated, and an emergency operations center established.

Sewer - Sewer and Wastewater Treatment Abington Township Wastewater Utilities is a department of Abington Township, and is responsible for improvements, upgrading, and maintenance of the wastewater system. These projects are funded by sewer fees collected by Abington Township and through municipal bonds issued by the Township. Virtually all of the built-up areas of Abington Township (99.99) are served by public sanitary sewers; a small portion of Abington Township remains unsewered. Those properties not serviced by public sewer rely on on-site septic systems or small, private package treatment plants (Meadowbrook Apartments). Abington has met the long-range plan for the extension of public sewers throughout the entire Township and now faces the task of replacing the over-aged sanitary system.

Stormwater - Abington needs to address additional management techniques of the current stormwater run-off which occurs during periods of rain and storms.

How were these needs determined?

These needs were determined from public input, interviews with Township staff, and from the 2007 Comprehensive Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Township determined the funding priorities of its Strategic Plan by assessing the following areas:

- Housing Market
- Facilities, Housing, and Services for Homeless Persons
- Special Needs Facilities and Services
- Community and Economic Market

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Per the 2023 ACS 5-Year Estimates, there were 23,305 total housing units in Abington Township. Occupied housing units represented 96.2% (22,416) of units and vacant units represented 3.8% (889) of units. Of these units, there were 18,025 single unit housing units (77.3%), 1,627 two to four family housing units (7.0%), 3,586 multi-family housing units (15.4%), 67 mobile homes (0.3%), and 0 Boat, RV, van, etc. (0.0%). There was a total of 17,473 owner-occupied housing units (77.9%) and 4,943 renter-occupied housing units (22.1%).

NOTE: There are differences between table data and narrative data. Table data was provided by HUD and is dated 2020. Narrative data used the most recent U.S. Census data dated 2023.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,330	72%
1-unit, attached structure	1,555	7%
2-4 units	1,305	6%
5-19 units	1,030	5%
20 or more units	2,415	11%
Mobile Home, boat, RV, van, etc	20	0%
Total	22,655	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	365	8%
1 bedroom	144	1%	1,480	32%
2 bedrooms	1,250	7%	1,595	35%
3 or more bedrooms	15,330	92%	1,114	24%
Total	16,754	100%	4,554	99%

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to HUD's Multifamily Assistance and Section 8 database as of 6/2/2025 there are 16 subsidized housing units in 2 housing complexes located in the Township. Additionally, there are 2 Low Income Housing Tax Credit (LIHTC) housing complexes located in the Township that contain 62 affordable rental units.

Abington Township does not have its own housing authority. The Township utilizes the Montgomery County Housing Authority (MCHA) to provide public housing and housing choice vouchers for the low-income residents of the Township. The Public Housing Waiting List is closed, along with the Housing Choice Voucher Waiting List. There are approximately 70 HCVs distributed throughout the Township. There is one general population public housing community located in the Township, Crest Manor, that is comprised of 46 two, three, and four bedroom townhomes. Willow Grove CDC, an affordable housing provider, has 58 affordable rental units at 47 separate properties in Abington, Ambler, Hatboro, Horsham, and Upper Moreland.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

According to the 2023 ACS 5-Year Estimates, there were 23,305 housing units, 22,416 were occupied and 889 were vacant. Homeowner vacancy rates were 0.8% and renter vacancy rates were 8.1%. Of the 889 vacant housing units, 437 were For rent, 0 were Rented not occupied, 148 were For sale only, 0 were Sold not occupied, 16 were For seasonal recreational occasional use, 0 For migrant workers, and 288 Other vacant. The supply of housing units slightly exceeds the number of households. As the population in the Township continues to grow, the pressure on housing supply will increase and require the production of new housing units and the rehabilitation of existing housing units. The majority of the housing stock was built over fifty years ago and may require significant rehabilitation, contributing to the lack of affordable housing. The burden of housing maintenance disproportionately affects lower-income households. The lowest supply of housing units also disproportionately affects lower-income households.

Describe the need for specific types of housing:

The greatest need for housing in the Township is for decent, safe, and sanitary housing that is affordable and accessible. As of the 2023 ACS 5-Year Estimates, there were 17,473 owner-occupied housing units and 4,943 renter-housing units. The lack of rental housing units negatively impacts the affordability of rentals, especially for housing units with 3 or more bedrooms. Additionally, households with mobility

limitations and frail seniors have limited housing options that are accessible. The demand for affordable housing increases as household income decreases but the supply of affordable housing decreases as affordability increases.

Discussion

The Township's housing supply is older and an older housing stock will require substantial maintenance and rehabilitation to keep up the supply of housing units. Over half (56.0%) of the Township's housing supply was built between 1950 and 1979, while an additional 31.1% was built prior to 1949. The median year housing was built in the Township was 1956. Single-unit detached was the most common type of housing unit, it represented 70.9% of the housing stock. The Township's ratio of owner-occupied housing units to renter-occupied housing units was approximately 4 to 1. The Township is prioritizing the development of renter-occupied housing units and the maintenance of owner-occupied housing units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Per the 2023 ACS 5-Year Estimates, the median value of owner-occupied housing units was \$370,200 and the median rent was \$1,451. There were 49.6% of renters that paid more than 30% of their monthly incomes on rent, 26.1% of homeowners with a mortgage that paid more than 30% of their monthly incomes on housing costs, and 19.4% of homeowners without a mortgage that paid more than 30% of their monthly incomes on housing costs.

NOTE: There are differences between table data and narrative data. Table data was provided by HUD and is dated 2020. Narrative data used the most recent U.S. Census data dated 2023.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	265,500	294,500	11%
Median Contract Rent	932	1,163	25%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	590	12.9%
\$500-999	1,193	26.1%
\$1,000-1,499	1,705	37.4%
\$1,500-1,999	835	18.3%
\$2,000 or more	240	5.3%
Total	4,563	100.0%

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	380	No Data
50% HAMFI	1,144	379
80% HAMFI	2,642	2,528
100% HAMFI	No Data	4,866
Total	4,166	7,773

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,372	1,512	1,802	2,171	2,468
High HOME Rent	1,339	1,436	1,724	1,984	2,194
Low HOME Rent	1,045	1,120	1,343	1,552	1,732

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a need for affordable housing at all income levels below median HAMFI. The demand is proportionately greatest at lower income levels. Based on the 2023 ACS 5-Year Estimates, the following housing affordability (as defined as a household paying less than 30% of their household income) applied to Township residents:

- Household Income < \$20,000 – 8.6% of households live in affordable housing
- Household Income \$20,000 to \$34,999 – 20.2% of households live in affordable housing
- Household Income \$35,000 to \$49,999 – 26.6% of households live in affordable housing
- Household Income \$50,000 to \$74,999 – 64.1% of households live in affordable housing
- Household Income > \$75,000 – 90.2% of households live in affordable housing

How is affordability of housing likely to change considering changes to home values and/or rents?

Changes in home values and rents directly impact the affordability of housing. As home values in the Township rise, it becomes more challenging for residents to find affordable housing. The increase in home values also affects the demand for rental properties as buying a home becomes less feasible and demand for rentals increases. The ratio of owner occupied housing units compared to renter occupied housing units is approximately 4 to 1. As rents increase, it becomes more difficult for residents to afford housing, especially for those with lower incomes. This leads to a higher demand for affordable housing options or an increase in the percentage of income spent on housing costs for renters. Census data suggests that the percentage of households paying 30% or more of their household income continues to increase.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent for 2025 is calculated by the U.S. Census to be \$1,451 which is around the fair market rent for a one-bedroom apartment calculated by HUD. The average rents posted commercially exceed the area median rent and fair market rents. The rental market in Township is competitive and the difference between market rate rentals and subsidized HUD limits discourages development of affordable housing in the Township.

Discussion

The housing market in the Township remains strong. Home values and rents continue to increase at rates that exceed the growth of household incomes. This situation continues to exacerbate the area's affordable housing problem; especially affecting households at the lowest income levels. As the area grows in population and the demand for housing increases, there are fewer options for affordable housing.

According to Realtor.com as of April 2025, homes for sale in Abington had a median listing home price of \$470,000. There were 388 active homes for sale in the Township, which spent an average of 23 days on the market. Apartments for rent in Abington had a median rental price of \$1,525. There were 54 active apartments for rent in the Township.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Per the 2023 ACS 5-Year Estimates, there were 23,305 housing units and 22,416 occupied housing units in the Township. Vacant housing units equaled 3.8% of the housing stock. The majority (87.1%) of the occupied housing units were built prior to 1980. Additionally, the 20,310 housing units that were built before 1980 potentially contain lead-based paint hazards.

NOTE: There are differences between table data and narrative data. Table data was provided by HUD and is dated 2020. Narrative data used the most recent U.S. Census data dated 2023.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The following definitions are used in the table below:

"Standard Condition" – Housing that is a safe, habitable dwelling, the components located inside the building, outside the building, and within the unit of housing is functionally adequate, operable, and free of health and safety hazards. § 5.703 National standards for the condition of HUD housing.

"Substandard Condition but Suitable for Rehabilitation" - Does not meet code standards or contains one of the selected housing conditions. The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.

"Substandard Condition but Not Suitable for Rehabilitation" - Does not meet code standards or contains one of the selected housing conditions. The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,960	24%	1,940	43%
With two selected Conditions	30	0%	105	2%
With three selected Conditions	0	0%	40	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,750	76%	2,480	54%
Total	16,740	100%	4,565	100%

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	579	3%	133	3%
1980-1999	1,025	6%	830	18%
1950-1979	9,280	55%	2,605	57%
Before 1950	5,855	35%	975	21%
Total	16,739	99%	4,543	99%

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,135	90%	3,580	79%
Housing Units build before 1980 with children present	199	1%	195	4%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	550	50	600
Abandoned Vacant Units	100	25	200
REO Properties	10	5	15
Abandoned REO Properties	3	2	5

Table 35 - Vacant Units**Need for Owner and Rental Rehabilitation**

Per the 2023 ACS 5-Year Estimates, 1959 was the median year all housing units were built. The majority of the Township's housing units are over 50 years old and in need of major housing rehabilitation. Additionally, there is a greater need for rental rehabilitations.

The cost of rehabilitation in most situations exceeds the incomes and assets of many low- and moderate-income households, as well as the return on investment versus the fair market value of the majority of the housing units. To offset this disparity, there is a need for increased federal and state funding to provide

financial rehabilitation assistance to owner-occupied and renter-occupied housing units to sustain and increase the supply of affordable housing.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead based paint is one of the most significant environmental factors that affects residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust. Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States. It is estimated that 15,135 owner-occupied housing units and 3,580 renter-occupied housing units are at risk of lead-based paint hazards in Abington. CHAS data reports that there are 199, or 1%, owner-occupied housing units with children present that contain LBP and 195, or 4%, renter-occupied housing units with children present that contain LBP in the Township.

Discussion

The Township will continue to prioritize its housing rehabilitation program and code enforcement efforts, as well as encourage new housing development to address the housing condition needs of the Township. The Township's housing stock is aging and the need for repairs, modifications, and rehabilitation to bring units up to code, accessibility, and removal of lead hazards is increasing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Crest Manor is the only public housing development in Abington. The property is located in the Willow Grove neighborhood at 2231 Hamilton Avenue, Willow Grove, PA, 19090. Crest Manor, a forty-six (46) unit Low Income Housing Tax Credit (LIHTC) project, is a partnership between the Montgomery County Housing Authority (MCHA) and Pennrose. The property consists of: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units. The units are 2-, 3-, and 4-bedroom townhomes. The occupancy rate is 100%. In addition to the Crest Manor project-based vouchers, there are approximately seventy (70) housing choice voucher holders renting apartments in Abington.

The following data is provided by HUD's Public and Indian Housing Information Center.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	41	614	2,822	120	2,702	0	9	0
# of accessible units	-	-	-	-	-	-	-	-	-
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Montgomery County Housing Authority operates seven (7) public housing communities, consisting of 269 General Occupancy units, and 347 Elderly/Disabled units. The public housing communities operated by MCHA are listed below:

General Occupancy

- Bright Hope Community - 467 W. King Street, Pottstown, PA 19464 - 179 townhomes from 1 to 4 bedrooms
- Crest Manor - 2231 Hamilton Avenue, Willow Grove, PA 19090 - 40 semidetached homes from 1 to 5 bedrooms
- North Hills Manor - 300 Linden Avenue, North Hills, PA 19038 - 50 townhomes from 1 to 4 bedrooms

Elderly/Disabled

- Robert P. Smith Towers - 501 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 80 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments
- Marshall W. Lee Towers - One W. Third Avenue, Conshohocken, PA 19428 - 80 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments
- Sidney Pollock House - 450 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 102 Efficiency and 1 Bedroom Apartments, including Wheelchair accessible apartments
- Golden Age Manor - 400 Walnut Street, Royersford, PA 19468 - Five story mid-rise consisting of 85 Efficiency and 1 Bedroom apartments, including Wheelchair accessible apartments

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score
Bright Hope Community	84
Crest Manor	-
North Hills Manor	70
Robert P. Smith Towers	-
Marshall W. Lee Towers	-
Sidney Pollock House	99
Golden Age Manor	90

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Since 1963, the Montgomery County Housing Authority (MCHA) has owned and managed Crest Manor, located in Abington, as rental housing for lower income households. Crest Manor was rehabilitated from 2016 until 2018. The MCHA partnered with Pennrose Properties, LLC to redevelop and revitalize Crest Manor with Low Income Housing Tax Credits (LIHTC) through the Pennsylvania Housing Finance Agency (PHFA). The partnership invested over \$17 million, through the combination of federal, state, and local funds to completely revitalize Crest Manor. The Township spent previous CDBG funds on the redevelopment effort.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

MCHA is committed to providing excellent service to all public housing applicants, residents, and the public. The Housing Authority follows applicable federal and state laws and regulations to provide decent, safe, and sanitary housing in good repair; achieve a healthy mix of incomes in its public housing developments; work toward deconcentration of poverty; encourage self-sufficiency of participant families; promote fair housing and opportunities for very low- and low-income families; create positive public awareness; and attain and maintain a high level of standards and professionalism, as a high performing agency through continuous improvements and support systems.

MCHA will focus on resident services. The goal is to retain a high performer status, to receive additional capital funds, and to create partnerships with service providers. MCHA will improve resident supportive services through management ownership of the program. Resident supportive services department will establish a newsletter to market and inform MCHA communities. More community space will be established for resident programs. Resident services will work to increase the number of working families living in public housing units. MCHA will also assist residents to participate in GED programs and graduate. MCHA will continue to support resident participation to build a working relationship with the housing agency and creating a positive living environment in public housing units. The Resident Council plays a part in improving the quality of life for public housing communities and brings a wide variety of issues to the attention of the PHA.

Discussion:

Abington Township has identified that there is a need for decent, safe, and sanitary housing that is affordable and accessible to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest groups affected by housing problems are the extremely low-income households and senior households. The Montgomery County Housing Authority is an important part of the Township's affordable housing strategy and the primary provider of assisted housing for extremely low-income, very low-income, and lower income residents of Abington.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In 2014, the Department of Health and Human Services, Office Housing and Community Development (OHCD) established a new public-private partnership, Your Way Home (YWH) Montgomery County, funded with Affordable Housing Trust funds. Your Way Home is a new and more effective system for preventing and ending Homelessness. Montgomery County residents experiencing a housing crisis will simply contact the YWH call center, a toll-free hotline for screening and referral to community-based Housing Resource Centers (HRC's). HRC's serve as central locations for coordinated housing crisis response for families and individuals, connecting residents with needed resources, support and community connections to secure permanent housing and remain stably housed.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	129	31	35	67	0
Households with Only Adults	102	169	1	166	0
Chronically Homeless Households	0	0	0	172	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	2	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several mainstream services available to the homeless in Montgomery County. The Your Way Home Street Outreach team is a 24/7, mobile, face-to-face program that provides immediate crisis support, safety planning, basic needs, and triage into emergency shelter for households experiencing street homelessness. Additionally, Street Outreach can connect households experiencing street homelessness to other supportive services, such as mental health case management, physical health care, and others. Food pantries, day centers, and the church communities also provide a lot of services. All households experiencing street or sheltered homelessness, or who are fleeing domestic violence, dating violence, sexual assault or stalking are eligible and a priority for Your Way Home programs and services, including Street Outreach, Emergency Shelter, Rapid Re-Housing, and Permanent Supportive Housing.

The Your Way Home Montgomery County Operations Team out of the Montgomery County Office of Housing and Community Development are responsible for overseeing homeless service program outcomes related to increasing access to non-cash benefits and income. They have access to data from the HMIS and can evaluate performance of emergency shelter providers, housing providers, street outreach provider, as well as track the individual CoC recipients in accessing mainstream benefits. Income metrics across the CoC geographic area are strong for households experiencing homelessness, showing that over 20% of people exit homelessness with gained or increased earned income.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Your Way Home operates Coordinated Entry, which consists of a toll-free hotline operated out of Montgomery County's Office of Community Connections and street outreach team. The Your Way Home Call Center conducts initial screening and referral for housing crisis response. The hotline refers individuals and families to housing and homeless resources based upon need and vulnerability. Any household experiencing literal homelessness is immediately connected to the 24-hour, 7-day per week Street Outreach Team who provide immediate face-to-face response. All households contacting Coordinated Entry are engaged in a diversion conversation in a strengths-based way in order to utilize the household's own resources to resolve their housing crisis. If a household is unable to be diverted, they are assessed and placed on Your Way Home's Community Queue for a housing program; namely, Rapid Re-Housing or Permanent Supportive Housing.

Your Way Home Montgomery County's strategy is to ensure all eligible vets access VASH & SSVF resources. Veterans accessing Coordinated Entry via the Call Center are immediately connected to the local SSVF provider, as well as street outreach services. Veterans are then provided with homeless prevention and/or Rapid Re-Housing through the local SSVF provider, and chronically homeless vets and vets with disabilities

are connected to the Coatesville VA for HUD VASH eligibility and connection. Non-eligible vets are served through Your Way Home's Rapid Re-Housing program.

The Valley Youth House works with children and teens, including teens aging out of foster care, and young adults in the 18-24 transition stage. Valley Youth House provides prevention and intervention services, counseling, life skills, and behavioral health services to abused, neglected, and homeless youth and their families. One of Valley Youth House's Independent Living Programs is in Norristown to help young adults to attain life skills required for living on their own. According to the Montgomery County Office of Housing & Community Development, homelessness manifests itself differently with the unaccompanied youth population. It is hard to locate young adults in transition, and CoC agencies often use Facebook and friends to contact this hard-to-reach population.

The chronically homeless are identified and engaged by the Street Outreach team and through various emergency shelters, as well as looking at data in the Homeless Management Information System (HMIS). These households are assessed and placed on the Your Way Home Community Queue for Permanent Supportive Housing. The following facilities and services are provided for the homeless:

- **Shelter and Day Center** - provides laundry, showers, lockers, mail, phone and internet access, transportation and meals.
- **Case Management** - provides housing placement, benefits acquisition and community linkage and referral.
- **Health and Behavioral Health** - medical assessment, health and nutrition classes, psychiatrist, AA and NA meetings, Life skill and recovery-oriented classes.
- **Critical Time Intervention (CTI)** - community based case management that will assist eligible individuals with establishing themselves in the community for the first 9 months after leaving CHOC.
- **Street Outreach team** – identifies chronically unsheltered persons in the County. The team canvases the woods regularly to look for unsheltered homeless individuals.
- **Call center** - toll-free number operated by the Montgomery County Office of Community Connections.

The following are all participating agencies that provide services and/or facilities to people experiencing homelessness:

- Resources for Human Development (RHD)
- Valley Youth House
- Philadelphia Health Management Corporation/Carson Valley Children's Aid
- Legal Aid of Southeastern PA
- Family Services of Montgomery County
- Genesis Housing Corporation
- Access Services
- Family Promise of Montgomery County
- Laurel House

- The Salvation Army
- YWCA Tri-County Area
- Opportunity House
- Haws Avenue United Methodist Church
- Norristown Hospitality Center
- Pottstown Beacon of Hope
- The Open Link
- TLC for the People
- Trinity Evangelical Lutheran Church
- Housing Equality Center of Pennsylvania

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Abington Township has identified the priorities for services and facilities for the Township's special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs for various vulnerable populations, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents, vary based on their specific circumstances and challenges. However, there are some common supportive housing needs that apply to all of these populations:

Accessibility: Supportive housing units should be designed to be accessible for individuals with mobility impairments, including features such as wheelchair ramps, grab bars, and widened doorways. Additionally, units should be adaptable to accommodate the changing needs of residents as they age or their disabilities progress.

On-Site Support Services: Many vulnerable populations require access to on-site support services to help them maintain stable housing and address their specific needs. These services may include case management, healthcare coordination, mental health services, substance abuse treatment, and assistance with activities of daily living.

Affordability: Supportive housing should be affordable for residents, taking into account their often-limited incomes and financial resources. This may involve subsidies or rental assistance programs to ensure that housing costs are manageable and do not exceed a certain percentage of residents' income.

Social Support Networks: Many vulnerable populations benefit from opportunities for socialization and community engagement within their housing environment. Supportive housing developments can include communal spaces, social activities, and programs that foster a sense of community and belonging among residents.

Safety and Security: Supportive housing should prioritize the safety and security of residents, particularly for populations such as persons with disabilities or those recovering from substance abuse. This may involve security measures such as secure entry systems, on-site security personnel, and partnerships with local law enforcement.

Healthcare Access: Access to healthcare services is crucial for many vulnerable populations, particularly those with chronic health conditions or complex medical needs. Supportive housing developments can provide on-site healthcare facilities or coordinate transportation to off-site healthcare providers.

Case Management and Supportive Services Coordination: Many residents of supportive housing require ongoing assistance in navigating various support systems and accessing the services they need. Case management services can help coordinate these efforts, ensuring that residents receive comprehensive support tailored to their individual needs.

Culturally Competent Services: Supportive housing providers should be sensitive to the cultural and linguistic needs of residents, particularly for populations with diverse backgrounds and experiences. Services should be delivered in a culturally competent manner, taking into account residents' cultural preferences and practices.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

All area mental and physical health institutions have discharge policies to ensure clients receive the appropriate supportive services and are not discharged without housing. The institutions have case managers or case managers are provided through Montgomery County departments to provide referral services for discharge plans. Ensuring that persons discharged from mental and physical health institutions receive appropriate supportive housing is crucial for their successful transition back into the community and for promoting their recovery and well-being. Several programs and initiatives are designed to address the housing needs of individuals leaving institutional settings:

Permanent Supportive Housing (PSH) Programs: Permanent supportive housing programs offer long-term housing solutions combined with supportive services for individuals with disabilities, including mental illness or physical health conditions. PSH programs provide individuals with a stable and permanent place to live, along with access to case management, healthcare services, and other supportive services tailored to their needs.

Housing First Initiatives: Housing First is an evidence-based approach that prioritizes providing immediate access to permanent housing for individuals experiencing homelessness, including those with mental and physical health challenges. Housing First programs focus on securing stable housing as the first step, with supportive services provided as needed to help individuals maintain their housing stability and address other needs.

Wraparound Services: Wraparound services are comprehensive, individualized services designed to support individuals with complex needs, including those transitioning from mental and physical health institutions. These services may include case management, mental health treatment, substance abuse counseling, medical care, vocational support, and assistance with daily living activities. Wraparound

services are often provided in conjunction with housing programs to address the multiple needs of individuals.

Peer Support Programs: Peer support programs involve individuals with lived experience of mental illness or recovery from physical health conditions providing support, guidance, and mentorship to others facing similar challenges. Peer support programs can be integrated into housing programs to offer individuals returning from institutions a sense of community, connection, and encouragement from others who have been through similar experiences.

Housing Vouchers and Rental Assistance Programs: Housing vouchers and rental assistance programs, such as the Housing Choice Voucher Program or Shelter Plus Care, help individuals with limited incomes afford housing in the private rental market. These programs can be instrumental in ensuring that individuals leaving mental and physical health institutions have access to safe and affordable housing options in the community.

Collaborative Partnerships: Collaboration among housing providers, healthcare organizations, government agencies, community-based organizations, and advocacy groups is essential for effectively addressing the housing needs of individuals returning from mental and physical health institutions. By working together, these stakeholders can coordinate services, leverage resources, and develop innovative approaches to support successful transitions to community living.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Not applicable; the Township is a direct entitlement community, not a state entitlement per 24 CFR 91 Subpart D.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable; the Township is not a federal HOME entitlement community.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies can unintentionally have negative effects on affordable housing and residential investment. Some of these effects include:

Reduced Housing Supply: Stringent land use controls, zoning ordinances, and growth limitations can restrict the development of new housing units, leading to a limited supply of housing. This scarcity can drive up housing prices and rents, making it more difficult for low- and moderate-income individuals and families to afford housing.

Increased Housing Costs: Tax policies affecting land, such as property taxes, can contribute to higher housing costs for homeowners and renters. Additionally, building codes and regulations aimed at ensuring safety and quality can increase construction costs, which are often passed on to consumers in the form of higher housing prices and rents.

Barriers to Entry for Developers: High fees and charges associated with permitting, impact fees, and other development costs can act as barriers to entry for developers, particularly small-scale developers and non-profit organizations focused on affordable housing. These barriers can reduce the overall supply of housing and limit the availability of affordable housing options.

Displacement and Gentrification: Public policies that incentivize residential investment in certain neighborhoods can contribute to gentrification and displacement of existing residents, particularly low-income and minority communities. As property values increase and neighborhoods undergo revitalization, long-time residents may be priced out of their homes and communities.

Inequitable Distribution of Housing Benefits: Public policies that prioritize residential investment in affluent neighborhoods or areas with high property values can exacerbate socioeconomic disparities and perpetuate segregation. This can result in an inequitable distribution of housing benefits, with low-income and minority communities bearing the brunt of negative housing market dynamics.

Loss of Affordable Housing Stock: Policies affecting the return on residential investment, such as rent control or strict rent stabilization measures, can disincentivize landlords from maintaining or investing in affordable housing properties. This can lead to a decline in the quality and availability of affordable housing stock over time.

Financial Instability for Homeowners and Renters: Fluctuations in property taxes, mortgage interest rates, and other housing-related costs driven by public policies can contribute to financial instability for homeowners and renters. This instability can lead to housing insecurity and increase the risk of foreclosure, eviction, and homelessness.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Community-based economic development is aimed at bringing members of the area into the local economy. Efforts take a variety of forms, ranging from the construction of affordable housing, to the establishment of businesses that support local workers, and through job training opportunities that meet local demand. Abington Township analyzed its economic development needs that are eligible for assistance. The following local economic data was evaluated:

- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months

NOTE: There are differences between table data and narrative data. Table data was provided by HUD and is dated 2020. Narrative data used the most recent U.S. Census data dated 2023.

Economic Development Market Analysis Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	28	14	0	0	0
Arts, Entertainment, Accommodations	2,334	2,344	9	10	1
Construction	1,297	700	5	3	-2
Education and Health Care Services	7,450	10,939	28	46	18
Finance, Insurance, and Real Estate	2,234	652	8	3	-6
Information	628	18	2	0	-2
Manufacturing	1,676	152	6	1	-6
Other Services	1,109	889	4	4	0
Professional, Scientific, Management Services	3,550	840	13	4	-10
Public Administration	0	0	0	0	0
Retail Trade	3,074	5,225	11	22	11
Transportation and Warehousing	713	108	3	0	-2
Wholesale Trade	1,210	306	4	1	-3
Total	25,303	22,187	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	29,844
Civilian Employed Population 16 years and over	28,460
Unemployment Rate	4.77
Unemployment Rate for Ages 16-24	15.41
Unemployment Rate for Ages 25-65	3.39

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	9,565
Farming, fisheries and forestry occupations	895
Service	2,045
Sales and office	5,845
Construction, extraction, maintenance and repair	1,545
Production, transportation and material moving	899

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,015	52%
30-59 Minutes	9,185	37%
60 or More Minutes	2,891	12%
Total	25,091	100%

Table 42 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	555	95	325
High school graduate (includes equivalency)	3,985	225	1,175
Some college or Associate's degree	5,625	280	1,130
Bachelor's degree or higher	13,245	375	1,850

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	29	45	70	225	464
9th to 12th grade, no diploma	315	60	103	483	565
High school graduate, GED, or alternative	990	880	1,005	3,495	3,240
Some college, no degree	1,590	1,090	985	2,535	1,710
Associate's degree	175	510	475	1,430	570
Bachelor's degree	730	2,500	2,560	3,895	2,065
Graduate or professional degree	24	1,405	1,915	3,210	1,945

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	99,310
High school graduate (includes equivalency)	156,659
Some college or Associate's degree	183,350
Bachelor's degree	336,320
Graduate or professional degree	367,610

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity Table, there was a surplus of workers for: Construction; Finance, Insurance, and Real Estate; Information; Manufacturing; Professional, Scientific, Management Services; Transportation and Warehousing; and Wholesale Trade. There was a surplus of jobs for: Arts, Entertainment, Accommodations; Education and Health Care Services; and Retail Trade.

The following is a list of the top employers in Montgomery County as of December 31, 2024: Merck Sharp & Dohme Corporation; Abington Memorial Hospital; Main Line Hospitals, Inc.; State Government; SEI Investments Company; Albert Einstein Medical Center; Giant Food Stores, LLC; SmithKline Beecham Corporation; Lockheed Martin Corp.; and Montgomery County.

Describe the workforce and infrastructure needs of the business community:

The following needs were identified through consultations and regional planning documents:

- Disparity between available jobs and qualified workers.
- Transportation improvements to connect workers to jobs.
- Transportation maintenance to meet the increased road traffic from population growth and increased truck traffic.
- Job training/job readiness for workers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

MontcoWorks serves Montgomery County as the local area's workforce development board, providing market-driven information and services that align with regional and statewide workforce development planning. The Montgomery County Workforce Development Area goals include:

- Provide up-to-date regional and local labor market information to public and private sector decision-makers, guiding ongoing workforce programming.
- Inventory, assess, and broker employment services to help facilitate seamless service delivery for businesses, adults, dislocated workers, incumbent workers, TANF-recipients, and youth.
- Create a long-term local workforce development plan and develop policies that direct implementation of county-wide workforce programming.
- Procure and provide oversight for operations and WIOA Title I service delivery at the PA CareerLink Montgomery County, service delivery of the Montgomery County Employment,

Advancement and Retention Network (EARN) program, and service delivery of MontcoWorks NOW programming for youth and young adults ages 16-24.

- Meet the needs of employers through innovative approaches to recruitment, on-the-job training, incumbent worker training and customized job training while looking ahead to help build a future pipeline of skilled workers.
- Promote Industry Partnerships among Montgomery County business leaders by sector, focusing a collaborative effort on planning for the current and future success of their respective industries.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2023 ACS 5-Year Estimates, the largest industry sectors in the County were: Educational services, and health care and social assistance (30.2%); Professional, scientific, and management, and administrative and waste management services (13.8%); Finance and insurance and Real Estate and rental and leasing (9.3%); Retail trade (9.1%); and Manufacturing (8.8%).

According to the 2023 ACS 5-Year Estimates, 65.6% of Township residents worked in Montgomery County and 44.4% of Township residents worked outside of Montgomery County. According to the 2023 ACS 5-Year Estimates, 9.4% of the population did not have a high school diploma, 30.0% had a high school diploma or equivalent, 44.4% had some college or an associate's degree, and 16.2% had a bachelor's degree or higher.

According to the 2023 ACS 5-Year Estimates, 65.4% of the population was in the labor force and the unemployment rate was 3.4%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Innovation and Opportunity Act (WIOA) requires local workforce development boards and workforce regions to develop and publish a strategic plan every four years that details workforce service delivery and compliance. Additionally, both local and regional plans must be reviewed for modifications every two years. The plan outlines the efforts of the Southeast PA Workforce Development Planning Region to continue fostering a thriving workforce system in Southeast Pennsylvania. This region comprises Berks County, Bucks County, Chester County, Delaware County, Montgomery County, and Philadelphia County. The local goals for Montgomery County include:

- Build upon the strong relationships that exist between the private and public sectors in the county to continue to develop innovative strategies to support talent acquisition and retention, engaging employers as vital stakeholders.

- Meet current workforce needs with an intentional plan for the future workforce system through investment in strong career pathway development that incorporates Registered Apprenticeship and Registered Pre-Apprenticeship programs, supporting employers, sponsors, secondary and post-secondary education, and training providers through the implementation of career-readiness and work-based learning solutions.
- Focus countywide efforts on outreach and services to Opportunity Youth, attaching those most in need to a full range of intensive support to promote education, training, and employment goal setting and attainment.
- Implement a plan to regularly review local service strategies that provide one-stop access to services for both employers and career seekers through PA CareerLink Montgomery County, cultivating a continuous improvement strategy with all partners within the local workforce system.
- Work collaboratively to ensure that all Montgomery County residents have access to career paths that lead to family-sustaining wages through skill development and barrier remediation, identifying and addressing gaps in supportive services.
- Guide workforce system partners and stakeholders in identifying and addressing skills gaps while developing a plan for projected future need with a focus on industries that are critical to the economic health of Montgomery County and the commonwealth.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Montgomery County Workforce Development Board (MontcoWorks) strategically coordinates local area workforce investment activities with regional economic development partners to identify and fulfill industry needs. Montgomery County's economic development efforts focus on the retention, expansion, and attraction of business and industry. The Montgomery County Department of Economic and Workforce Development operates as The Commerce Department to promote the symbiotic relationship of economic and workforce development efforts throughout the County. This Department actively markets and promotes Montgomery County's competitive advantages, offering resources such as small business start-up assistance, demographic, economic and labor force information, financial assistance, and job placement assistance. These resources are organized on the MontcoForward website and promoted through cross-collaboration throughout County government.

Locally, the Economic Development Corporation of Abington Township was established on May 9, 2024. It is a quasi-governmental non-profit corporation whose mission is to provide economic development to

Abington Township. The Economic Development Corporation will promote economic development within the Township by helping Abington:

- Maintain existing business communities, community assets, occupancy levels and employment
- Enhance downtown centers, vacant properties, multi-modal transportation and community facilities
- Attract investment, revitalization, new employers, job growth
- Grow the economy, job market, quality of life of residents and community assets

Discussion

Identifying the economic development needs of low- and moderate-income individuals in Abington requires understanding the specific challenges they face and tailoring interventions to address those challenges. The following are economic development needs for the low- and moderate-income individuals in the Township:

Job Creation and Training Programs: Low- and moderate-income individuals may benefit from job creation programs that focus on expanding employment opportunities in sectors that offer livable wages. Additionally, training and skill development programs can help individuals acquire the skills needed to access higher-paying jobs and advance in their careers.

Affordable Housing: Access to affordable housing is crucial for low- and moderate-income individuals to maintain financial stability and improve their quality of life. Economic development efforts should include initiatives to increase the supply of affordable housing options and address issues related to housing affordability and homelessness.

Small Business Support: Many low- and moderate-income individuals may aspire to start or expand their own businesses as a pathway to economic self-sufficiency. Economic development programs can provide support for entrepreneurship and small business development through access to financing, technical assistance, and mentorship programs.

Financial Education and Asset Building: Financial literacy and asset-building programs can empower low- and moderate-income individuals to make informed financial decisions, build savings, and access affordable financial services. These programs can help individuals build assets, increase their financial stability, and improve their long-term economic prospects.

Access to Affordable Healthcare and Childcare: Access to affordable healthcare and childcare services is essential for low- and moderate-income individuals to maintain their health and well-being while participating in the workforce. Economic development efforts should consider strategies to improve access to healthcare and childcare services, such as supporting community health clinics and expanding childcare subsidy programs.

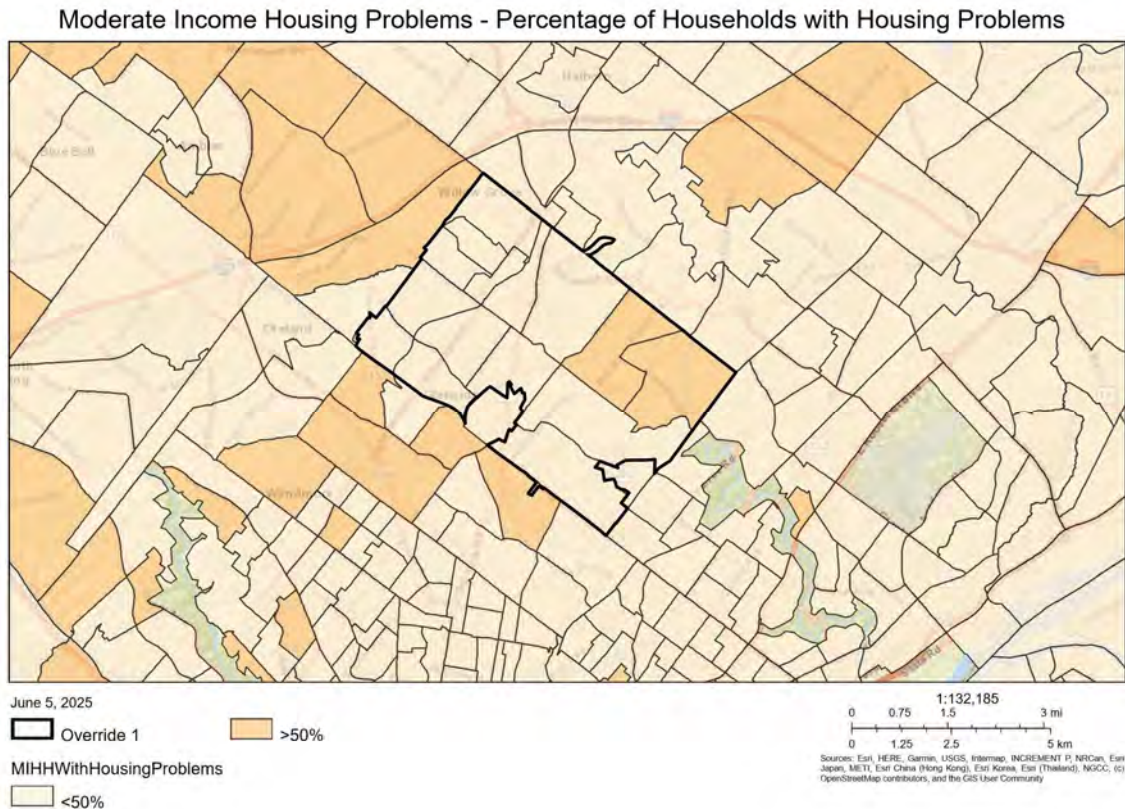
Transportation Access: Reliable and affordable transportation options are critical for low- and moderate-income individuals to access employment opportunities, healthcare services, education, and other essential resources. Economic development initiatives should address transportation barriers and improve access to public transportation options for underserved communities.

Community Development and Revitalization: Investing in community development and neighborhood revitalization efforts can create opportunities for economic growth and improve the overall quality of life for low- and moderate-income residents. These efforts may include infrastructure improvements, affordable housing development, and the creation of community amenities and recreational facilities.

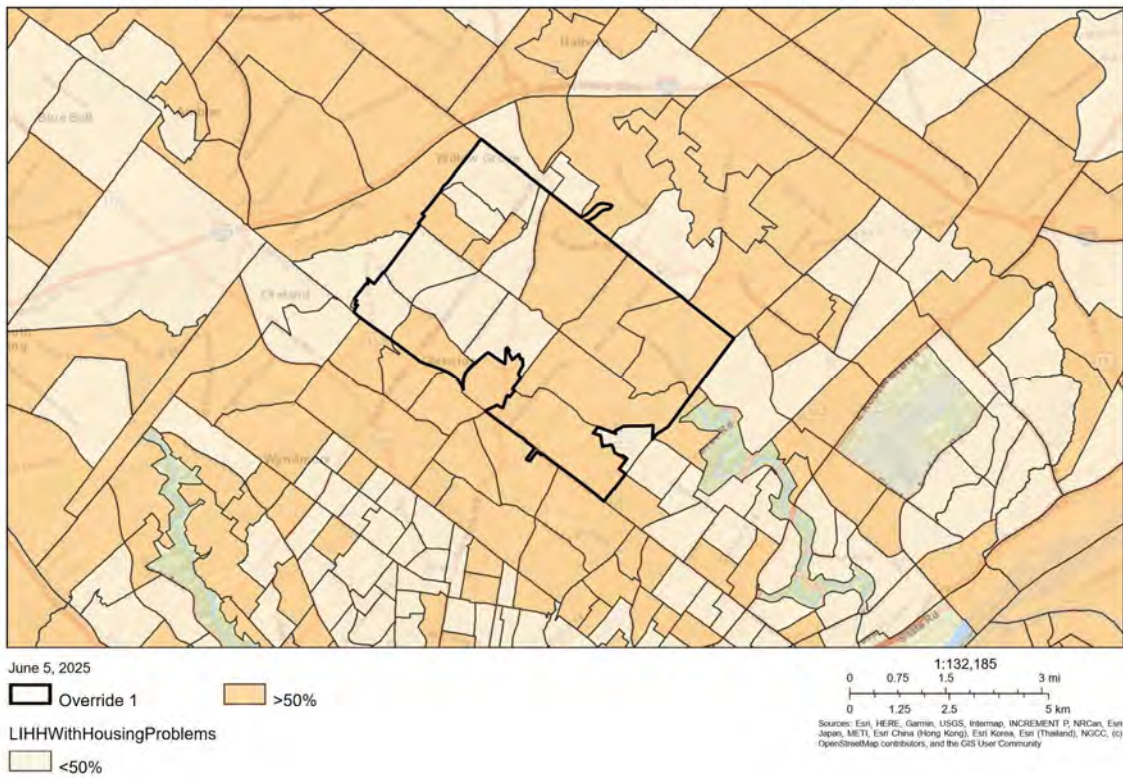
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

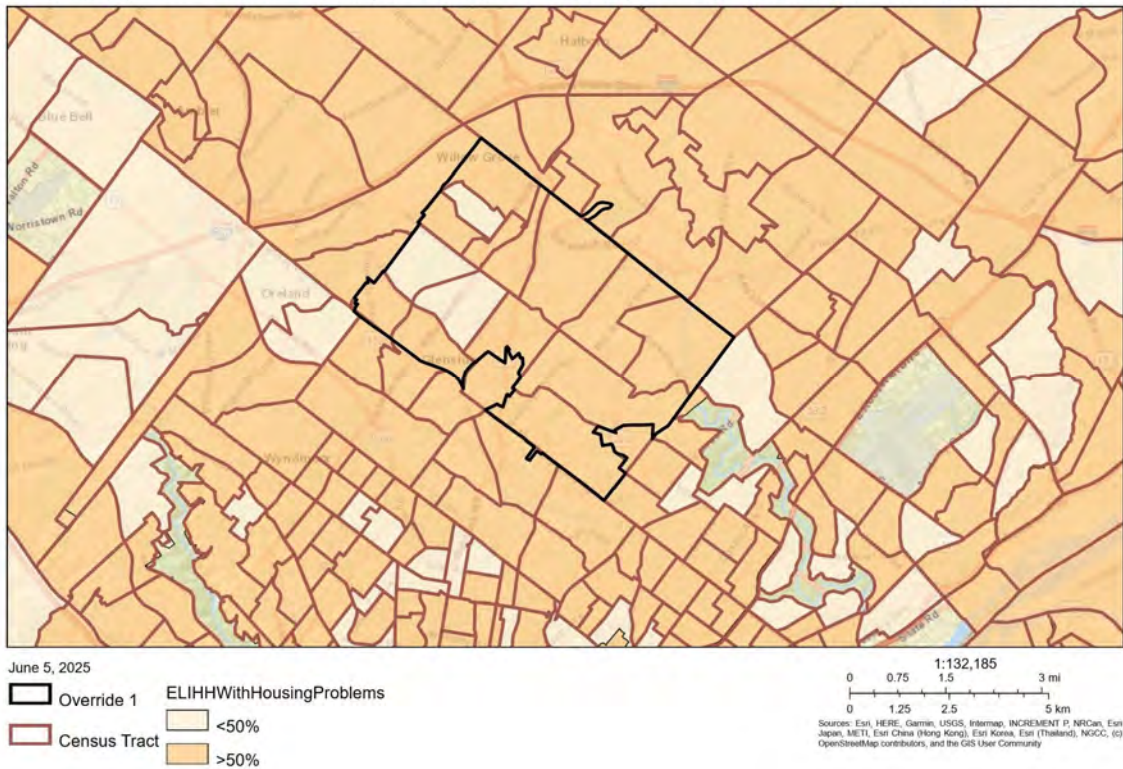
Households with multiple housing problems are located throughout Abington. The Township defines multiple housing problems as a housing unit with one or more severe housing problems: Lacks kitchen or complete plumbing; Severe overcrowding; and Severe cost burden. Concentration is defined as over 50% of the households in a Census Tract with multiple severe housing problems. The following maps highlight the Census Tracts located throughout the Township that have a concentration of severe housing problems. The maps are arranged by moderate-income households, low-income households, and extremely low-income households.



Low Income Housing Problems - Percentage of Households with Housing Problems



Extremely Low Income Housing Problems - Percentage of Households with Housing Problems



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines an Area of Minority Concentration as, "a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." According to the 2023 ACS 5-Year Estimates, the white population in Abington was 73.5%. Based on the HUD definition there are two (2) areas in the Township that have a minority population over 46.5%. The areas are: CT 2016.06 (56.0% minority) and CT 2016.03 (53.0% minority). These CTs are located in the northwestern corner of the Township.

What are the characteristics of the market in these areas/neighborhoods?

For FY 2025, the following Census Tracts and Block Groups qualify as low- and moderate-income based on the Upper Quartile Exception Criteria established by HUD for Abington Township: CT 2016.03 BG 2 75.80%; CT 2016.06 BG 1 62.40%; CT 2017.06 BG 1 53.50%; CT 2019.02 BG 2 53.30%; CT 2015.01 BG 3 49.70%; CT 2016.06 BG 2 44.80%; CT 2016.07 BG 1 41.10%; CT 2017.03 BG 2 39.60%; CT 2019.02 BG 3 33.70%; and CT 2017.04 BG 1 32.80. Abington Township has an overall low- and moderate-income percentage of 28.16% and an upper quartile limit of 32.80%.

Are there any community assets in these areas/neighborhoods?

These areas are located near or within the commercial cores of the Township. The commercial cores offer the highest redevelopment opportunities based on their proximity to employment, services, and transportation. Private and public investment in these areas has been occurring and connecting the investments could offer redevelopment opportunities.

Are there other strategic opportunities in any of these areas?

The areas identified with multiple housing problems, high minority concentrations, and high low- and moderate-income populations border the areas of economic activity in the Township. Redevelopment efforts could be connected to these areas that provide community and economic investments that could increase job opportunities, increase in housing choices, and increase public facilities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The need for broadband wiring and connections for low- and moderate-income households and neighborhoods is an essential infrastructure for education, health care, supportive services, and economic development in Abington Township. In today's digital age, access to reliable broadband internet is crucial for students of all ages to participate in remote learning, access educational resources, and complete homework assignments. Without broadband connectivity, students from low- and moderate-income households may face significant barriers to academic success, exacerbating educational disparities. Telehealth services have become increasingly important, especially in underserved rural and urban areas where access to healthcare facilities may be limited. Broadband internet enables individuals to access remote medical consultations, monitor chronic conditions, and access health information and resources online, improving healthcare access for low- and moderate-income households. Broadband internet access is essential for accessing job opportunities, online job training programs, and remote work opportunities. For low- and moderate-income households, broadband connectivity can open doors to employment options that may not be available locally, helping to bridge the digital divide and improve economic mobility. Many supportive services and resources are now accessible online, from applying for benefits and accessing tax information to registering to vote and accessing government assistance programs. Broadband internet access is essential for low- and moderate-income households to access these services efficiently and effectively, ensuring equal access to essential government resources and support.

The following data was obtained from the 2023 ACS 1-Year Estimates.

- There were 2,158 households in the Township with incomes less than \$20,000. In those households, 0 had a dial-up internet subscription; 1,682 had a broadband internet subscription, and 476 did not have an internet subscription.
- There were 6,013 households in the Township with incomes between \$20,000 and \$74,999. In those households, 0 had a dial-up internet subscription; 5,29 had a broadband internet subscription, and 721 did not have an internet subscription.
- There were 14,245 households in the Township with incomes of \$75,000 or more. In those households, 0 had a dial-up internet subscription; 14,064 had a broadband internet subscription, and 181 did not have an internet subscription.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are a number of internet providers in Abington Township. The top five include: T-Mobile Home Internet 5G; Xfinity Cable; Earthlink Fiber; Verizon Home Internet DSL & Fiber; and Starlink Satellite.

The Emergency Broadband Benefit Program, through the Federal Communications Commission (FCC), provides a discount of up to \$50 per month towards broadband service for eligible households. Eligible households can also receive a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet from participating providers if they contribute more than \$10 and less than \$50 toward the purchase price. In June 2023, Governor Josh Shapiro announced that Pennsylvania will receive more than \$1.16 billion in federal funding under the Infrastructure Investments and Jobs Act (IIJA). The Pennsylvania Broadband Development Authority completed a 5-Year Action Plan which contains the efforts Pennsylvania will take to bridge the digital divide.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

In 2022, Montgomery County updated its Hazard Mitigation Plan for the County. The plan highlights the potential natural hazard vulnerabilities and risk level in the County:

- Drought (Moderate)
- Earthquake (Low)
- Extreme Temperature (Moderate)
- Floods, Flash Floods and Ice Jams (High)
- Hail (Low)
- Hurricanes, Tropic Storms, Northeasters (Moderate)
- Landslide (Low)
- Lightning (Moderate)
- Pandemic/Infectious Disease (Moderate)
- Radon (Moderate)
- Land Subsidence/Sinkholes (Low)
- Tornado, Severe Wind (Moderate)
- Wildfire (Low)
- Winter Storms (High)

Risk Factors were calculated by assigning varying degrees of risk to five variables for each of the hazards identified; those variables include probability, impact, spatial extent, warning time, and duration.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households are particularly vulnerable to the increased natural hazard risks:

Limited Resources: Low- and moderate-income households often have limited financial resources, making it difficult for them to afford insurance premiums or invest in mitigation measures to protect their homes from natural hazards such as flooding, hurricanes, or wildfires. This lack of resources can leave them more exposed to the impacts of extreme weather events.

Housing Quality: Many low- and moderate-income households live in older housing stock that may not be built to withstand the increasing intensity of natural hazards. These homes may have inadequate insulation, roofing, or structural integrity, making them more susceptible to damage from storms, floods, or extreme heat.

Geographic Location: Low-income households are more likely to live in areas prone to natural hazards, such as floodplains, coastal zones, or areas at high risk of wildfires, due to the lower cost of housing in these locations. This places them at greater risk of experiencing the direct impacts of disasters.

Limited Mobility: Low- and moderate-income households may have limited mobility or lack access to transportation, making it difficult for them to evacuate in the event of an approaching hurricane or wildfire. This increases their vulnerability to harm and displacement during extreme weather events.

Health Impacts: Low-income households may also be more susceptible to the health impacts, such as heat-related illnesses during heatwaves or respiratory issues exacerbated by poor air quality from wildfires. Limited access to healthcare services or inability to afford medications further compounds these health risks.

Employment Disruptions: Natural disasters can disrupt local economies, leading to job loss or reduced work hours, which disproportionately affects low-income workers who may rely on hourly wages or have less job security. This economic instability can exacerbate financial strain and make recovery more challenging for low- and moderate-income households.

Low- and moderate-income residents in the Township are among the most vulnerable to natural disasters or events, including flooding and winter storm damage which are two of the most likely hazards that were identified as risks in the Township. In particular, low- and moderate-income residents of Abington are at risk for flood damage to their housing, as the area is prone to flooding. Land use management for low- and moderate-income residents will be very important to address hazard mitigation. Hazard control measures can be implemented in all construction and rehabilitation activities the Township undertakes with federal funds.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for Abington Township to establish its housing, homeless, community development, economic development, and planning priorities and goals that it anticipates will be completed during the next five years. The FY 2025-2029 Strategic Plan has been developed based on evaluating the needs and problems experienced by the residents of the Township. This strategy is the result of the Township's needs assessment and market analysis, which has determined the Township's priorities based on this examination.

The goals and projects are designed to assist those households with incomes less than 80% of the area median income (AMI). This group is referred to as the "target income" group. Census Tracts and Block Groups in the Township with 32.80% or more households with incomes less than 80% AMI are designated as CDBG Target Areas. Abington Township has an overall low- and moderate-income population of 28.16%. The Township is a HUD Exception Upper Quartile Grantee. The upper quartile is defined as any Census Tract or Block Group with a low mod percentage 32.80% or higher.

The Township determined its priority needs and goals for the FY 2025-2029 Consolidated Plan on the following guiding principles, which provided the framework for the development of the Five Year Consolidated Plan:

- **Assist** - Develop comprehensive strategies to support and assist those in need in the Township.
- **Involve** - Involve the community and provide opportunities for public input and involvement in the Five Year Consolidated Plan process and preparation of the report.
- **Collaborate** - Encourage collaboration between public, private, and non-profit agencies in order to ensure the most efficient and effective services.
- **Leverage** - Leverage CDBG funds and other local resources to maximize the effectiveness of programs and services.
- **Promote** - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

The Township's priority needs were determined based on:

- existing data on the needs of the community
- through consultation with jurisdictional decision makers
- community stakeholders
- public hearings
- resident surveys
- local and regional planning documents

The key factors affecting the determination of the five year priorities include the following:

- The types of target income households with the greatest need for assistance.
- The Township's low- and moderate-income areas with the greatest need.
- Those activities that will best address the needs of Township residents.
- The limited amount of funding available to meet the needs.
- The ability to leverage additional resources.

SP-10 Geographic Priorities – 91.215 (a)(1)**Geographic Area**

1	Area Name:	Areawide
	Area Type:	Abington Township
	Other Target Area Description:	Activities that are broadly based across all areas of the Township.
	HUD Approval Date:	N/A
	% of Low/ Mod:	28.16%
	Revital Type:	CDBG Eligible at 32.80%
	Other Revital Description:	Low Mod Area (LMA) Benefit
	Identify the neighborhood boundaries for this target area.	The boundaries are the Township limits.
	Include specific housing and commercial characteristics of this target area.	<p>Area Name: Areawide Low-Mod</p> <p>Area Type: Local Target area</p> <p>Other Target Area Description: The Township prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data areawide. The Township has not designated any revitalization or blighted areas. The Township has designated, “Areawide Low-Mod” to represent the areas that are CDBG eligible on a LMA basis.</p> <p>% of Low/ Mod: CTs BGs LMI% > 40.59%</p> <p>See Sections NA and MA.</p>
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Sections PR-10 and PR-15.
	Identify the needs in this target area.	See Section NA.
	What are the opportunities for improvement in this target area?	See Section SP.
	Are there barriers to improvement in this target area?	See Section MA-40.

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Abington Township allocates its CDBG funds based on which activities will principally benefit low- and moderate-income persons. The Public Facility Improvement activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele. The Housing activities have an income eligibility criteria; therefore, the income requirement restricts funds only to low and moderate income households throughout the Township. The Public Services activities are for social service organizations serving low- and moderate-income clientele.

SP-25 Priority Needs - 91.215(a)(2)**Priority Needs**

1	Priority Need Name	Housing Strategy Priority Need
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Areawide
	Associated Goals	HS-1 Housing Support HS-2 Housing Construction HS-3 Housing Rehabilitation
	Description	There is a need for decent, safe, and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.
2	Priority Need Name	Homeless Strategy Priority Need
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	Areawide
	Associated Goals	HO-1 Housing HO-2 Operation/Support
	Description	There is a need for housing and supportive services for the homeless and those at risk of becoming homeless.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.
3	Priority Need Name	Community Development Strategy Priority Need
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Areawide
	Associated Goals	CD-1 Community Facilities and Infrastructure CD-2 Public Services and Safety CD-3 Connectivity CD-4 Clearance/Demolition
	Description	There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.

4	Priority Need Name	Economic Development Strategy Priority Need
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Areawide
	Associated Goals	ED-1 Employment and Development ED-2 Financial Assistance
	Description	There is a need to encourage employment and economic opportunities in the Township.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.
5	Priority Need Name	Administration, Planning, and Management Strategy Priority Need
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Areawide
	Associated Goals	AM-1 Overall Coordination
	Description	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.
	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.

Table 47 – Priority Needs Summary**Narrative (Optional)**

The priority ranking of needs for housing, homelessness, community development, economic development, and administrative, planning, and management are as follows:

High Priority - Projects are assigned a high priority if the Township expects to fund them during the Five Year Consolidated Plan period.

Low Priority - Projects are assigned a low priority if the project may not be funded by the Township during the Five Year Consolidated Plan period. The Township may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

In SP-45, the Township did not enter funding or accomplishments for HS-1 Housing Support, HS-2 Housing Construction, HO-2 Operation/Support, CD-3 Connectivity, CD-4 Clearance/Demolition, ED-1 Employment and Development, and ED-2 Financial Assistance. The Township does not anticipate that CDBG direct entitlement funds will be used to fund projects associated with these goals. The Housing Priority Need Goals will be funded with Pennsylvania DCED HOME funds granted to the Township through competitive applications. The other goals are included in the Consolidated Plan should a stakeholder or another Township Department require a certification of consistency with the Consolidated Plan. It is anticipated that other community stakeholders will fund activities over the five year period to meet the goals stated. To not include these goals in the Consolidated Plan would require the possibility of a future amendment to the Consolidated Plan that practically may not be able to be accomplished within the applicant's submission deadline for other local, regional, state, or federal funding.

SP-30 Influence of Market Conditions – 91.215 (b)**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While there is a need for tenant based rental assistance the Township may use CDBG and HOME funds to provide direct rental and utility assistance for low-income households. The limited amount of CDBG and HOME funds available to the Township require difficult choices. The Township prioritizes the new construction and rehabilitation of affordable housing over tenant based rental assistance.
TBRA for Non-Homeless Special Needs	While there is a need for tenant based rental assistance the Township may use CDBG and HOME funds to provide direct rental and utility assistance for low-income households. The limited amount of CDBG and HOME funds available to the Township require difficult choices. The Township prioritizes the new construction and rehabilitation of affordable housing over tenant based rental assistance.
New Unit Production	One of the priority housing needs in the Township is for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the creation of new affordable housing units.
Rehabilitation	One of the priority housing needs in the Township is for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the rehabilitation of existing affordable housing units.
Acquisition, including preservation	One of the priority housing needs in the Township is for decent, safe, and sanitary housing units that are affordable and accessible. The Township will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the Township related to the acquisition and preservation of affordable housing units.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Abington Township will receive a total allocation of \$715,339 in CDBG funds for the FY 2025 program year. The Township does not anticipate any program income to be received during the program year. The Township's FY 2025 CDBG program year starts on October 1, 2025 and concludes on September 30, 2026. The following financial resources are identified for the FY 2025 Annual Action Plan and will be used to address the following needs: Homeless; Community Development; and Administration, Planning, and Management. The accomplishments of these projects/activities will be reported in the FY 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning						The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Township is funding seven (7) CDBG projects in FY 2025.
		Housing	715,339	0	0	715,339	2,800,000	
		Public Improvements						

Table 49 - Anticipated Resources

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

The Township will leverage Commonwealth of Pennsylvania DCED grant awards of \$300,000 in HOME funds and \$650,000 in CDBG-DR funds to address the housing and community development needs in Abington.

CDBG subrecipients are encouraged to leverage additional resources (such as private, state, and local funds) for projects. Subrecipients are required to submit matching fund sources in the subrecipient contracts. The Township assists subrecipients to match federal grants with the following private, state, and other sources: Low-Income Housing Tax Credit Program (LIHTC); Pennsylvania Housing Finance Agency (PFHA); HUD Section 202 Housing for the Elderly; HUD Section 811 Housing for the Disabled; Section 8 Rental Assistance Program; Shelter Plus Care; Pennsylvania Department of Community and Economic Development (DCED); Federal Home Loan Bank (FHLB); and Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The Township has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2025 CDBG Program Year, CDBG funds will be used to address the following priority needs:

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Abington Township	Government	Planning	Jurisdiction
Montgomery County Housing Authority	PHA	Public Housing	Region
Your Way Home	Continuum of Care	Homelessness	Region
Commonwealth of Pennsylvania Department of Community and Economic Development	Departments and agencies	Ownership Rental	State

Table 50 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

The Township's Department of Community Development coordinates and consults with multiple jurisdictional departments and authorities, the Pennsylvania Department of Community and Economic Development (DCED), and local non-profit and for profit stakeholders to address its Consolidated Plan priorities. The Township coordinates and consults with the Montgomery County Housing Authority on issues concerning affordable housing for extremely low-, very low-, and low-income residents. Additionally, the Township coordinates and consults with Your Way Home, the local CoC, on issues concerning rapid rehousing, homeless prevention, emergency shelter housing, transitional housing, and permanent supportive housing for the County.

The Township has worked hard to build consortiums and partnerships with the surrounding jurisdictions. All of the jurisdictions recognize the need for regional planning and actions to address the similar housing and community development needs of the area. The largest barrier for the Township to address its housing and community development needs is the lack of adequate funding for the Township and stakeholders to undertake projects that will address the needs identified in this plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Abington Township's Department of Community Development acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The Township works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the Township:

- **Abington Township Department of Community Development** - Oversees the CDBG program and administers competitive HOME grants offered through DCED.
- **Montgomery County Housing Authority** - Manages the Public Housing and Section 8 Housing Choice Voucher Program, creates improvements to public housing communities, and develops affordable housing.
- **Social Services Agencies** - Provides services to address the needs of low- and moderate-income persons.
- **Housing Providers** - Rehabilitates and develops affordable housing for low- and moderate-income families and individuals.
- **Montgomery County CoC** - Oversees the Continuum of Care Network for Montgomery County.

In 2014, the County's Office of Housing and Community Development established a new public-private partnership, Your Way Home (YWH) Montgomery County. Your Way Home Montgomery County is a new and more effective system for preventing and ending Homelessness. Montgomery County residents experiencing a housing crisis contact the YWH call center, a toll-free number for screening and referral to community-based Housing Resource Centers (HRC's). HRC's serve as central locations for coordinated housing crisis response for families and individuals in Montgomery County, connecting residents with needed resources, support and community connections to secure permanent housing and remain stably housed. HRC's use a progressive engagement strategy, a nationally recognized best practice in addressing homelessness, to provide customized levels of assistance to families and preserve the most expensive interventions for residents with the most severe barriers to housing success. HRC's connect the County's most vulnerable residents, including persons with mental, physical, or developmental disabilities, substance use disorders or diagnosed with AIDS and related diseases, to specialty providers skilled in helping these populations secure and maintain permanent supportive housing.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Representatives of County and local jurisdictions, non-profit homeless and housing providers, and for-profit organizations meet regularly through Continuum of Care (CoC) meetings to address the issue of homelessness. In addition, the Montgomery County Office of Housing and Community Development and the Office of Mental Health/ Developmental Disabilities are active members of the CoC and provide staff and financial support. The CoC strives to carry out its specific roles and responsibilities and assist with the gaps in the delivery system. The CoC evaluates the County's homeless system and system performance measures to identify gaps and strategies for filling those gaps; they work on creating new permanent supportive housing for homeless with disabilities including mentally ill, developmentally disabled, physically disabled and individuals with addictions; the CoC educates coalition and community members about homeless needs and issues; they assess services and develop strategies to address gaps; and they review unmet needs and project performance and determines the ranking of projects for HUD funding.

The Your Way Home homeless crisis response system in Montgomery County, PA, has made significant strides in addressing homelessness, but several critical gaps remain. One major challenge is the lack of robust upstream prevention strategies. While the system effectively provides rapid re-housing and emergency shelter services, it does not have sustainable funding to support early intervention efforts that could prevent homelessness before it begins. Additionally, the system faces resource limitations, particularly in providing adequate housing and support services for individuals with complex needs such as mental health or substance use challenges. Accessibility also remains a concern, as some individuals encounter barriers to navigating the system, including limited digital access, language differences, and a lack of culturally competent services. Another significant issue is the complexity of regulations tied to various funding sources, which results in inconsistent eligibility criteria and a lack of a uniform definition of homelessness across government programs. This regulatory fragmentation can hinder coordination and access to services. Although data-driven decision-making has improved, there is still a need for better data integration and real-time coordination across agencies. Finally, many successful initiatives within the system have relied on short-term philanthropic funding, raising concerns about their long-term sustainability and the need for more stable public funding and policy support.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Abington Township has partnered with various County agencies, nonprofits, and service providers to carry out the services required by special needs populations. However, there are significant needs for mental health services and addiction counseling services in the region. There is also a need to provide public transit to bring special needs populations to the places where they can receive services. The Township will continue to partner with nonprofits that manage partnerships with these organizations and assist persons with special needs.

SP-45 Goals Summary – 91.215(a)(4)**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Support	2025	2029	Affordable Housing	Areawide	Housing Strategy Priority Need	CDBG: \$0	None
2	HS-2 Housing Construction	2025	2029	Affordable Housing	Areawide	Housing Strategy Priority Need	CDBG: \$0	None
3	HS-3 Housing Rehabilitation	2025	2029	Affordable Housing	Areawide	Housing Strategy Priority Need	CDBG: \$1,300,000	Rental Units Rehabilitated: 6 Household Housing Units Homeowner Housing Rehabilitated: 18 Household Housing Units
4	HO-1 Housing	2025	2029	Homeless	Areawide	Homeless Strategy Priority Need	CDBG: \$200,000	Homeless Prevention: 200 Persons Assisted
5	HO-2 Operation/Support	2025	2029	Homeless	Areawide	Homeless Strategy Priority Need	CDBG: \$0	None
6	CD-1 Community Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Areawide	Community Development Strategy Priority Need	CDBG: \$1,065,339	Public Facility or Infrastructure Activities other than Low / Moderate Income Housing Benefit: 5,000 Persons Assisted
7	CD-2 Public Services and Safety	2025	2029	Non-Housing Community Development	Areawide	Community Development Strategy Priority Need	CDBG: \$250,000	Public Service Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CD-3 Connectivity	2025	2029	Non-Housing Community Development	Areawide	Community Development Strategy Priority Need	CDBG: \$0	None
9	CD-4 Clearance / Demolition	2025	2029	Non-Housing Community Development	Areawide	Community Development Strategy Priority Need	CDBG: \$0	None
10	ED-1 Employment and Development	2025	2029	Economic Development	Areawide	Economic Development Strategy Priority Need	CDBG: \$0	None
11	ED-2 Financial Assistance	2025	2029	Economic Development	Areawide	Economic Development Strategy Priority Need	CDBG: \$0	None
12	AM-1 Overall Coordination	2025	2029	Administration	Areawide	Administration, Planning, and Management Strategy	CDBG: \$700,000	Other: 10

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Support
	Goal Description	Assist low- and moderate-income households to access decent, safe, and sanitary housing that is affordable and accessible through housing counseling, housing navigator services, rental assistance, and down payment/closing cost assistance.
2	Goal Name	HS-2 Housing Construction
	Goal Description	Encourage the acquisition and construction of new housing that is affordable and accessible.

3	Goal Name	HS-3 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners and renters, and special needs households in the Township by addressing maintenance issues, code violations, emergency repairs, accessibility, and home modifications.
4	Goal Name	HO-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, rapid rehousing, utility support, rental assistance, permanent supportive housing, and other permanent housing opportunities.
5	Goal Name	HO-2 Operation/Support
	Goal Description	Assist partners operating housing or providing supportive services for the homeless and those at risk of becoming homeless.
6	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the Township's public facilities and infrastructure, and spaces that serve the special needs population through acquisition, rehabilitation, reconstruction, and new construction.
7	Goal Name	CD-2 Public Services and Safety
	Goal Description	Improve and enhance public services, public safety, recreational programs, and supportive service programs for persons with special needs.
8	Goal Name	CD-3 Connectivity
	Goal Description	Improve connectivity throughout the Township and surrounding municipalities through physical, visual, transportation, and accessibility improvements.
9	Goal Name	CD-4 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions in the Township through code enforcement, clearance, and demolition.

10	Goal Name	ED-1 Employment and Development
	Goal Description	Support and encourage job creation, job retention, job training opportunities, business and commercial growth, and redevelopment of vacant commercial and industrial sites and buildings.
11	Goal Name	ED-2 Financial Assistance
	Goal Description	Support and encourage new economic development through local, state, and federal tax incentives and programs such as: Tax Incremental Financing (TIF); Tax Abatement (LERTA); Payment in Lieu of Taxes (Pilot); Enterprise Zones/Entitlement Communities; Section 108 Loan Guarantees; Economic Development Initiative (EDI) funds; etc.
12	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Not applicable.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable; the Montgomery County Housing Authority (MCHA) is not subject to a HUD Section 504 Voluntary Compliance Agreement. Crest Manor, the public housing development located in Abington, was recently built and meets the accessibility needs of the housing authority residents. In general, there is a need to increase the supply of accessible affordable housing units for lower income residents in the area.

Activities to Increase Resident Involvements

MCHA provides multiple forms of notification to public housing residents and voucher participants of public hearings, Board meetings, and public meetings to encourage residents to actively participate in these meetings. Special accommodations to participate in a meeting require a one (1) week notification prior to the meeting; good faith efforts are followed for requests received less than one (1) week prior to a meeting.

MCHA offers residents access to their Family Self-Sufficiency Program to provide them opportunities to achieve economic independence over a five year period. Participants work with a case manager to assess their strengths, identify barriers, set goals, and achieve their goals. Some of the services offered are: Career counseling; Education; Training; English as a second language; Job readiness; Childcare; Transportation; Self-esteem; Money management; Savings; Employment; Home ownership; and Credit counseling.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation.

Not applicable, Montgomery County Housing Authority is not designated as “troubled” housing authority.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

Abington Township recognizes the following barriers to affordable housing:

- **Zoning and Land Use Regulations** – Strict zoning laws limit the development of multi-family housing, making it harder to build affordable units.
- **High Construction Costs** – The rising cost of labor, materials, and land makes it difficult for developers to build affordable housing without subsidies.
- **Limited Public Funding** – Affordable housing projects often rely on government funding, such as Low-Income Housing Tax Credits (LIHTC) and HUD programs, which are competitive and limited.
- **Community Opposition (NIMBYism)** – Some residents oppose affordable housing developments due to concerns about property values, neighborhood character, and perceived crime risks.
- **Discriminatory Housing Practices** – Historical redlining and ongoing housing discrimination have led to segregation and disparities in housing access.
- **Lack of Public Transportation** – Affordable housing is often located far from job centers and public transit, making it difficult for low-income residents to commute.
- **Property Tax Burden** – Rising property taxes increase costs for both homeowners and renters, making it harder to maintain affordability.
- **Gentrification and Displacement** – Development in certain areas can drive up prices, displacing long-term, low-income residents.
- **Limited Availability of Rental Assistance** – Housing Choice Vouchers and other rental assistance programs often have long waitlists and do not cover all who need them.
- **Aging Housing Stock** – Many affordable units are older and in need of costly repairs, making them less desirable or even uninhabitable.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Township will use the following actions to address the negative effects of public policies that serve as barriers to affordable housing in the Township:

- **Zoning Reform:** Revise the zoning ordinance to allow for more diverse types of housing, including higher density developments, accessory dwelling units (ADUs), and mixed-use developments. This can increase the supply of affordable housing by allowing for more units to be built on available land.
- **Inclusionary Zoning:** Implement inclusionary zoning policies that require developers to include a certain percentage of affordable units in new residential developments. This ensures that new housing construction contributes to the overall supply of affordable housing in the area.

- **Tax Incentives and Abatements:** Offer tax incentives or abatements to developers who build affordable housing or who renovate existing housing to make it more affordable. These incentives can help offset the costs associated with affordable housing development.
- **Impact Fee Reductions:** Impact fees are charges imposed on developers to offset the costs of providing public services and infrastructure. Reduce or waive impact fees for affordable housing developments to make them more financially feasible.
- **Streamlined Permitting Processes:** Simplify and expedite the permitting process for affordable housing developments to reduce development costs and encourage more investment in affordable housing.
- **Land Banking and Acquisition:** Purchase land or properties for the purpose of developing affordable housing or preserve existing affordable housing stock. This can help ensure that affordable housing is available in desirable locations throughout the Township.
- **Housing Trust Funds:** Establish dedicated housing trust funds to provide a consistent and reliable source of funding for affordable housing initiatives, such as down payment assistance programs, rental assistance programs, and housing development subsidies.
- **Community Land Trusts:** Support the creation and expansion of community land trusts to help preserve affordable housing in perpetuity by taking land out of the speculative market and ensuring long-term affordability for residents.
- **Tenant Protections:** Implement or strengthen tenant protections, such as rent control, eviction protections, and tenant relocation assistance, to help prevent displacement and ensure housing stability for low-income renters.
- **Public-Private Partnerships:** Collaborate with private developers, non-profit organizations, and community groups to leverage resources and expertise to develop affordable housing projects and address specific housing needs in the Township.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Abington Township will support the efforts of social service agencies, housing providers, and other organizations that provide services and assistance to homeless person.

Your Way Home Montgomery County (YWH) is the county's coordinated homeless outreach, assessment, and intake system for all persons experiencing homelessness, including those who are street homeless. People who are homeless or at risk of homelessness contact the single point of entry into the YWH system, the YWH Call Center. All callers are assessed for biopsychosocial needs and are assessed based on vulnerability, rather than first-come, first-served. People are referred to emergency shelter services based on their level of vulnerability; with the highest vulnerability being prioritized when not enough beds are available. If a person identifies as living outdoors during this call, the YWH Call Center staff will dispatch the street outreach team to their location. Street outreach will engage the client in services and assist in enrolling the client into the appropriate emergency shelter.

People experiencing homelessness are also connected to one of the Continuum of Care's Housing Resource Centers. The Housing Resource Centers complete an in-person intake assessment to create housing stability plans, including health goals, financial goals, and housing goals. Housing assistance is offered to the client based on their level of need: higher services are matched with high-need clients (i.e., permanent supportive housing), while less intensive services are matched with less vulnerable clients (i.e., rapid rehousing). Housing Resource Center staff complete a Housing Stability Plan for each client enrolled in their program, which is an individualized case plan for gaining permanent housing and connecting to community services. All Housing Resource Center staff are trained in progressive engagement, which provides the least amount of support necessary to assist the client in maintaining permanent housing to preserve the most expensive interventions for the higher need clients.

Addressing the emergency and transitional housing needs of homeless persons

Based on the 2024 Point-in-Time (PIT) Count and system performance data, Montgomery County continues to face significant emergency and transitional housing needs for individuals experiencing homelessness. On the night of January 23, 2024, a total of 435 individuals were identified as homeless in the County, a 22% increase from 357 individuals counted in 2023.

Of these 435 individuals, 334 people were staying in emergency shelters, including Code Blue shelters and transitional housing facilities. This represents a 27% increase from the previous year, reflecting expanded shelter capacity during extreme cold weather.

101 individuals were found unsheltered, a slight 8% decrease from 2023, suggesting some success in outreach and emergency shelter expansion.

The increase in sheltered individuals is attributed to the county's efforts to expand Code Blue shelter options, including the addition of at least two new facilities. However, the overall rise in homelessness is driven by systemic factors such as a 15% increase in rents and a 25% increase in home prices since the start of the COVID-19 pandemic. The closure of the Coordinated Homeless Outreach Center (CHOC), the County's only 24/7 shelter, in 2022 and the loss of affordable housing due to Hurricane Ida in 2021, have further strained the system.

These figures highlight the urgent need for more emergency shelter beds, especially during non-Code Blue periods, transitional housing options that provide stability while individuals work toward permanent housing, and supportive services to help individuals with complex needs transition successfully out of homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Montgomery County, through its Your Way Home initiative and the PA-504 Continuum of Care, has implemented a comprehensive strategy to help homeless individuals and families, particularly those who are chronically homeless, families with children, veterans, and unaccompanied youth transition to permanent housing and independent living. Over 5,000 households have exited homelessness back to permanent, stable housing in the last decade in Montgomery County; 83% of people exiting permanent housing programs through the Continuum of Care do not return to the homeless crisis response system within two years.

To facilitate access to affordable housing, the Your Way Home system offers a centralized intake process, housing stability coaching, and landlord engagement strategies. These efforts are supported by cross-system collaboration through the Human Services Block Grant Plan, which integrates mental health, substance use, and housing services to provide holistic care. Preventing the recurrence of homelessness is a key focus, with programs offering eviction prevention, rental assistance, and ongoing case management to help individuals maintain stable housing.

Special attention is given to vulnerable populations. Veterans, families with children, and unaccompanied youth benefit from targeted programs and partnerships with specialized service providers. For individuals experiencing chronic homelessness, the County provides permanent supportive housing and intensive case management. Additionally, the Lived Experience Advisory Team plays a crucial role in shaping services by incorporating the insights of those who have experienced homelessness firsthand, ensuring that interventions are both relevant and effective. Through these coordinated efforts, Montgomery County is making significant strides in reducing homelessness and supporting long-term housing stability.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Eviction Prevention and Intervention Coalition (EPIC) program, managed by Your Way Home Continuum of Care in Montgomery County, PA, is a comprehensive initiative designed to stabilize low-income individuals and families at risk of eviction. EPIC focuses on preventing homelessness by intervening early in the eviction process and providing a coordinated suite of services that address both immediate and long-term housing stability needs.

At its core, EPIC offers free legal representation and social services support to tenants on the day of their eviction hearing. This includes assistance from pro bono attorneys, case managers, and housing specialists who work together to negotiate with landlords, advocate in court, and connect tenants to critical resources. The program operates in multiple Magisterial District Courts across the County, including Norristown, Pottstown, Lansdale, Jenkintown, and East Norriton. The EPIC Jenkintown Court serves residents of Abington Township.

EPIC also provides rental assistance to eligible households facing eviction due to past-due rent. This financial support is paired with personalized case management that can last up to 12 months, helping families not only stay housed but also build long-term stability. Case managers assist with budgeting, employment referrals, mental health services, and other wraparound supports. The program is a collaborative effort involving the Montgomery County Office of Housing and Community Development, Legal Aid of Southeastern PA, the Montgomery Bar Association, and several nonprofit partners. Since its launch in 2018, EPIC has demonstrated significant success—during its pilot year, it prevented eviction in 85% of cases it served.

By addressing both the legal and socioeconomic factors contributing to housing instability, EPIC plays a vital role in Montgomery County's broader homelessness prevention strategy.

Additionally, the Montgomery County Department of Health and Human Services collaborates with the Offices of Mental Health and the County's Correctional Facility on the 'Stepping Up' Initiative, to reduce recidivism back to jail and provide housing and supports for people reentering from an institutional facility.

SP-65 Lead Based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Abington Township has prioritized the need for housing rehabilitation. All housing rehabilitation activities must analyze and address lead hazards. To address this need, the Township annually prioritizes housing rehabilitation activities funded with CDBG funds and applies for additional funding through HUD NOFAs, PHFA PHARE, and PA DCED HOME programs for housing rehabilitation.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead based paint is one of the most significant environmental factors that affects residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust. HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above \$30,000 per year.

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States. It is estimated that 15,135 owner-occupied housing units and 3,580 renter-occupied housing units are at risk of lead-based paint hazards in Abington. CHAS data reports that there are 199, or 1%, owner-occupied housing units with children present that contain LBP and 195, or 4%, renter-occupied housing units with children present that contain LBP in the Township.

How are the actions listed above integrated into housing policies and procedures?

The Township will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, the Township will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.

- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

The Township will take the following actions regarding homeownership:

- 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.
- The home purchaser receives the required lead-based paint pamphlet and notices.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Township is committed to addressing the needs of its residents who live at or below the poverty level. During the five year period, the Township, in conjunction with the County and other public and private organizations, will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation. The Township along with Montgomery County will continue to pursue new economic development opportunities to create jobs for the unemployed and underemployed.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Poverty occurs when a household's basic needs for food, clothing, and shelter are not being met. Poverty is a function of income instability which is related to a number of factors such housing costs, health care costs, access to supportive services, education and training, employment opportunities, access to transportation, and unexpected crises. The Township recognizes these linkages and in conjunction with other public and private agencies will fund and support activities that address the following strategies over the five year period:

- Providing affordable housing.
- Providing emergency and transitional housing.
- Providing assistance to homeowners for housing maintenance.
- Providing assistance to first time homebuyers.
- Providing financial education and coaching to LMI persons.
- Preventing homelessness by providing case management, budget counseling, and eviction prevention funds.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Abington Township is committed to ensuring that all federally funded projects meet federal requirements. The Township's Department of Community Development is responsible for monitoring the Five Year Consolidated Plan, Annual Action Plans, and federally funded activities. The Department maintains records on the progress toward meeting the goals and regulatory compliance of each activity. The Department is responsible for the ongoing monitoring of subrecipients, as well.

It is the Township's responsibility to ensure that federal funds are used in accordance with all program requirements; determining the adequacy of performance under subrecipient agreements; and taking appropriate action when performance problems arise. It is also the Township's responsibility to manage the day to day operation of grant and subrecipient activities. Monitoring is performed for each program, function, and activity.

The Township has developed a "monitoring checklist" that it utilizes when programs and activities are reviewed. This checklist, approved by the U.S. Department of Housing and Urban Development, was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform Administrative Requirement for Grants and Cooperative Agreements of State and Local Governments" and the HUD Community Planning and Development Monitoring Handbook (HUD 6509.2).

The monitoring process is not a "one-time" event. The process is an on-going system of planning, implementation, communication and follow-up. In the planning stage, subrecipients are required to submit "proposals for funding." These proposals are reviewed by Township staff for funding approval. A scope of services and budget are finalized and the contract with each agency is executed. During the time when an activity is underway, the Township's staff may conduct an "on-site" monitoring visit or desk audit; technical assistance is provided, files are reviewed, and "corrective actions" are taken to resolve any potential deficiencies or problems. The Township requires and monitors subgrantee semiannual reports, as well as final reports.

The Township monitors its performance with meeting its goals and objectives established in its Five Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and makes adjustments to its goals as needed.

Township construction activities are subject to Davis-Bacon and Section 3 requirements. The Township ensures subgrantees and contractors understand these requirements by holding preconstruction conferences, performing regular site visits, and reviewing certified payrolls for each covered activity.

Annual Action Plan

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

Introduction

Abington Township will receive a total allocation of \$715,339 in CDBG funds for the FY 2025 program year. The Township does not anticipate any program income to be received during the program year. The Township's FY 2025 CDBG program year starts on October 1, 2025 and concludes on September 30, 2026. The following financial resources are identified for the FY 2025 Annual Action Plan and will be used to address the following needs: Homeless; Community Development; and Administration, Planning, and Management. The accomplishments of these projects/activities will be reported in the FY 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning						The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Township is funding seven (7) CDBG projects in FY 2025.
		Housing	715,339	0	0	715,339	2,800,000	
		Public Improvements						

Table 53 - Anticipated Resources

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

The Township will leverage Commonwealth of Pennsylvania DCED grant awards of \$300,000 in HOME funds and \$650,000 in CDBG-DR funds to address the housing and community development needs in Abington.

CDBG subrecipients are encouraged to leverage additional resources (such as private, state, and local funds) for projects. Subrecipients are required to submit matching fund sources in the subrecipient contracts. The Township assists subrecipients to match federal grants with the following private, state, and other sources: Low-Income Housing Tax Credit Program (LIHTC); Pennsylvania Housing Finance Agency (PFHA); HUD Section 202 Housing for the Elderly; HUD Section 811 Housing for the Disabled; Section 8 Rental Assistance Program; Shelter Plus Care; Pennsylvania Department of Community and Economic Development (DCED); Federal Home Loan Bank (FHLB); and Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The Township has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2025 CDBG Program Year, CDBG funds will be used to address the following priority needs:

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AM-1 Overall Coordination	2025	2029	Administration	Areawide	Administration, Planning, and Management Strategy	CDBG: \$700,000	Other: 10
2	CD-1 Community Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Areawide	Community Development Need	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low / Moderate Income Housing Benefit: 1,900 Persons Assisted
3	CD-2 Public Services	2025	2029	Non-Housing Community Development	Areawide	Community Development Need	CDBG: \$25,000	Public Service Activities other than Low/Moderate Income Housing Benefit: 2,760 Persons Assisted
4	HO-1 Housing	2025	2029	Affordable Housing	Areawide	Homeless Need	CDBG: \$48,272	Homeless Prevention: 25 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
2	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the Township's public facilities and infrastructure, and spaces that serve the special needs population through acquisition, rehabilitation, reconstruction, and new construction.
3	Goal Name	CD-2 Public Services
	Goal Description	Improve and enhance public services, public safety, recreational programs, and supportive service programs for persons with special needs.
4	Goal Name	HO-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, rapid rehousing, utility support, rental assistance, permanent supportive housing, and other permanent housing opportunities.

Projects

AP-35 Projects – 91.220(d)

Introduction

In order to address the housing and community development needs in Abington Township, the proposed FY 2025 Annual Action Plan proposes the following activities:

Projects

#	Project Name
1.	Administration and Planning
2.	Fair Housing
3.	Grove House Rehabilitation
4.	Baederwood Park Improvements
5.	MontCo Anti-Hunger Network Food Purchasing
6.	Hope and Help Network - Housing Stability
7.	St. Vincent de Paul - Housing and Utility Assistance

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funds are intended to provide lower and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, planning, and administration. These funds will be targeted to low- and moderate-income areas of the Township and low- and moderate-income households.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of low- and moderate-income residents
- Focus on low- and moderate-income areas or neighborhoods
- Target income households and populations with the greatest need for assistance
- Activities that will best address their needs
- Limited amount of funding to meet those needs
- Coordination and leveraging of resources

The allocations and priorities were established through discussions with Township decision makers, meetings with stakeholders, survey responses, and public meetings. The largest obstacle to addressing the Township's underserved needs is financial in nature; there is a need for additional federal, state, and local funding to undertake additional housing and community development projects.

AP-38 Project Summary**Project Summary Information**

1	Project Name	Administration
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Need
	Funding	CDBG: \$132,067
	Description	CDBG program administration.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	58,470 people (2023 ACS 5-Year Estimates Total Population Abington)
	Location Description	Abington Township, 1176 Old York Road, Abington, PA 19001
	Planned Activities	Matrix Code: 21A General Program Administration 570.206
2	Project Name	Fair Housing
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Need
	Funding	CDBG: \$10,000
	Description	Fair housing training, seminars, outreach and education.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	58,470 people (2023 ACS 5-Year Estimates Total Population Abington)

	Location Description	Abington Township, 1176 Old York Road, Abington, PA 19001
	Planned Activities	Matrix Code: 21 D Fair Housing Activities 570.206(c)
3	Project Name	Grove House Rehabilitation
	Target Area	Areawide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: \$300,000
	Description	Rehabilitation of a Township facility for community use.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	905 persons
	Location Description	Grove House, 1383 Easton Rd Roslyn, PA 19001
	Planned Activities	Matrix Code: 03E Neighborhood Facilities 24 CFR 570.201(c) National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income 570.208(a)(2)(A)
4	Project Name	Baederwood Park Improvements
	Target Area	Areawide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: \$200,000
	Description	Rehabilitation of Township Playground for safety and accessibility.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	582 children under the age of 18 with any disability (2023 ACS 5-Year Estimates)
	Location Description	Baederwood Park, 754 Highland Ave, Abington, PA 19038-5235
	Planned Activities	Matrix Code: 03Z Other Public Improvements Not Listed in 03A-03T 24 CFR 570.201(c) National Objective: LMC Low/mod limited clientele benefit: activities which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)(2)
5	Project Name	MontCo Anti-Hunger Network Food Purchasing
	Target Area	Areawide
	Goals Supported	CD-2 Public Services and Safety
	Needs Addressed	Community Development Need
	Funding	CDBG: \$25,000
	Description	Direct purchasing of food for Township food pantries.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,760 LMI persons
	Location Description	Various Township food pantry locations
	Planned Activities	Matrix Code: 05W Food Banks 24 CFR 570.201(e) National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income 570.208(a)(2)(A)
6	Project Name	Hope and Help Network - Housing Stability
	Target Area	Areawide
	Goals Supported	HO-1 Housing

	Needs Addressed	Homeless Need
	Funding	CDBG: \$43,272
	Description	Direct rental assistance and financial education for LMI residents.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI households
	Location Description	Abington Township
	Planned Activities	Matrix Code: 05Q Subsistence Payments 24 CFR 570.207(b)(4) National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income 570.208(a)(2)(A)
7	Project Name	St. Vincent de Paul - Housing and Utility Assistance
	Target Area	Areawide
	Goals Supported	HO-1 Housing
	Needs Addressed	Homeless Need
	Funding	CDBG: \$5,000
	Description	Direct housing and utility assistance for LMI residents.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI households
	Location Description	Abington Township
	Planned Activities	Matrix Code: 05Q Subsistence Payments 24 CFR 570.207(b)(4) National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income 570.208(a)(2)(A)

AP-50 Geographic Distribution – 91.220(f)**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Abington Township will direct CDBG funds areawide. The Five Year Consolidated Plan has one (1) local target area, “Areawide”.

The following information provides a profile of the population, age, and racial/ethnic composition of Abington Township. This information was obtained from the U.S. Census Bureau, data.census.gov. The 2023 ACS 5-Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the Township.

Population:

- Between 2010 and 2023, the population increased by 5.5%
- The Township's population was 58,470 in 2023
- There were 22,416 households in Abington

Age:

- Median age in Abington was 41.9 years old
- Youth under age 18 accounted for 21.9% of the population
- Seniors age 62 or over were 24.6% of the population

Race/Ethnicity:

- 11.2% were Black or African American
- 73.5% were White
- 4.2% were Asian
- 2.8% were Some Other Race
- 8.3% were Two or More Races
- 6.7% were Hispanic or Latino

Income Profile:

The Median Income for a family of four (4) in the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA was \$119,400 for FY 2025. The following is a summary of income statistics for Abington:

- As of the 2023 ACS 5-Year Estimates, median household income in Abington was \$103,367 which was higher than the Commonwealth of Pennsylvania \$73,824.
- 35.5% of households have earnings received from Social Security Income

- 3.9% of households have earnings received from Supplemental Security income
- 28.8% of households have earnings received from retirement income
- 7.1% of persons were living in poverty
- 4.1% of all youth under 18 years of age were living in poverty

Low/Mod Income Profile:

The low- and moderate-income profile for Abington is a measurement of the area's needs. The Township has an overall low- and moderate-income percentage of 28.16%.

Economic Profile:

The unemployment rate in April 2025 was 3.1% in Abington and 3.9% in Pennsylvania. The following illustrates the economic profile for Abington as of the 2023 ACS 5-Year Estimates:

- 53.4% of the employed population 16 years and over were employed as management, business, science, and arts occupations
- 13.8% of the employed population 16 years and over were employed as service occupations
- 17.7% of the employed population 16 years and over were employed as sales and office occupations
- 6.4% of the employed population 16 years and over were employed as natural resources, construction, and maintenance occupations
- 8.6% of the employed population 16 years and over were employed as production, transportation, and material moving occupations

HUD defines an Area of Minority Concentration as, “a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.” According to the 2023 ACS 5-Year Estimates, the white population was 73.5%. Based on the HUD definition there are two (2) areas in the Township that have a minority population over 46.5%. The areas are: CT 2016.06 (56.0% minority) and CT 2016.03 (53.0% minority). These CTs are located in the northwestern corner of the Township.

Geographic Distribution

Target Area	Percentage of Funds
Areawide	100

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Abington Township has allocated its CDBG funds for FY 2025 based on which activities will principally benefit low- and moderate-income persons. The public facilities and infrastructure and public service activities have a low- and moderate-income service area benefit or clientele. The housing activities have an income eligibility criterion; the income requirement restricts funds only to low- and moderate-income households in the Township.

For FY 2025, the following Census Tracts and Block Groups qualify as low- and moderate-income based on the Upper Quartile Exception Criteria established by HUD for Abington Township: CT 2016.03 BG 2 75.80%; CT 2016.06 BG 1 62.40%; CT 2017.06 BG 1 53.50%; CT 2019.02 BG 2 53.30%; CT 2015.01 BG 3 49.70%; CT 2016.06 BG 2 44.80%; CT 2016.07 BG 1 41.10%; CT 2017.03 BG 2 39.60%; CT 2019.02 BG 3 33.70%; and CT 2017.04 BG 1 32.80. Abington Township has an overall low- and moderate-income percentage of 28.16% and an upper quartile threshold of 32.80%.

Discussion

Under the FY 2025 CDBG Program, Abington Township will receive a grant in the amount of \$715,339 for projects during the program year. The Township allocated its FY 2025 CDBG allocation to \$142,067 for General Administration and Fair Housing activities. The balance of funds (\$573,27) will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of \$500,000 for public facilities improvements and \$48,272 for public services. These activities are available throughout the Township.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Abington Township will utilize its CDBG funds to provide housing and utility assistance for eligible low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	0
Special-Needs	0
Total:	25

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total:	25

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

During the FY 2025 CDBG program year, Abington Township does not plan to fund any projects that will produce new units, acquire existing units, or rehabilitate existing units. Abington Township will fund the following projects to sustain affordable housing to twenty-five (25) LMI owner households:

- CD-25-01 Administration
- CD-25-02 Fair Housing
- CD-25-06 Hope and Help Network – Housing Stability
- CD-25-07 St. Vincent de Paul – Housing and Utility Assistance

AP-60 Public Housing – 91.220(h)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including Abington Township. The Housing Authority supports 550 units of public housing under and owns and manages 526 units of public housing. Additionally, the Housing Authority is authorized to administer up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Non-Elderly Disabled Vouchers. The MCHA is a partner in the mixed finance development of two Low Income Housing Tax Credit (LIHTC) properties, Crest Manor and North Hills Manor. Crest Manor is located in Abington Township. The property consists of 46 affordable rental units: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units.

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

The Montgomery County Housing Authority will use its FY 2025 Capital Fund Grant of \$1.7 million for operations, administration, and general capital improvement projects. Crest Manor does not require any restoration or rehabilitation work.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Montgomery County Housing Authority encouraged and supported Resident Advisory Boards and provided advisory and counseling services to its residents. The MCHA continues to implement the Resident Opportunities and Self-Sufficiency Programs. Through the Self-Sufficiency Programs, the MCHA has successfully graduated a number of families into home ownership opportunities.

MCHA works closely with Abington Township and local social service providers to offer residents opportunities by connecting the residents to available supportive service programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

According to HUD guidelines and standards and their annual assessments tools, the MCHA is classified as a 'High-Performing' Public Housing Authority. Therefore, no assistance was needed to improve the operations of this Public Housing Authority.

Discussion

Abington Township has identified that there is a need for decent, safe, and sanitary housing that is affordable and accessible to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income households. The Montgomery County Housing Authority is an important part of Abington Township's housing strategy. MCHA is the primary assisted housing provider of housing for extremely low income, very low income, and lower income residents of Montgomery County and Abington Township.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Abington will support the efforts of human service agencies, social service providers, and other organizations that provide services and assistance to individuals and families who are homeless or at imminent risk of becoming homeless. Abington Township does not receive Emergency Shelter Grant (ESG) funds to assist with homeless needs.

Established in 2014, Your Way Home Montgomery County is a public-private partnership with cross-sector collaborations between county agencies, nonprofit service providers, philanthropic foundations, property owners, faith organizations, homeless advocates, people with lived expertise, and other community partners committed to ending and preventing homelessness in Montgomery County. Your Way Home is managed through the Montgomery County Department of Health and Human Services, Office of Housing and Community Development. Your Way Home funders, service providers, property owners and community partners share a common agenda to improve the housing stability, economic security and health of people experiencing, or at imminent risk of, homelessness. Your Way Home's mission is to ensure that everyone who lives, works, learns, and invests in Montgomery County has equal opportunity to live in an affordable home and a thriving community. To accomplish this, Your Way Home utilizes Coordinated Entry, a way to ensure that all those in need receive the same assessment, referral, and prioritization from providers. The first step in Coordinated Entry is through contact with the Your Way Home Call Center, operated by the Montgomery County Office of Community Connections. Montgomery County residents experiencing a housing crisis should call 610-278-3522 to complete intake. Coordinated Entry specialists who work at the Call Center are familiar with Your Way Home policies, prioritizations, and procedures, and can provide callers with up-to-date information and local community resources. Those experiencing unsheltered homelessness will be referred to in the next step in Coordinated Entry-Street Outreach. Street Outreach teams help those experiencing homelessness by providing goods and connections to community services to help solve the housing crisis. Highly vulnerable individuals can be referred to an Emergency Shelter for short-term housing-focused stays to continue the work of street outreach.

After Coordinated Entry, the main service provided by Your Way Home is Rapid Rehousing, a federally mandated short to medium-term rental assistance program meant to place households into permanent housing and provide case management support to stabilize them, ensuring the household remains housed after discharge. The program is primarily provided by Housing Resource Centers (HRC's). HRC's use a progressive engagement strategy, a nationally recognized best practice in addressing homelessness, to provide customized levels of assistance to families and preserve the most expensive interventions for residents with the most severe barriers to housing success. In addition to providing rental assistance to those they serve, HRC's connect our most vulnerable residents, including persons with mental, physical, or developmental disabilities, substance use disorders or diagnosed with AIDS and related diseases, to specialty community providers skilled in helping these populations access all available services, secure and maintain housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Your Way Home Montgomery County (YWH) is the County's coordinated homeless outreach, assessment, and intake system for all persons experiencing homelessness, including those who are street homeless. People who are homeless or at risk of homelessness contact the single point of entry into the YWH system, the YWH Call Center. All callers are assessed for biopsychosocial needs and are assessed based on vulnerability, rather than first-come, first-served. People are referred to emergency shelter services based on their level of vulnerability; with the highest vulnerability being prioritized when not enough beds are available. If a person identifies as living outdoors during this call, the YWH Call Center staff will dispatch the street outreach team to the location identified. Street outreach will engage the client in services and assist in enrolling the client into the appropriate emergency shelter.

Once in shelter, clients are connected to one of the Continuum of Care's Housing Resource Centers. The Housing Resource Centers complete an in-person intake assessment to create housing stability plans, including health goals, financial goals, and housing goals. Housing assistance is offered to the client based on their level of need: higher services are matched with high-need clients, while less intensive services are matched with less vulnerable clients. Housing Resource Center staff complete a Housing Stability Plan for each client enrolled in their program, which is an individualized case plan for gaining permanent housing and connecting to community services. All Housing Resource Center staff are trained in progressive engagement, which provides the least amount of support necessary to assist the client in maintaining permanent housing so as to preserve the most expensive interventions for the higher need clients.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including addressing the emergency shelter and transitional housing needs of homeless persons

Based on the 2024 Point-in-Time (PIT) Count and system performance data, Montgomery County continues to face significant emergency and transitional housing needs for individuals experiencing homelessness. On the night of January 23, 2024, a total of 435 individuals were identified as homeless in the County; a 22% increase from the 357 individuals counted in 2023.

Of these 435 individuals, 334 people were staying in emergency shelters, including Code Blue shelters and transitional housing facilities. This represents a 27% increase from the previous year, reflecting expanded shelter capacity during extreme cold weather.

101 individuals were found unsheltered, a slight 8% decrease from 2023, suggesting some success in outreach and emergency shelter expansion.

The increase in sheltered individuals is attributed to the County's efforts to expand Code Blue sheltering options, including the addition of at least two new facilities. However, the overall rise in homelessness is

driven by systemic factors such as a 15% increase in rents and a 25% increase in home prices since the start of the COVID-19 pandemic. The closure of the Coordinated Homeless Outreach Center (CHOC), the County's only 24/7 shelter in 2022, and the loss of affordable housing due to Hurricane Ida in 2021, have further strained the system.

These figures highlight the urgent need for more emergency shelter beds, especially during non-Code Blue periods, transitional housing options that provide stability while individuals work toward permanent housing, and supportive services to help individuals with complex needs transition successfully out of homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Montgomery County employs a comprehensive and collaborative approach to assist individuals and families experiencing homelessness, particularly those who are chronically homeless, families with children, veterans, and unaccompanied youth, in transitioning to permanent housing and achieving independent living. Through the Your Way Home PA-504 Continuum of Care, the County offers a range of services including emergency shelter, bridge housing, rental assistance, and case management. These services are designed to not only provide immediate relief but also address the root causes of homelessness and support long-term stability. The County's "Your Way Home" initiative serves as a coordinated entry system that streamlines access to housing and services, emphasizing a Housing First model that prioritizes rapid placement into permanent housing, while ensuring there are connections to income, employment, childcare, health supports, and other needs. Specialized programs target the unique needs of vulnerable populations, such as veterans and youth, offering tailored support like job training, mental health services, and educational resources. To prevent recurrence of homelessness, Montgomery County provides ongoing case management, life skills development, and strong partnerships with landlords to increase access to affordable housing. This integrated strategy significantly reduces the duration of homelessness and supports sustainable, independent living for those most in need.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Eviction Prevention and Intervention Coalition (EPIC) program, managed by Your Way Home Continuum of Care in Montgomery County is a comprehensive initiative designed to stabilize low-income individuals and families at risk of eviction. EPIC focuses on preventing homelessness by intervening early in the eviction process and providing a coordinated suite of services that address both immediate and long-term housing stability needs.

At its core, EPIC offers free legal representation and social services support to tenants on the day of their eviction hearing. This includes assistance from pro bono attorneys, case managers, and housing specialists who work together to negotiate with landlords, advocate in court, and connect tenants to critical resources. The program operates in multiple Magisterial District Courts across the County, including Norristown, Pottstown, Lansdale, Jenkintown, and East Norriton. The EPIC Jenkintown Court serves residents of Abington Township.

EPIC also provides rental assistance to eligible households facing eviction due to past-due rent. This financial support is paired with personalized case management that can last up to 12 months, helping families not only stay housed but also build long-term stability. Case managers assist with budgeting, employment referrals, mental health services, and other wraparound supports

The program is a collaborative effort involving the Montgomery County Office of Housing and Community Development, Legal Aid of Southeastern PA, the Montgomery Bar Association, and several nonprofit partners. Since its launch in 2018, EPIC has demonstrated significant success. During its pilot year, the Program prevented eviction in 85% of cases it served.

By addressing both the legal and socioeconomic factors contributing to housing instability, EPIC plays a vital role in Montgomery County's broader homelessness prevention strategy.

Additionally, the Montgomery County Department of Health and Human Services collaborates with the Offices of Mental Health and the County's Correctional Facility on the 'Stepping Up' Initiative, to reduce recidivism back to jail and provide housing and supports for people reentering from an institutional facility.

Discussion

Abington Township is funding the following FY 2025 activities that will address homeless and other special needs:

- CD-25-01 Administration
- CD-25-02 Fair Housing
- CD-25-05 Montgomery County Anti-Hunger Food Purchasing
- CD-25-06 Hope and Help Network – Housing Stability
- CD-25-07 St. Vincent de Paul – Housing and Utility Assistance

Abington does not receive an ESG entitlement, but Montgomery County is an ESG direct entitlement grantee. Montgomery County received \$296,538 in FY 2025 ESG funds and allocated ESG funding to the following activities:

- Family Services of Montgomery County Your Way Home Housing Resource Center - Rapid Rehousing \$101,224
- Access Services Your Way Home Street Outreach \$64,842
- Salvation Army Norristown Emergency Shelter Operations \$108,232
- Office of Housing & Community Development Administration \$22,240

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing.
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development.
- Modifying development standards to increase density.
- Reuse of the 2nd and 3rd floors in the business district to promote new residential housing units.

Abington Township updated its Analysis of Impediments to Fair Housing Choice in 2020.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Township will use the following actions to address the negative effects of public policies that serve as barriers to affordable housing in the Township:

- **Zoning Reform:** Revise the zoning ordinance to allow for more diverse types of housing, including higher density developments, accessory dwelling units (ADUs), and mixed-use developments. This can increase the supply of affordable housing by allowing for more units to be built on available land.
- **Inclusionary Zoning:** Implement inclusionary zoning policies that require developers to include a certain percentage of affordable units in new residential developments. This ensures that new housing construction contributes to the overall supply of affordable housing in the area.
- **Tax Incentives and Abatements:** Offer tax incentives or abatements to developers who build affordable housing or who renovate existing housing to make it more affordable. These incentives can help offset the costs associated with affordable housing development.
- **Impact Fee Reductions:** Impact fees are charges imposed on developers to offset the costs of providing public services and infrastructure. Reduce or waive impact fees for affordable housing developments to make them more financially feasible.
- **Streamlined Permitting Processes:** Simplify and expedite the permitting process for affordable housing developments to reduce development costs and encourage more investment in affordable housing.

- Land Banking and Acquisition: Purchase land or properties for the purpose of developing affordable housing or preserving existing affordable housing stock. This can help ensure that affordable housing is available in desirable locations throughout the Township.
- Housing Trust Funds: Establish dedicated housing trust funds to provide a consistent and reliable source of funding for affordable housing initiatives, such as down payment assistance programs, rental assistance programs, and housing development subsidies.
- Community Land Trusts: Support the creation and expansion of community land trusts to help preserve affordable housing in perpetuity by taking land out of the speculative market and ensuring long-term affordability for residents.
- Tenant Protections: Implement or strengthen tenant protections, such as rent control, eviction protections, and tenant relocation assistance, to help prevent displacement and ensure housing stability for low-income renters.
- Public-Private Partnerships: Collaborate with private developers, non-profit organizations, and community groups to leverage resources and expertise to develop affordable housing projects and address specific housing needs in the Township.

Discussion:

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Leverage its financial resources and apply for additional public and private housing funding.
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units.
- Use of state funds to abate housing units from lead-based paint hazards.
- Encourage higher density new housing construction in commercial areas with access to transportation.

Abington Township will fund the following affordable housing projects with FY 2025 CDBG funds:

- CD-25-01 Administration
- CD-25-02 Fair Housing
- CD-25-06 Hope and Help Network – Housing Stability
- CD-25-07 St. Vincent de Paul – Housing and Utility Assistance

AP-85 Other Actions – 91.220(k)

Introduction:

Abington Township has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved needs in Abington Township is the limited financial resources available to address the priorities identified in the Five Year Consolidated Plan and the lack of affordable housing. Abington Township is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. Under the FY 2025 CDBG Program the Township will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds.
- Continue to provide financial assistance for housing rehabilitation.
- Continue to provide funding for public service activities.
- Continue to do provide public facility improvements.

Actions planned to foster and maintain affordable housing

Abington Township will fund the following affordable housing projects with FY 2025 CDBG funds:

- CD-25-01 Administration
- CD-25-02 Fair Housing
- CD-25-06 Hope and Help Network – Housing Stability
- CD-25-07 St. Vincent de Paul – Housing and Utility Assistance

The Montgomery County Housing Authority will continue to fund the following activities to foster and maintain affordable housing in Abington Township:

- Continue to provide Housing Choice Vouchers and public housing units.
- Continue to rehabilitate and make improvements to public housing units.

Actions planned to reduce lead-based paint hazards

Abington Township will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, the Township will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Actions planned to reduce the number of poverty-level families

According to the 2023 ACS 5-Year Estimates, approximately 7.1% of Township residents and 4.6% of families with children under the age of 18 were living below poverty level. The Township's goal is to reduce the extent of poverty by actions the Township can control and through work with other agencies and organizations. During this program year, the Township will fund:

- CD-25-01 Administration
- CD-25-02 Fair Housing
- CD-25-05 MontCo Anti-Hunger Food Purchasing
- CD-25-06 Hope and Help Network – Housing Stability
- CD-25-07 St. Vincent de Paul – Housing and Utility Assistance

Actions planned to develop institutional structure

Abington Township Department of Community Development will coordinate activities among the public and private agencies and organizations in the Township. This coordination will ensure that the goals and objectives outlined in the FY 2025-2029 Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff of the Department of Community Development will facilitate and coordinate the linkage between these public and private partnerships and develop new partnership opportunities in the Township.

This coordination and collaboration between agencies is important to ensure that the needs of the residents of Abington are being addressed. The main agencies that are involved in the implementation of the Plan, as well as additional financial resources that are available are the following:

Public Agencies

- Abington Township Department of Community Development – is responsible for administration of the CDBG program.
- Montgomery County Housing Authority – is responsible for administering Housing Choice Vouchers and public housing units.
- Montgomery County Office of Housing and Community Development – is responsible for administration of the CDBG, HOME, and ESG programs at the County level.

Non-Profit Agencies

- There are several non-profit agencies that serve low-income households in the Township. The Township continued to collaborate with these agencies.

Private Sector

- The private sector is a key collaborator in the services and programs associated with the Five Year Consolidated Plan. The private sector brings additional financial resources and expertise that can be used to supplement existing services in the Township. Examples of these private sectors are: local lenders, affordable housing developers, business owners, community and economic development organizations, healthcare organizations, and others. The Township will continue to collaborate with local financial institutions, private housing developers, local realtors, etc.

Actions planned to enhance coordination between public and private housing and social service agencies

Abington Township is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in Abington Township. The Township solicits funding requests for CDBG funds annually. The Department of Community Development staff provides help and assistance as needed to assist these public agencies that receive CDBG funding.

During this program year, the Township funded Project CD-25-01 Administration in the amount of \$132,067 to accomplish this. The Township will continue to participate and look for collaboration opportunities between Montgomery County partners.

Discussion:

The Department of Community Development has the primary responsibility for monitoring the Township's Consolidated Plan and Annual Action Plan. The Department maintains records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. Service area documentation is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. The Department is also responsible for the on-going monitoring of any subrecipients for similar compliance.

The Department of Community Development has a "monitoring process" that is directed to the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

The Township's responsibility is to ensure that Federal Funds are used in accordance with all program requirements, determining the adequacy of performance under subrecipient agreements; and taking appropriate action when performance problems arise. The Department of Community Development developed a "monitoring checklist" that is utilized when programs and activities are reviewed. A checklist was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform administrative Requirement for Grants and Cooperative Agreements of State and Local Governments.

CDBG funded activities are monitored periodically, during the construction phase and a final inspection is performed which details the cost benefit and benefit to low- and moderate-income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. The Township also reviews all affordable housing projects it has funded to ensure compliance with all CDBG Program

requirements. Copies of financial statements and audit reports are required and kept on file. For those activities, which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payment and on-site employee interviews will be held.

These monitoring standards are required for all administered projects and subrecipient activities. For each activity authorized under the National Affordable Housing Act, the Department has established fiscal and management procedures that will ensure program compliance and fund accountability. The monitoring process is an ongoing system of planning, implementing, communicating, and following up.

In the planning stage, subrecipients are required to submit "proposals for funding". These proposals are reviewed by the department for eligibility, recommendations, and are then forwarded to the Township's Manager and Township Board of Commissioners for final funding approval. After a subrecipient is approved for funding, the Community Development staff conducts "orientation" meetings to provide agencies with information on their regulatory, financial and performance responsibilities. In addition, the monitoring process is outlined for the groups who are then guided into the "implementation" phase of the project. The scope of services and budget are finalized and the contract with each agency is executed.

The Township monitors its performance by meeting its goals and objectives with its Five Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and makes adjustments to its goals, as needed.

The Township has a Section 3 Plan that to the greatest extent possible provides job training, employment, and contract opportunities for low- or very low-income residents in connection with projects and activities in their neighborhoods.

Program Specific Requirements

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

Introduction:

Abington Township will receive an allocation of CDBG funds in the amount of \$715,339 for FY 2025 and does not anticipate receiving program income during the program year. Since the Township receives a CDBG allocation, the questions below have been completed as applicable.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Abington Township makes CDBG funds available to Township Departments, non-profits, for-profit agencies, and other public agencies/organizations for eligible activities through an application process. The applications are reviewed by the Department of Community Development, forwarded to the Township Executive Team for recommendation, and finally submitted to the Board of Commissioners for approval.

Under the FY 2025 CDBG Program, Abington Township will receive a grant in the amount of \$715,339. The Township budgeted \$142,067, or 20%, for General Administration and Fair Housing activities. The balance of funds (\$573,272) will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of \$500,000 (87.22%) for public facilities and infrastructure improvements and \$73,272 (12.78%) for public services.

Regulatory Calculations

CDBG Administrative Cap is 20% of \$715,339 or \$143,067.80. The Township allocated \$142,067 for administrative projects.

CDBG Public Service cap is 15% of \$715,339 or \$107,300.85. The Township allocated \$73,272 for public service projects.

Exhibits

The following documentation is appended to this Five Year Consolidated Plan:

- SF 424 Forms and Certifications
- Resolution
- Citizen Participation
 - First Public Hearing
 - Second Public Hearing
 - Resident Survey



TOWNSHIP OF ABINGTON
Montgomery County, Pennsylvania

Attachments



TOWNSHIP OF ABINGTON
Montgomery County, Pennsylvania

**SF 424s &
CERTIFICATIONS**

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

07/10/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Abington Township, Pennsylvania

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

23-6000025

*** c. UEI:**

JAILYASEZZS4

d. Address:

*** Street1:** 1176 Old York Road

Street2:

*** City:** Abington

County/Parish: Montgomery County

*** State:** PA: Pennsylvania

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 19001-3713

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Kimberly

Middle Name:

*** Last Name:**

Hamm

Suffix:

Title: Director of Community Development

Organizational Affiliation:

Abington Township, Pennsylvania

*** Telephone Number:** (267) 536-1019

Fax Number:

*** Email:** khamm@abingtonpa.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development (HUD)

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grants/Entitlement Grants

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Township of Abington FY 2025 Annual Action Plan for the Community Development Block Grant (CDBG) Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="715,339.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="715,339.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Thomas Hecker

*Title: President, Board of Commissioners

*Applicant/Recipient Organization:

Ablington Township, Pennsylvania

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

07/16/25

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year FY 2025, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

7/10/2025

Date

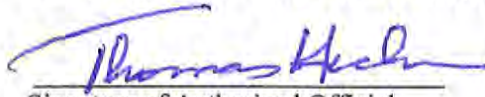
President, Board of Commissioners

Title

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

7/10/2025

Date

President, Board of Commissioners

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

N/A

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy — The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



TOWNSHIP OF ABINGTON

Montgomery County, Pennsylvania

RESOLUTION

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 25-022**

The Board of Commissioners of the Township of Abington, Montgomery County, Pennsylvania, approving the FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan for the use of Federal CDBG Funds.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS, in compliance with HUD regulations, the Township must prepare a Consolidated Plan every five years to assess its affordable housing, community development, economic development, and strategic planning needs.; and

WHEREAS, the U.S. Department of Housing and Urban Development has advised the Township of Abington that under Federal Fiscal Year 2025, the Township is eligible to apply for an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of \$715,339; and

WHEREAS, the Township's Office of Community Development has prepared an Annual Action Plan for Federal Fiscal Year 2025, that the Township expects to initiate on October 1, 2025, which proposes how the entitlement grant funds will be expended to address the housing and community development needs identified in the Township's Five Year Consolidated Plan; and

WHEREAS, a draft of the FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan were on public display from June 9, 2025 until July 9, 2025 and the Township held a series of public hearings on the Plans and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final document.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, PENNSYLVANIA, AS FOLLOWS:

SECTION 1. That the FY 2025-2029 Five Year Consolidated Plan and Annual Action Plan for the Federal Fiscal Year 2025 CDBG Program is hereby in all respects APPROVED and the Township Manager is hereby directed to file a copy of the FY 2025-2029 Five Year Consolidated Plan and Annual Action Plan for Federal Fiscal Year 2025 with the Official Minutes of this Meeting of this Board.

EXHIBIT A

The following CDBG activities are proposed for funding under the FY 2025 Annual Action Plan:

- Administration - \$132,067
- Fair Housing - \$10,000
- Public Facility Improvement: Baederwood Park Playground - \$200,000
- Public Facility Improvement: Grove House Rehabilitation - \$300,000
- Public Service: MontCo Anti-Hunger Food Network - \$25,000
- Public Service: Hope and Health Network - \$43,272
- Public Service: St. Vicent de Paul: Housing and Utility Assistance - \$5,000

TOTAL: \$715,339

The following CDBG activities are proposed to be amended under the FY 2021 Annual Action Plan:

- CANCEL NRSA (\$50,000)
- AMEND Owner Occupied Rehabilitation Program (\$50,000 increase for a new total of \$310,000)

SECTION 2. That the Township is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant Program with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and other assurances as set forth under the certifications.

SECTION 3. That the President of the Board of Commissioners, on behalf of the Township of Abington, Pennsylvania, is AUTHORIZED to file an Application for financial assistance with the U.S. Department of Housing and Urban Development which has indicated its willingness to make available funds to carry out the CDBG Program in the amount of \$715,339 in CDBG funds attached as EXHIBIT A; and its further AUTHORIZED to act as the authorized representative of the Township of Abington to sign any and all documents in regard to these programs.

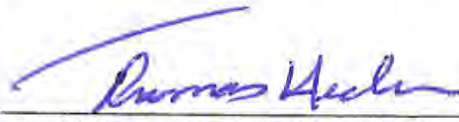
SECTION 4. That the President of the Board of Commissioners, on behalf of the Township of Abington, Pennsylvania, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental or revised data which the U.S. Department of Housing and Urban Development may request in review of the Township's Application.

ADOPTED INTO A RESOLUTION THIS 10TH DAY OF JULY 2025 BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, PENNSYLVANIA

APPROVED:

**ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS**

7/10/2025
Date


Thomas Hecker, President

ATTEST:


Christopher S. Christman,
Township Manager & Secretary

ADOPTED: 7/10/2025



TOWNSHIP OF ABINGTON
Montgomery County, Pennsylvania

EVIDENCE OF CITIZEN PARTICIPATION



TOWNSHIP OF ABINGTON

Montgomery County, Pennsylvania

FIRST PUBLIC MEETING

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

ABINGTON TOWNSHIP
1176 OLD YORK RD
ABINGTON, PA 19001
Attention:

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, being duly sworn the principal clerk of Times Chronicle & PublicSpirit, Montgomery News Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

ABINGTON TOWNSHIP

Published in the following edition(s):

Times Chronicle & PublicSpirit, Montgomery News Digital
04/20/25

Sworn to the subscribed before me this 4/21/25

Maureen Schmid
Notary Public, State of Pennsylvania
Acting in County of Montgomery

Advertisement Information

Client Id: 883030

Ad Id: 2709776

PO:

Sales Person: 093301

PUBLIC HEARING NOTICE
NEEDS HEARING FOR THE FY 2025-2029 FIVE YEAR
CONSOLIDATED PLAN AND FY 2025 ANNUAL ACTION PL
TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY,
PENNSYLVANIA
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM

Notice is hereby given that the Township of Abington, Montgomery County, Pennsylvania will hold a public hearing on Wednesday, April 30, at 10:00 AM at the Township Building, 1176 Old York Road, First Floor Conference Room, Abington, PA 19001 and by virtual conference call. There are two ways for the public to virtually participate in the meeting. Residents can access the meeting online, by a computer, iPad, iPhone or Android at <https://us06web.zoom.us/j/8194110266>. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents who are unable to join online, can listen to the meeting by calling +1 389 295 3325 and entering the meeting ID number 819 4110 2666 when prompted. If special arrangements are needed to accommodate any resident in order for them to participate in this public hearing, please contact the Community Development Department at (267) 536-1000 ext. 5, or by email at communitydevelopment@AbingtonPA.gov, or hearing-impaired persons may call Pennsylvania Relay at 711, to make such arrangements. Cualquier persona que no habla Inglés que deseen asistir a la audiencia pública deben comunicarse con el Departamento de Desarrollo Comunitario y un intérprete de lenguaje se proporcionará.

The purpose of this public hearing is to discuss the housing, community development, and economic development needs for the Township's FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan, which the Township must submit to the U.S. Department of Housing and Urban Development (HUD) to access Community Development Block Grant (CDBG) Entitlement Funds.

The Township of Abington anticipates a CDBG entitlement grant in the amount of \$730,582 for FY 2025. In order to receive these funds, the Township of Abington must prepare an Annual Action Plan for the use of the CDBG funds. At least 70% of the CDBG funds must benefit low to moderate income persons living in the Township of Abington. In preparing its CDBG application, the Township intends to afford residents, local agencies, and interested parties the opportunity to become involved in the planning process.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of the Township of Abington and the use of CDBG funds to address those needs. Written comments may be addressed to the Township of Abington, Community Development Department, 1176 Old York Road, Abington, PA 19001 or email at communitydevelopment@AbingtonPA.gov.

Honorable Thomas Hecker, President
Board of Commissioners
TC - Apr 20 -1a

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Ad ID: 2709776

Cost: \$74.46

Start: 04/20/25

Stop: 04/20/25

Class: 1201, Legal Notices

**PUBLIC HEARING NOTICE
NEEDS HEARING FOR THE FY 2025-2029 FIVE YEAR
CONSOLIDATED PLAN AND FY 2025 ANNUAL ACTION PLAN
TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY,
PENNSYLVANIA
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM**

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The purpose of this public hearing is to discuss the housing, community development, and economic development needs for the Township's FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan, which the Township must submit to the U.S. Department of Housing and Urban Development (HUD) to access Community Development Block Grant (CDBG) Entitlement Funds.

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Honorable Thomas Hecker, President
Board of Commissioners
TC - Apr 20 -1a



***COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM
2025 ANNUAL ACTION PLAN NEEDS HEARING***



AGENDA

- What is the Community Development Block Grant Program?
 - 2023 Annual Action Plan
 - 2023 CAPER
 - Community Input for the 2025 Annual Action Plan
 - Review of Schedule for the 2025 Annual Action Plan
 - Conclude
-



WHAT IS THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM?

- Funded by the US Department of Housing & Urban Development (HUD)
 - Abington is an “entitlement community”
 - Supports community development activities to build stronger and more resilient communities and improve the quality of life
 - Projects include economic development, municipal public improvements, housing and human services projects and programs
 - Principally benefit low- and moderate-income persons
 - Targeted to neighborhoods with the highest percentage of low- and moderate-income residents
-



NEEDS & GOALS FOR ABINGTON

Need	Goal
Housing Need	There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.
Homeless Need	There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless
Other Special Needs	There is a need for housing, services, and facilities for persons with special needs.
Community Development Need	There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.
Economic Development Need	There is a need to promote skills training, employment development, connectivity, and economic opportunities in the Township.
Administration, Planning, and Management Need	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

from the 2020-24 Consolidated Plan Submitted to HUD in 2021



2023 ANNUAL ACTION PLAN

Activity	Explanation	FY23 Funding
Administration, Planning & Management	CDBG Program Administration Fair Housing	\$145,196 \$1,000
Public Facilities & Infrastructure Improvements	Inclusive Playground Paving Improvements Rubicam Playground Grove Park House Rehabilitation Design	\$231,790 \$135,996 \$77,000 \$40,000
Housing Rehabilitation	Willow Grove CDC Affordable Housing	\$100,000
TOTAL FY2023 Funds		\$730,982



2023 CAPER

- Consolidated Annual Performance and Evaluation Report (CAPER)
 - October 1, 2023 through September 30, 2024
 - Provides information on how the funds received by the Township through HUD programs were used
 - Focused opportunities on reuse and rehabilitation projects maintaining the housing stock:
 - Owner-occupied and Renter-occupied Housing Rehabilitation Programs
 - Projects to improve existing Public Facilities and Infrastructure
-



COMMUNITY INPUT FOR 2025

- Comments limited to the 2025 Annual Action Plan
 - Comments taken by phone, email, letter, and during this hearing:
 - Community partners?
 - Program ideas?
 - Community challenges?
 - Opportunities?
-



2025 ANNUAL ACTION PLAN SCHEDULE

Date	Milestone
April 28, 2025	Application Released for Completion
April 30, 2025	Public Hearing #1 “Needs Hearing”
May 1, 2025	Application Training Session for Prospective Applicants
May 23, 2025	Applications Due for Grant Consideration
Early June 2025	Recommendations on grantee awards circulated to the Board of Commissioners
June 9 - July 9, 2025	Public Display of Draft
July 2025	Public Hearing #2
July 10, 2025	Presentation of Final Plan for Approval by the Board of Commissioners
Aug. 15, 2025	Submission to HUD



THANK YOU

***KIMBERLY HAMM, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
1176 OLD YORK ROAD
ABINGTON, PA 19001
(267)536-1000 X5
KHAMM@ABINGTONPA.GOV***



TOWNSHIP OF ABINGTON
Montgomery County, Pennsylvania

SECOND PUBLIC MEETING

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

ABINGTON TOWNSHIP
1176 OLD YORK RD
ABINGTON, PA 19001
Attention:

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, being duly sworn the he/she is the principal clerk of Times Chronicle & PublicSpirit, Montgomery News Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

ABINGTON TOWNSHIP

Published in the following edition(s):

Times Chronicle & PublicSpirit, Montgomery News Digital
06/08/25

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Sworn to the subscribed before me this 6/9/25.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

**NOTICE OF DISPLAY OF PLAN AND PUBLIC HEARING
FY 2025-2029 CONSOLIDATED PLAN, FY 2025 ANNUAL
ACTION PLAN, and FY 2021 SUBSTANTIAL AMENDMENTS
FOR THE CDBG PROGRAM
TOWNSHIP OF ABINGTON, PA**

Notice is hereby given that the Township of Abington, Montgomery County, Pennsylvania has prepared a FY 2025-2029 Consolidated Plan, an FY 2025 Annual Action Plan, and FY 2021 Substantial Amendment. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these plans will be on public display for a period of 30 days, beginning June 9, 2025 until July 9, 2025 at the following locations:

PHYSICAL COPY: The Township of Abington
Department of Community Development
1176 Old York Road, Abington, PA 19001

ELECTRONIC COPY: <https://www.abingtonpa.gov/cd>

These plans are available for public inspection during normal business hours of operation. An electronic copy may be obtained by emailing khamm@abingtonpa.gov. Written or oral comments will be accepted until July 9, 2025. Comments may be directed to Ms. Kimberly Hamm, Director of Community Development, 1176 Old York Road, Abington, PA 19001, or emailed to khamm@abingtonpa.gov, or phone at (267) 536-1019.

A public hearing will be held on June 17, 2025 at 10:00 AM at the Township Building, 1176 Old York Road, First Floor Conference Room, Abington, PA 19001 and by virtual meeting at: <https://us06web.zoom.us/j/87893817112>. Residents who are unable to join online can listen to the meeting by calling +1 309 205 3325 and entering the meeting ID number 878 9381 7112 when prompted.

Any person requiring an interpreter for the hearing impaired or the visually impaired should contact Ms. Hamm at least five (5) calendar days prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 711. Any non-English speaking person wishing to participate in the public hearing should contact Ms. Hamm at least five (5) calendar days prior to the meeting and a language interpreter will be provided. Cualquier persona que no habla inglés que deseen asistir a la audiencia pública deben comunicarse con la Sra Hamm cinco (5) días calendario antes de la reunión y un intérprete de lenguaje se proporcionará.

The purpose of the public hearing is to present the FY 2025-2029 Consolidated Plan and FY 2025 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$715,339 in addition to FY 2021 Substantial Amendment in the amount of \$50,000. The Township intends to submit these plans to HUD on or before August 15, 2025.

The following CDBG activities are proposed for funding under the FY 2025 Annual Action Plan:

1. Administration - \$132,067
2. Fair Housing - \$10,000
3. Public Facility Improvement: Baederwood Park Playground - \$200,000
4. Public Facility Improvement: Grove House Rehabilitation - \$300,000
5. Public Service: MontCo Anti-Hunger Food Network - \$25,000
6. Public Service: Hope and Health Network - \$43,272
7. Public Service: St. Vincent de Paul: Housing and Utility Assistance - \$5,000

TOTAL: \$715,339

The following CDBG activities are proposed to be amended under the FY 2021 Annual Action Plan:

1. CANCEL NRSA (\$50,000)
2. INCREASE Owner Occupied Rehabilitation Program (\$50,000 increase for a new total of \$410,000)

The plans will be submitted to the Township's Board of Commissioners on July 10, 2025 at 7:00 PM, at which time these documents will be presented for approval at the regularly scheduled Board of Commissioners Meeting.

All interested persons, groups, and organizations are encouraged to attend this public hearing at on June 17, 2025 at 10:00 AM and will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds.

Honorable Thomas Hecker, President
Township of Abington Board of Commissioners
TC - June 8 -1a

Advertisement Information

Client Id: 883030

Ad Id: 2725153

PO:

Sales Person: 093301

Ad ID: 2725153

Cost: \$459.18

Start: 06/08/25

Stop: 06/08/25

Class: 1201, Legal Notices

**NOTICE OF DISPLAY OF PLAN AND PUBLIC HEARING
FY 2025-2029 CONSOLIDATED PLAN, FY 2025 ANNUAL
ACTION PLAN, and FY 2021 SUBSTANTIAL AMENDMENTS
FOR THE CDBG PROGRAM
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The following CDBG activities are proposed for funding under the FY 2025 Annual Action Plan:

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TOTAL: \$715,339

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All interested persons, groups, and organizations are encouraged to attend this public hearing at on June 17, 2025 at 10:00 AM and will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds.

Honorable Thomas Hecker, President
Township of Abington Board of Commissioners
TC - June 8 -1a



***COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM
DRAFT 2025-2029 CONSOLIDATED PLAN &
DRAFT 2025 ANNUAL ACTION PLAN HEARING***



AGENDA

- What is the Community Development Block Grant Program?
 - Schedule for the 2025-2029 Consolidated Plan & 2025 Annual Action Plan
 - Review of Draft 2025-2029 Consolidated Plan
 - Review of Draft 2025 Annual Action Plan
 - Community Input for the Plans
 - Review of Schedule for the 2025 Annual Action Plan
 - Conclude
-



WHAT IS THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM?

- Funded by Department of Housing & Urban Development (HUD)
 - Abington is an “entitlement community”
 - Supports community development activities to build stronger and more resilient communities and improve the quality of life
 - Projects may include economic development, municipal public improvements, housing and human services activities
 - Principally benefit low- and moderate-income persons
 - Targeted to neighborhoods with the highest percentage of low- and moderate-income residents
-



2025-2029 CONSOLIDATED PLAN & 2025 ANNUAL ACTION PLAN SCHEDULE

Date	Milestone
April 2025	Focus Group Interviews with Key Con Plan Stakeholders
April 30, 2025	Public Hearing #1 “Needs Hearing”
May 1, 2025	Application Training Session for Prospective Applicants
May 23, 2025	Applications Due for Grant Consideration
Early June 2025	Recommendations on grantee awards confirmed
June 9 - July 9, 2025	Public Display of Draft
June 17-18, 2025	Public Hearing #2; Presentation of Draft to BoC Finance Committee
July 10, 2025	Presentation of Final Plan for Consideration/ Approval by BoC
Aug. 15, 2025	Submission to HUD



2025-2029 CONSOLIDATED PLAN

- Helps assess affordable housing and community development needs and market conditions
 - Identifies housing and community development priorities that align and focus funding
-



2025-2029 CONSOLIDATED PLAN

Need	
Housing Need	There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners, and renters.
Homeless Need	There is a need for housing and supportive services for the homeless and those at-risk of becoming homeless
Community Development Need	There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.
Economic Development Need	There is a need to encourage employment development and economic opportunities in the Township.
Administration, Planning, and Management Need	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.



HOUSING NEED

There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners, and renters.

Goals:

- **HS-1 Housing Support** – Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for rent or for sale through housing counseling and down payment/closing cost assistance.
 - **HS-2 Housing Construction** – Encourage the construction of new affordable renter- and owner-occupied housing units.
 - **HS-3 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.
-



HOMELESS NEED

There is a need for housing and supportive services for the homeless and those at-risk of becoming homeless.

Goals:

- **HO-1 Housing** – Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.
 - **HO-2 Operation/Support** – Support social service programs and facilities for the homeless and persons at-risk of becoming homeless.
-



COMMUNITY DEVELOPMENT NEEDS

There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.

Goals:

- **CD-1 Community Facilities and Infrastructure** – Improve the Township's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
 - **CD-2 Public Services** – Improve and enhance the public and community development services in the Township.
 - **CD-3 Public Safety** – Support the Township's public safety organizations.
 - **CD-4 Accessibility** – Improve public and common use areas to be readily accessible and usable by persons with disabilities.
-



ECONOMIC DEVELOPMENT NEEDS

There is a need to encourage employment development and economic opportunities in the Township.

Goals:

- **ED-1 Employment** – Support and promote job creation, retention, and skills training programs.
 - **ED-2 Redevelopment** – Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial areas.
-



ADMINISTRATION, PLANNING, AND MANAGEMENT NEEDS

There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- **AM-1 Overall Coordination** – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
-



2025-2029 CONSOLIDATED PLAN

Need	
Housing Need	There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners, and renters.
Homeless Need	There is a need for housing and supportive services for the homeless and those at-risk of becoming homeless
Community Development Need	There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.
Economic Development Need	There is a need to encourage employment development and economic opportunities in the Township.
Administration, Planning, and Management Need	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.



2025 ANNUAL ACTION PLAN

Activity	Explanation	FY25 Funding
Administration, Planning & Management	CDBG Program Administration Fair Housing	\$132,067 \$10,000
Public Facilities & Infrastructure Improvements	Baederwood Park Playground Grove Park House	\$200,000 \$300,000
Housing Supports	Hope & Help Network: Housing Stability St. Vincent de Paul: Housing Assistance	\$43,272 \$5,000
Public Services	MontCo Anti-Hunger Food Network Food Purchasing Program	\$25,000
TOTAL FY2025 Funds		\$715,339



AMENDMENT TO 2021 ANNUAL ACTION PLAN

Action	Activity	FY21 Funds
CANCEL	NRSA	\$50,000
INCREASE	Owner-Occupied Housing Rehabilitation Program	\$50,000
	For a total of	\$310,000



COMMUNITY INPUT FOR PLANS

- Comments limited to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan and amendment
 - Comments taken during this hearing
 - Comments taken by phone, email, and letter until July 9th
-



2025-2029 CONSOLIDATED PLAN & 2025 ANNUAL ACTION PLAN SCHEDULE

Date	Milestone
April 2025	Focus Group Interviews with Key Con Plan Stakeholders
April 30, 2025	Public Hearing #1 “Needs Hearing”
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Aug. 15, 2025	Submission to HUD



THANK YOU

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TOWNSHIP OF ABINGTON
Montgomery County, Pennsylvania

RESIDENT SURVEYS

Q1 What street do you live on in Abington?

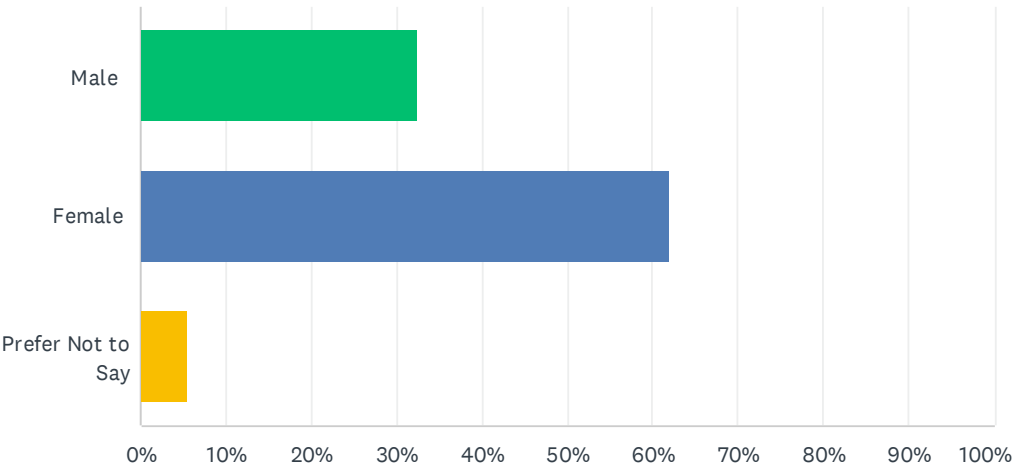
Answered: 181 Skipped: 4

Q2 What is the name of the neighborhood you live in?

Answered: 174 Skipped: 11

Q3 What is your sex?

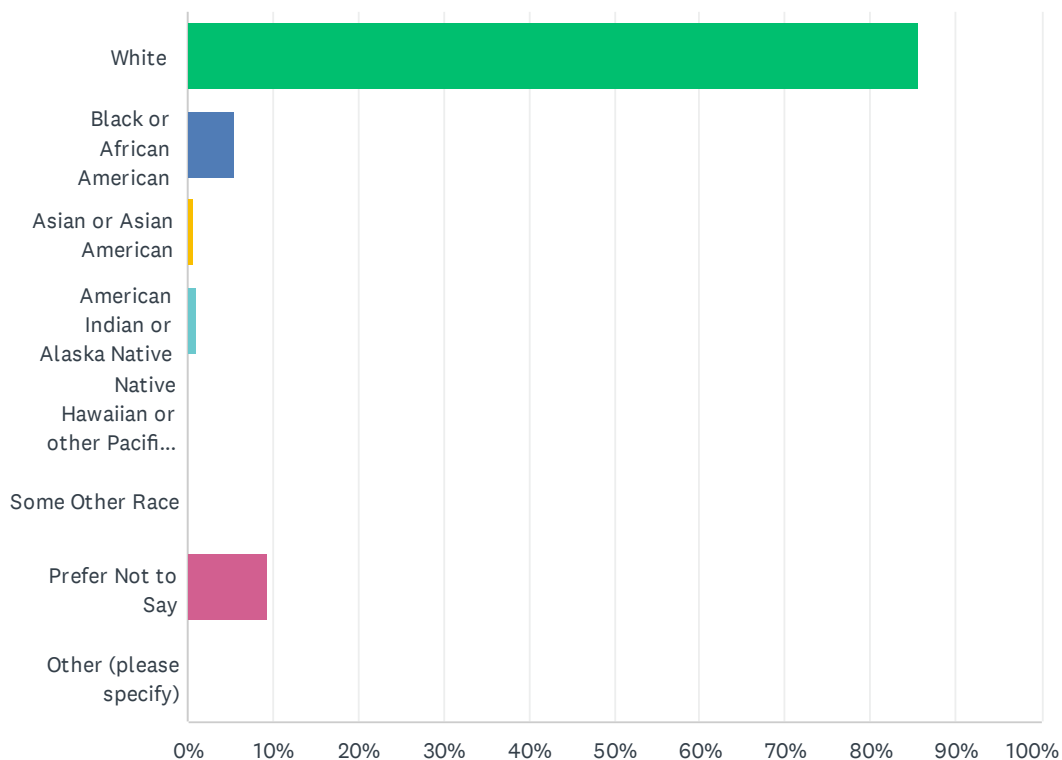
Answered: 179 Skipped: 6



ANSWER CHOICES		RESPONSES	
Male		32.40%	58
Female		62.01%	111
Prefer Not to Say		5.59%	10
TOTAL			179

Q4 What is your race? Please choose all that apply.

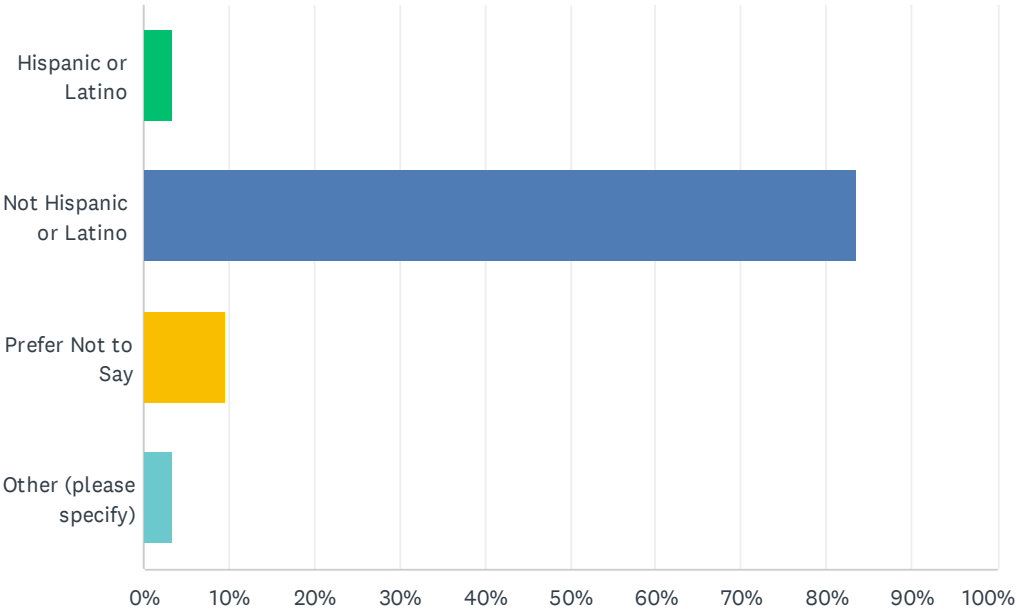
Answered: 181 Skipped: 4



ANSWER CHOICES	RESPONSES	
White	85.64%	155
Black or African American	5.52%	10
Asian or Asian American	0.55%	1
American Indian or Alaska Native	1.10%	2
Native Hawaiian or other Pacific Islander	0.00%	0
Some Other Race	0.00%	0
Prefer Not to Say	9.39%	17
Other (please specify)	0.00%	0
Total Respondents: 181		

Q5 What is your Ethnicity?

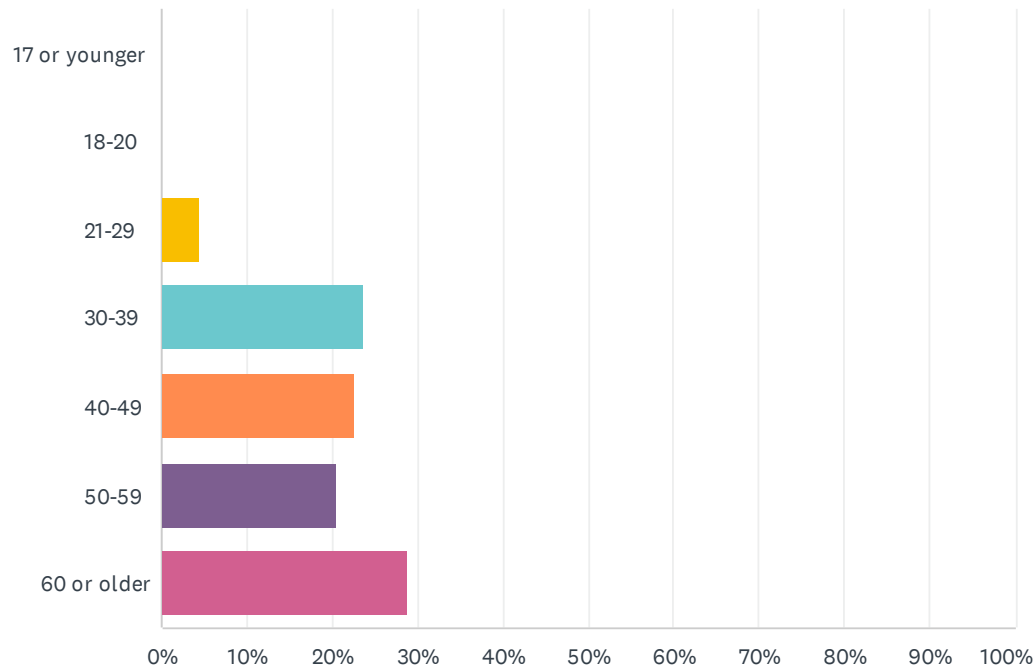
Answered: 177 Skipped: 8



ANSWER CHOICES	RESPONSES	
Hispanic or Latino	3.39%	6
Not Hispanic or Latino	83.62%	148
Prefer Not to Say	9.60%	17
Other (please specify)	3.39%	6
TOTAL		177

Q6 What is your age group?

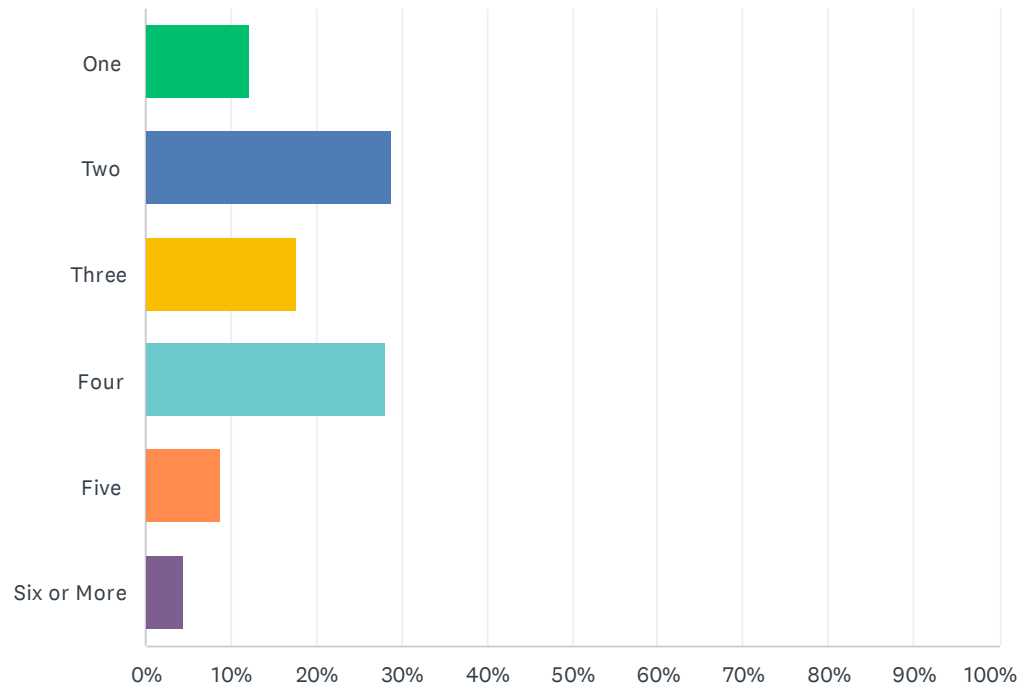
Answered: 181 Skipped: 4



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	4.42%	8
30-39	23.76%	43
40-49	22.65%	41
50-59	20.44%	37
60 or older	28.73%	52
TOTAL		181

Q7 How many people are living in your household?

Answered: 181 Skipped: 4

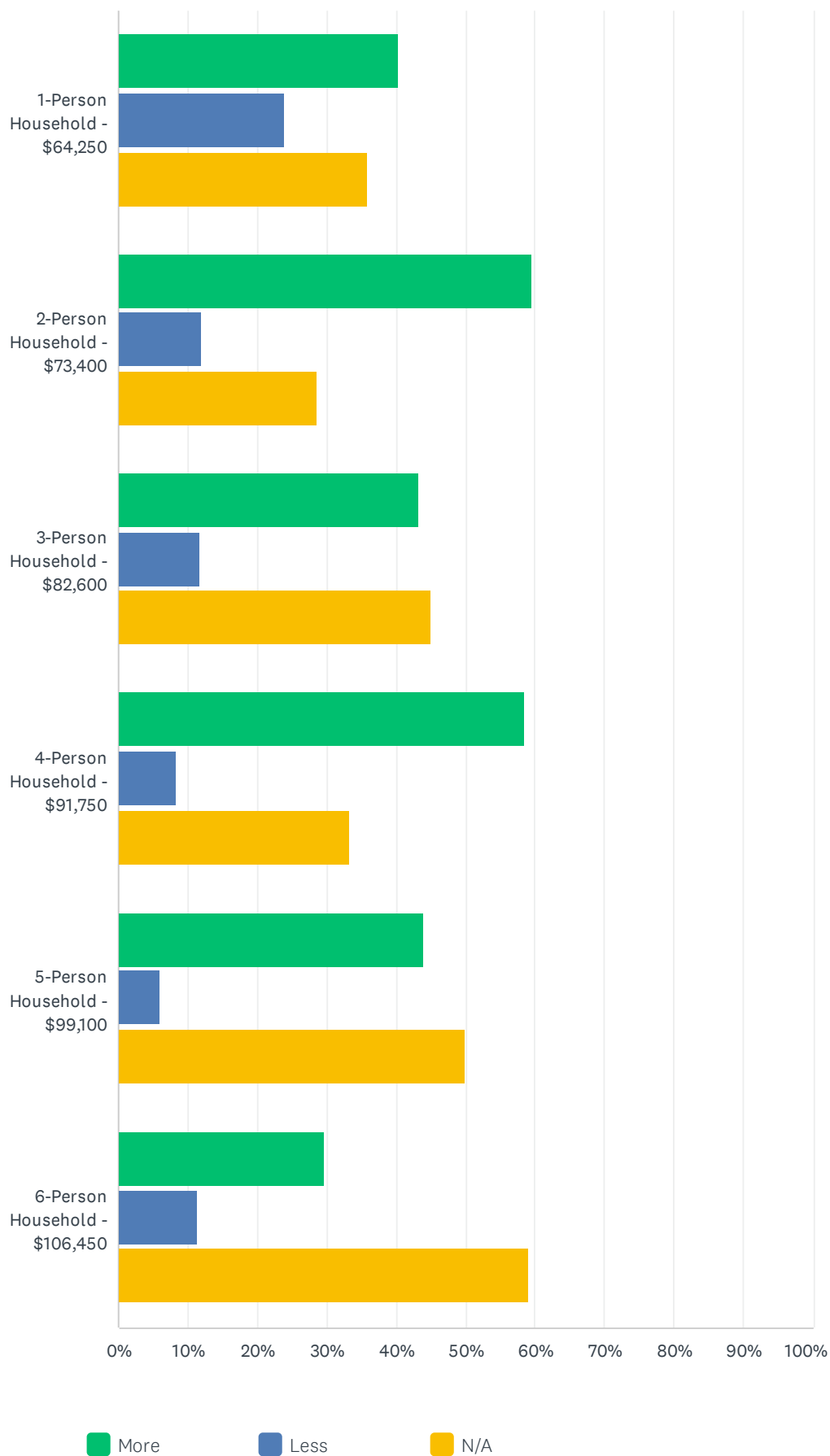


ANSWER CHOICES	RESPONSES	
One	12.15%	22
Two	28.73%	52
Three	17.68%	32
Four	28.18%	51
Five	8.84%	16
Six or More	4.42%	8
TOTAL		181

Q8 Based on the number of persons living in your household, mark whether your household income is more or less than the listed income:

Answered: 181 Skipped: 4

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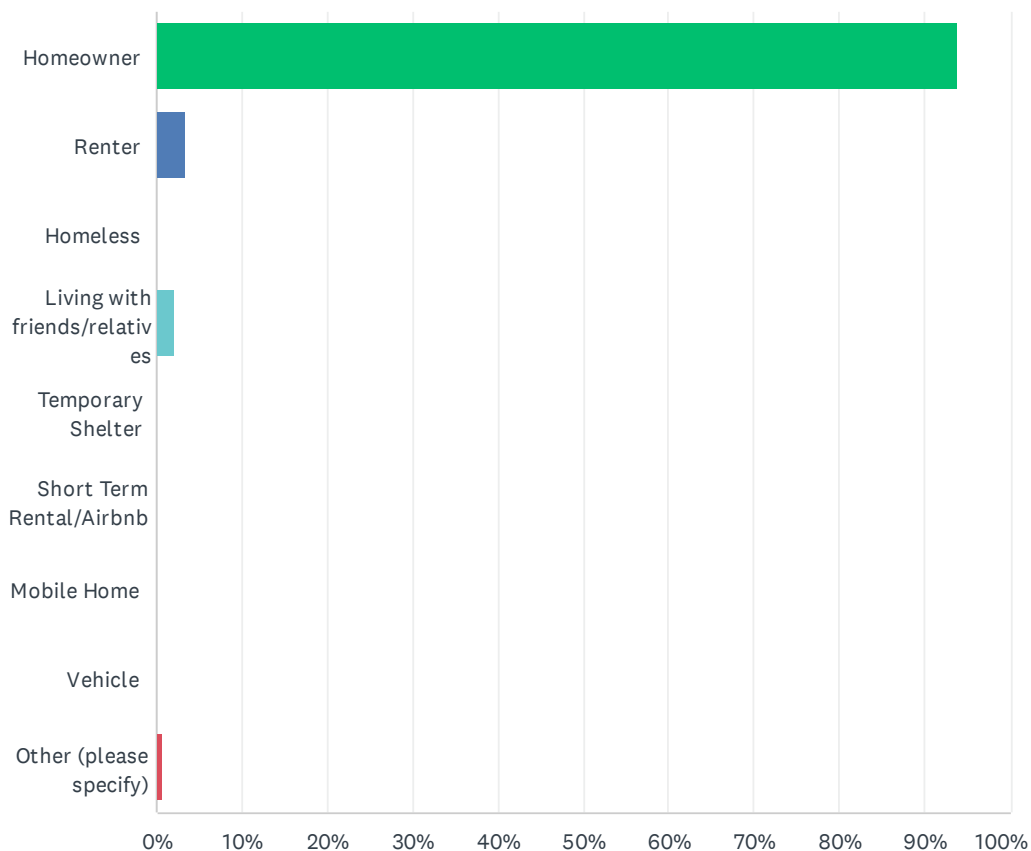


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	MORE	LESS	N/A	TOTAL
1-Person Household - \$64,250	40.30% 27	23.88% 16	35.82% 24	67
2-Person Household - \$73,400	59.52% 50	11.90% 10	28.57% 24	84
3-Person Household - \$82,600	43.33% 26	11.67% 7	45.00% 27	60
4-Person Household - \$91,750	58.33% 42	8.33% 6	33.33% 24	72
5-Person Household - \$99,100	44.00% 22	6.00% 3	50.00% 25	50
6-Person Household - \$106,450	29.55% 13	11.36% 5	59.09% 26	44

Q9 What is your current housing status?

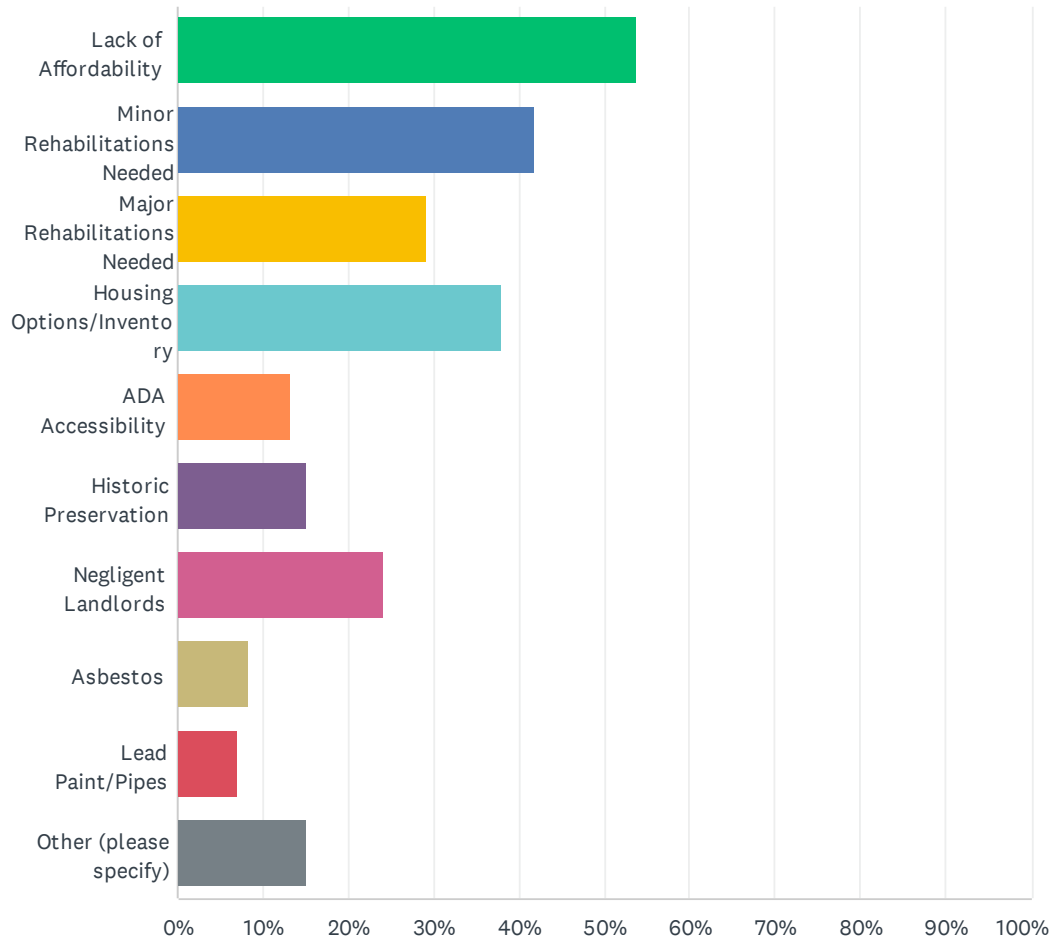
Answered: 180 Skipped: 5



ANSWER CHOICES	RESPONSES	
Homeowner	93.89%	169
Renter	3.33%	6
Homeless	0.00%	0
Living with friends/relatives	2.22%	4
Temporary Shelter	0.00%	0
Short Term Rental/Airbnb	0.00%	0
Mobile Home	0.00%	0
Vehicle	0.00%	0
Other (please specify)	0.56%	1
Total Respondents: 180		

Q10 Identify housing/rental issues you have observed in Abington (Check all that apply):

Answered: 158 Skipped: 27

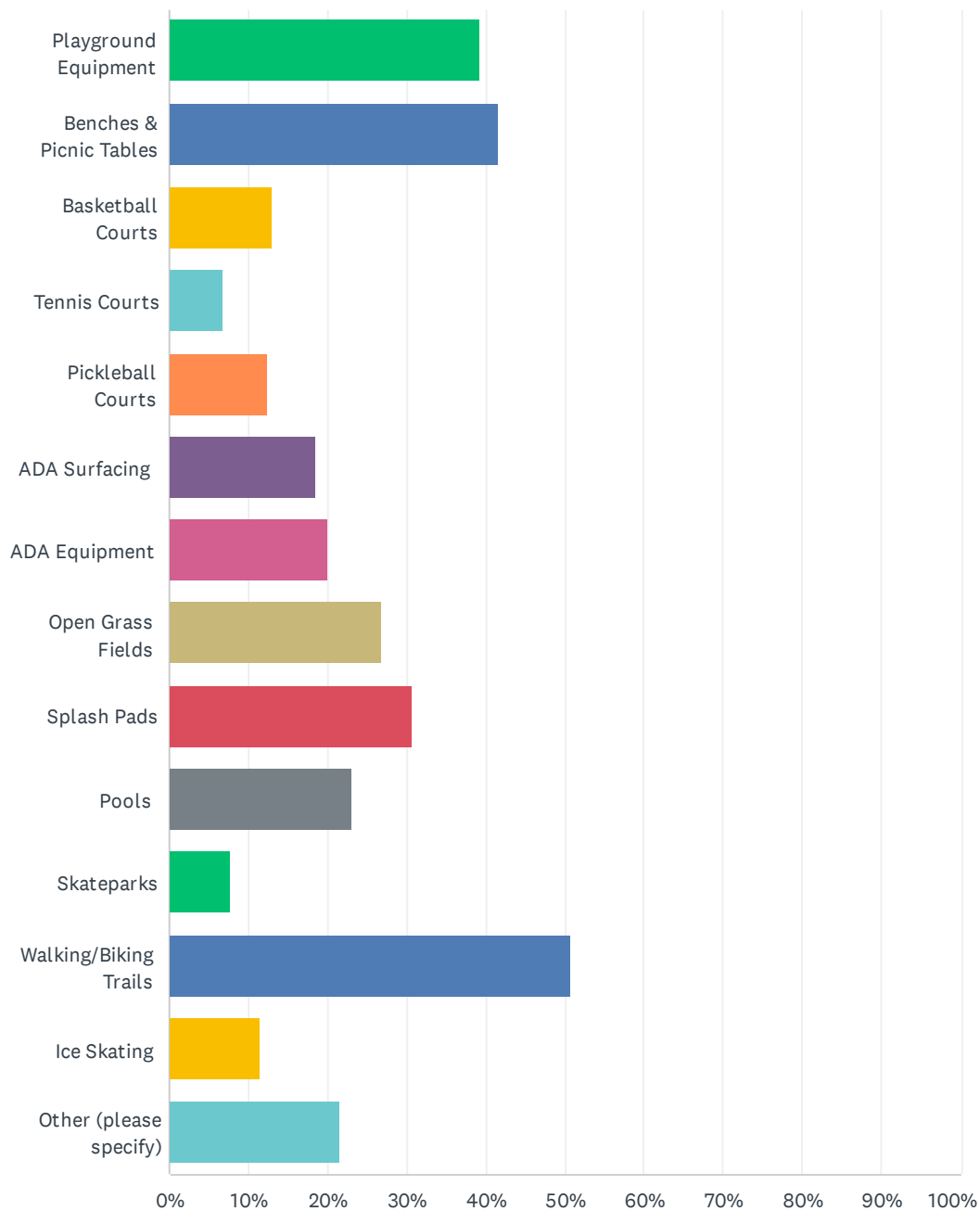


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ANSWER CHOICES	RESPONSES	
Lack of Affordability	53.80%	85
Minor Rehabilitations Needed	41.77%	66
Major Rehabilitations Needed	29.11%	46
Housing Options/Inventory	37.97%	60
ADA Accessibility	13.29%	21
Historic Preservation	15.19%	24
Negligent Landlords	24.05%	38
Asbestos	8.23%	13
Lead Paint/Pipes	6.96%	11
Other (please specify)	15.19%	24
Total Respondents: 158		

Q11 Identify any needs or improvements to parks/recreational facilities (Check all that apply):

Answered: 130 Skipped: 55

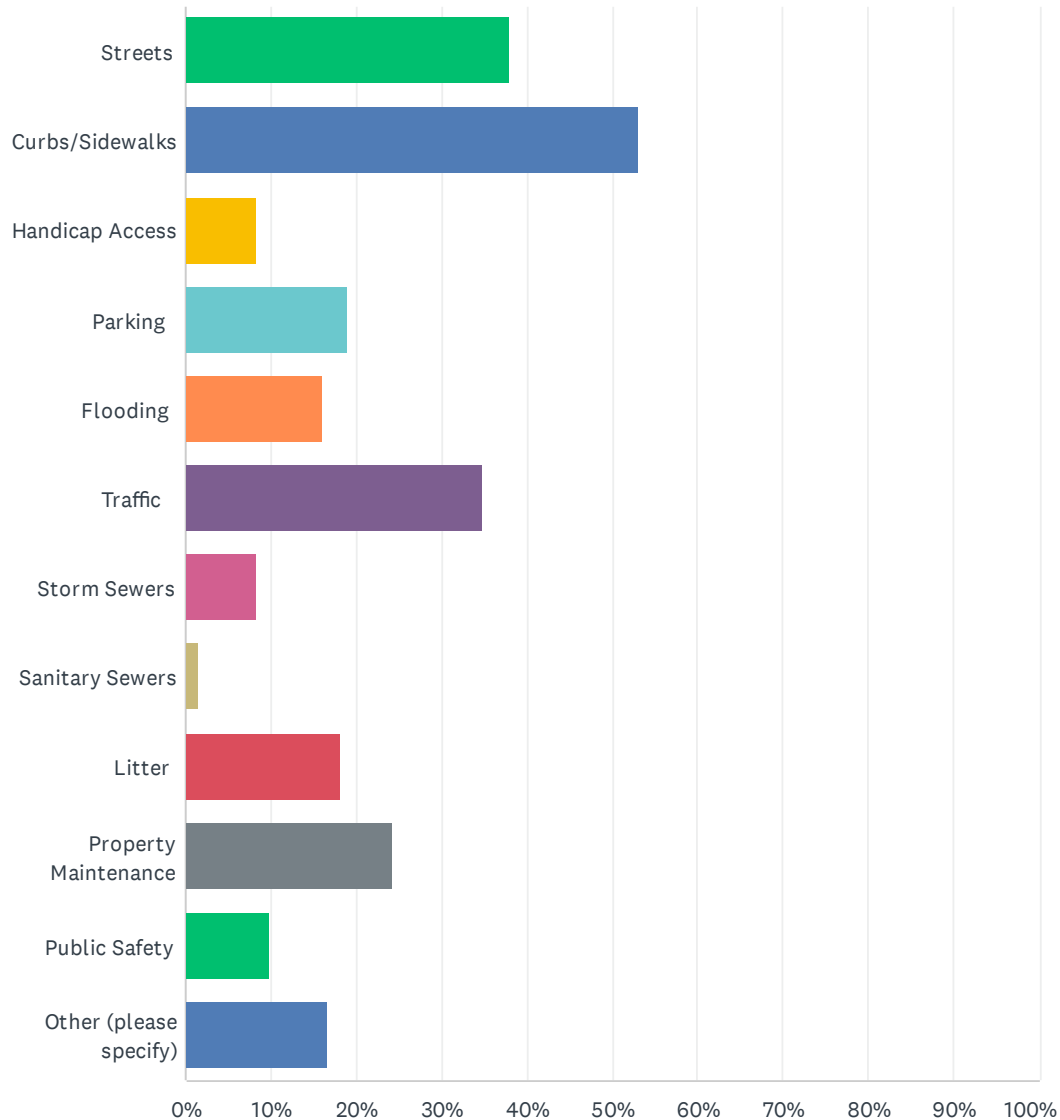


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ANSWER CHOICES	RESPONSES	
Playground Equipment	39.23%	51
Benches & Picnic Tables	41.54%	54
Basketball Courts	13.08%	17
Tennis Courts	6.92%	9
Pickleball Courts	12.31%	16
ADA Surfacing	18.46%	24
ADA Equipment	20.00%	26
Open Grass Fields	26.92%	35
Splash Pads	30.77%	40
Pools	23.08%	30
Skateparks	7.69%	10
Walking/Biking Trails	50.77%	66
Ice Skating	11.54%	15
Other (please specify)	21.54%	28
Total Respondents: 130		

Q12 Are there any problems in your community with the following? (Check all that apply):

Answered: 132 Skipped: 53

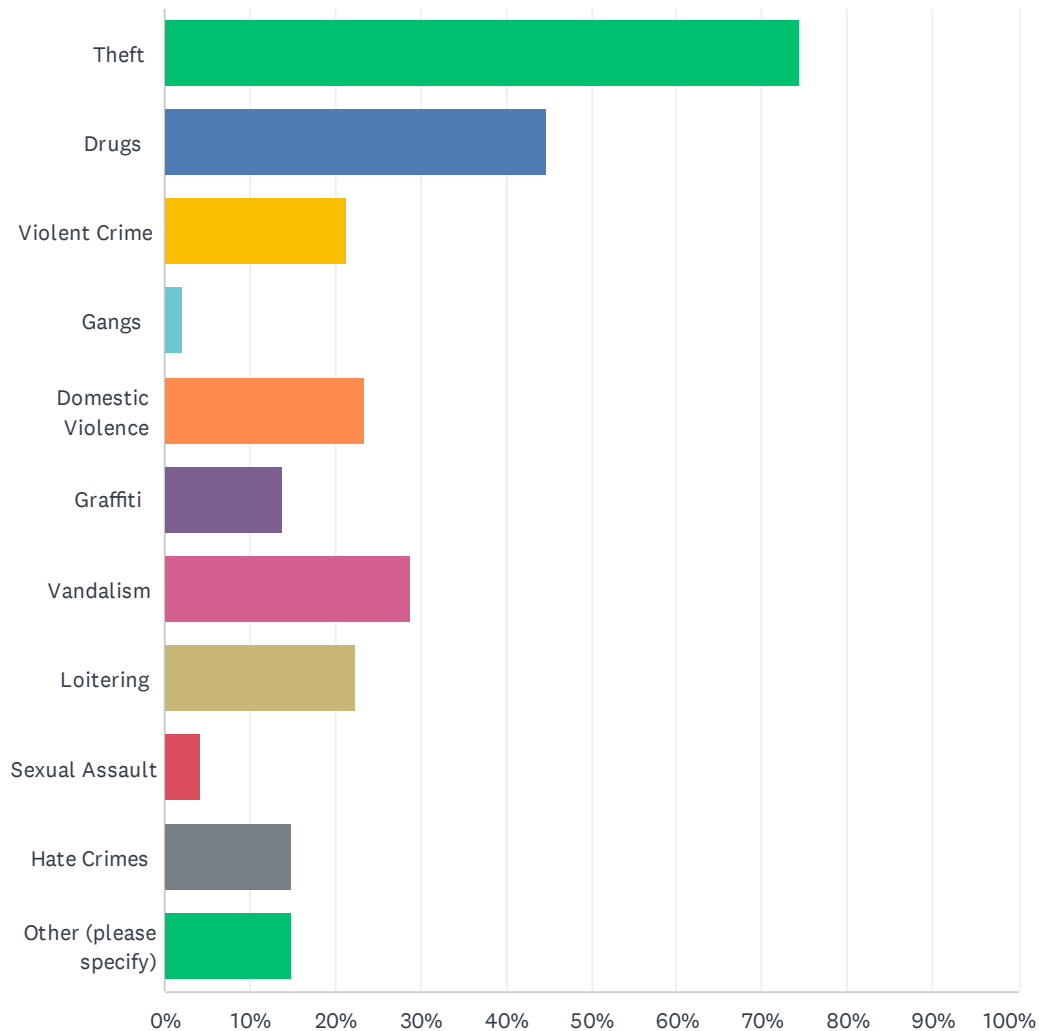


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ANSWER CHOICES	RESPONSES	
Streets	37.88%	50
Curbs/Sidewalks	53.03%	70
Handicap Access	8.33%	11
Parking	18.94%	25
Flooding	15.91%	21
Traffic	34.85%	46
Storm Sewers	8.33%	11
Sanitary Sewers	1.52%	2
Litter	18.18%	24
Property Maintenance	24.24%	32
Public Safety	9.85%	13
Other (please specify)	16.67%	22
Total Respondents: 132		

Q13 Identify any crime issues within Abington (Check all that apply):

Answered: 94 Skipped: 91



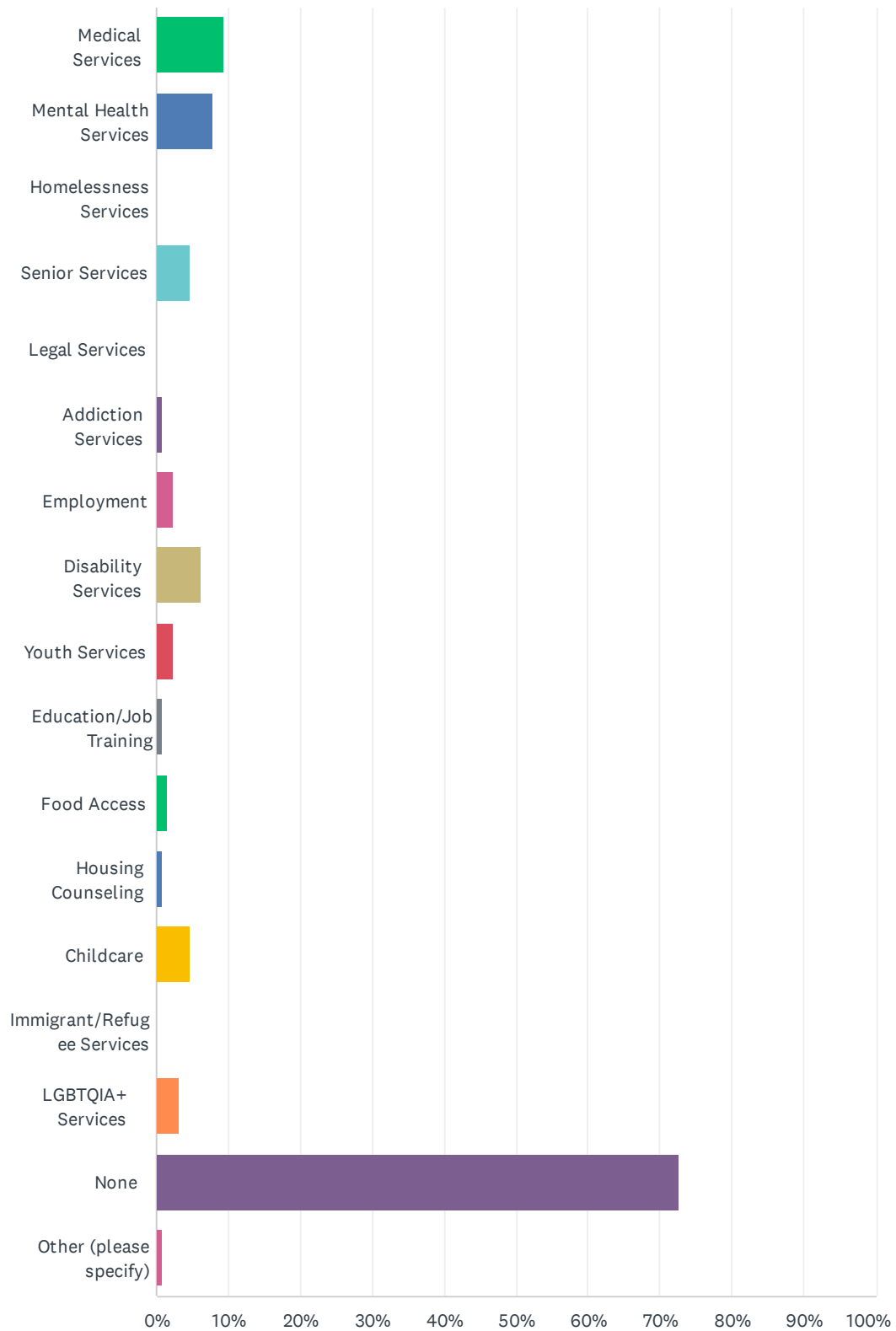
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ANSWER CHOICES	RESPONSES	
Theft	74.47%	70
Drugs	44.68%	42
Violent Crime	21.28%	20
Gangs	2.13%	2
Domestic Violence	23.40%	22
Graffiti	13.83%	13
Vandalism	28.72%	27
Loitering	22.34%	21
Sexual Assault	4.26%	4
Hate Crimes	14.89%	14
Other (please specify)	14.89%	14
Total Respondents: 94		

Q14 Do you use any of the following social service programs? (Check all that apply)

Answered: 128 Skipped: 57

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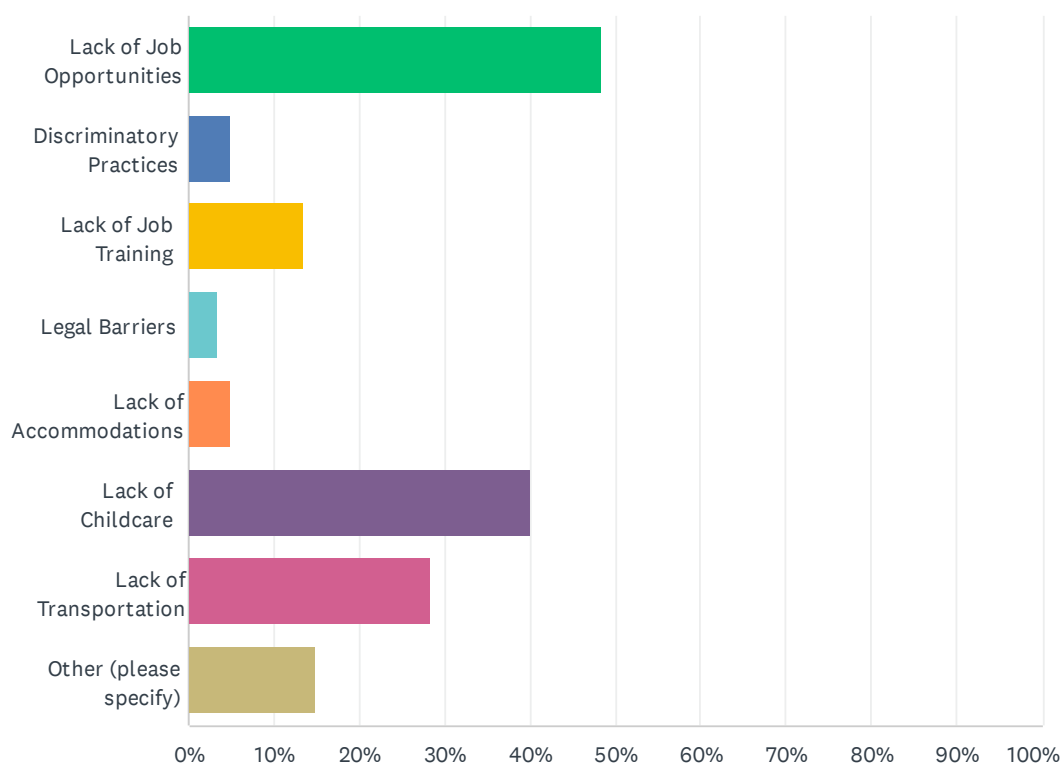


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ANSWER CHOICES	RESPONSES	
Medical Services	9.38%	12
Mental Health Services	7.81%	10
Homelessness Services	0.00%	0
Senior Services	4.69%	6
Legal Services	0.00%	0
Addiction Services	0.78%	1
Employment	2.34%	3
Disability Services	6.25%	8
Youth Services	2.34%	3
Education/Job Training	0.78%	1
Food Access	1.56%	2
Housing Counseling	0.78%	1
Childcare	4.69%	6
Immigrant/Refugee Services	0.00%	0
LGBTQIA+ Services	3.13%	4
None	72.66%	93
Other (please specify)	0.78%	1
Total Respondents: 128		

Q15 Identify any employment issues in Abington (Check all that apply):

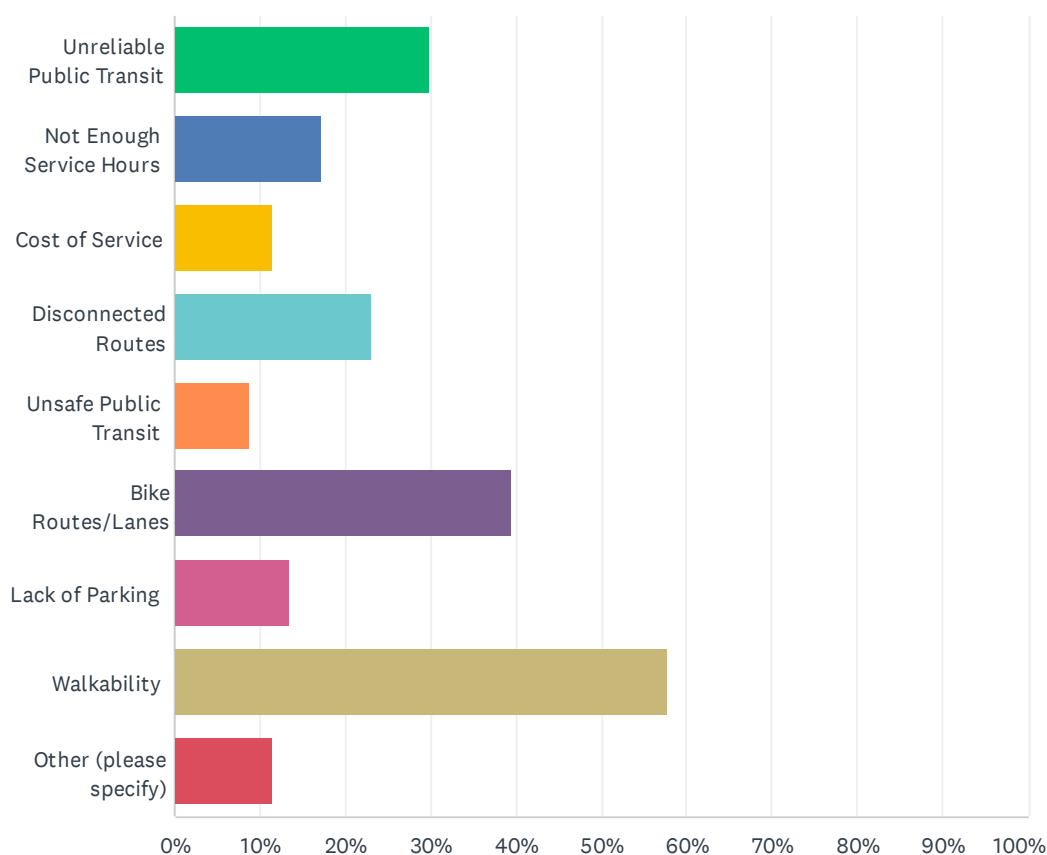
Answered: 60 Skipped: 125



ANSWER CHOICES	RESPONSES	
Lack of Job Opportunities	48.33%	29
Discriminatory Practices	5.00%	3
Lack of Job Training	13.33%	8
Legal Barriers	3.33%	2
Lack of Accommodations	5.00%	3
Lack of Childcare	40.00%	24
Lack of Transportation	28.33%	17
Other (please specify)	15.00%	9
Total Respondents: 60		

Q16 Identify transportation issues in Abington (Check all that apply):

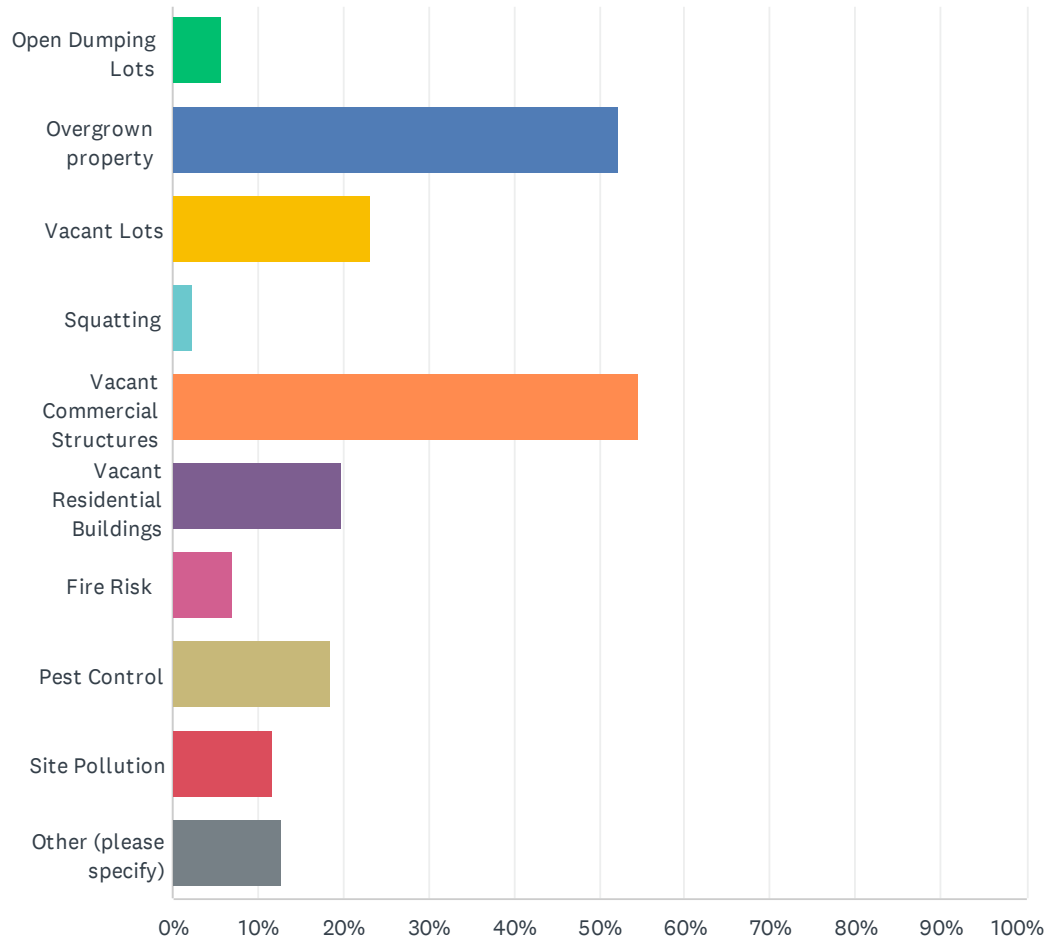
Answered: 104 Skipped: 81



ANSWER CHOICES	RESPONSES	
Unreliable Public Transit	29.81%	31
Not Enough Service Hours	17.31%	18
Cost of Service	11.54%	12
Disconnected Routes	23.08%	24
Unsafe Public Transit	8.65%	9
Bike Routes/Lanes	39.42%	41
Lack of Parking	13.46%	14
Walkability	57.69%	60
Other (please specify)	11.54%	12
Total Respondents: 104		

Q17 Identify any blight (clearance/demolitions) issues in Abington? (Check all that apply):

Answered: 86 Skipped: 99



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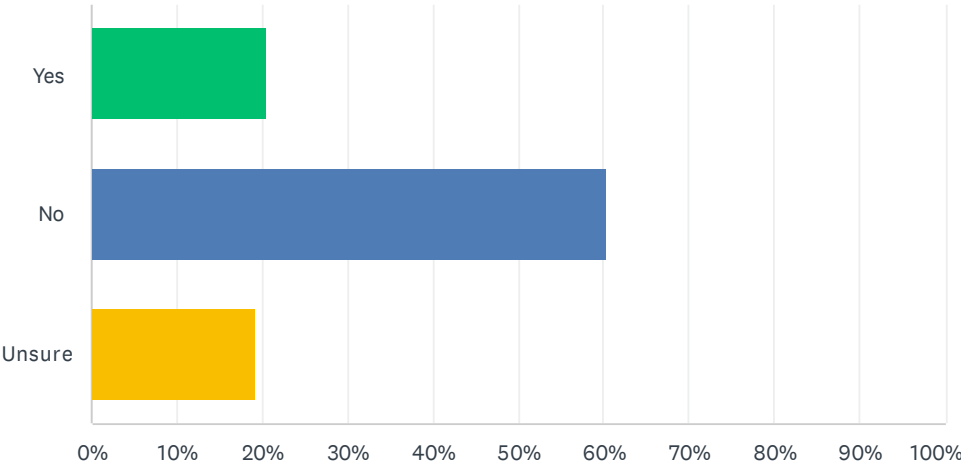
ANSWER CHOICES	RESPONSES	
Open Dumping Lots	5.81%	5
Overgrown property	52.33%	45
Vacant Lots	23.26%	20
Squatting	2.33%	2
Vacant Commercial Structures	54.65%	47
Vacant Residential Buildings	19.77%	17
Fire Risk	6.98%	6
Pest Control	18.60%	16
Site Pollution	11.63%	10
Other (please specify)	12.79%	11
Total Respondents: 86		

**Q18 Are there any programs or services that are missing or under-funded
in the Township? Please list:**

Answered: 44 Skipped: 141

Q19 Are you aware of how to report fair housing violations in Abington Township?

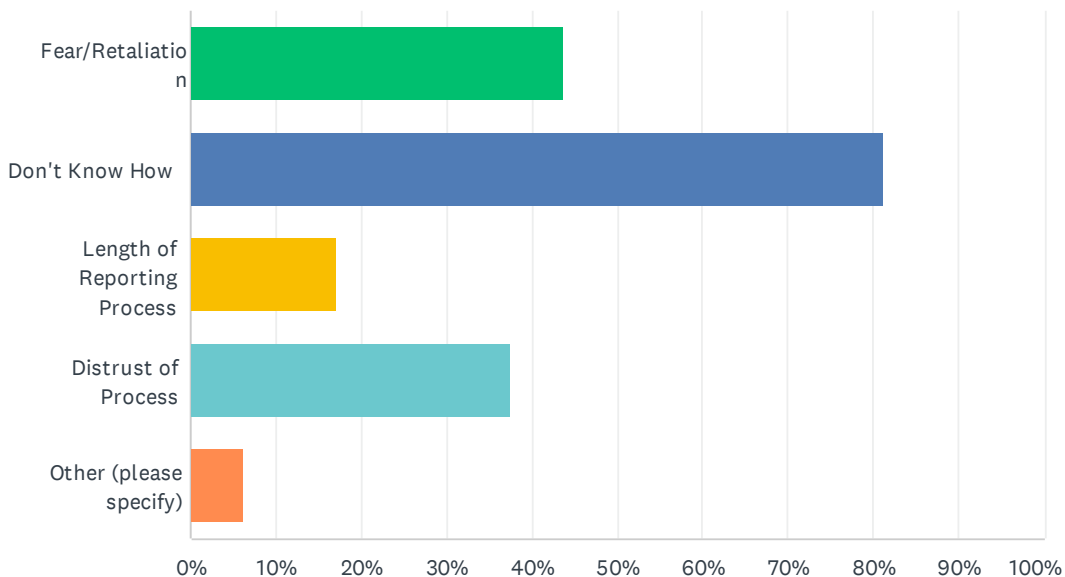
Answered: 141 Skipped: 44



ANSWER CHOICES	RESPONSES	
Yes	20.57%	29
No	60.28%	85
Unsure	19.15%	27
TOTAL		141

Q20 Identify the reasons why fair housing complaints in the area may not be reported? (Check all that apply):

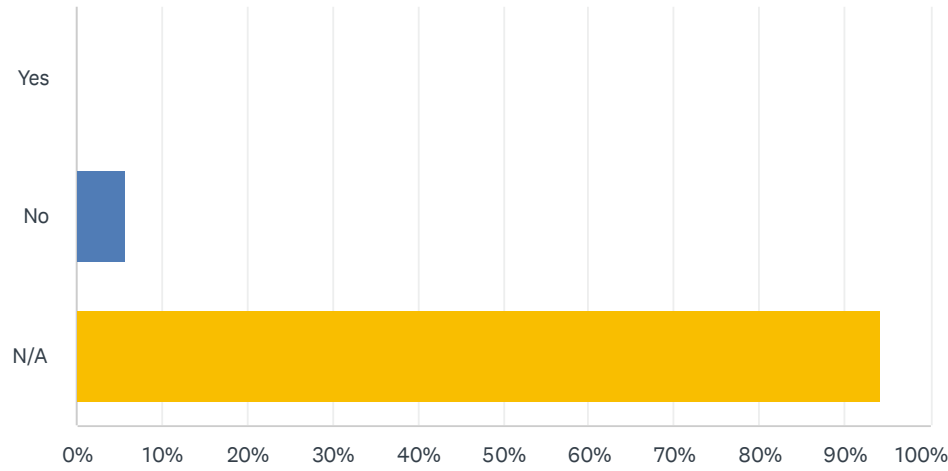
Answered: 112 Skipped: 73



ANSWER CHOICES	RESPONSES	
Fear/Retaliation	43.75%	49
Don't Know How	81.25%	91
Length of Reporting Process	16.96%	19
Distrust of Process	37.50%	42
Other (please specify)	6.25%	7
Total Respondents: 112		

Q21 If you are a renter, has your landlord refused to make a reasonable accommodation?

Answered: 122 Skipped: 63



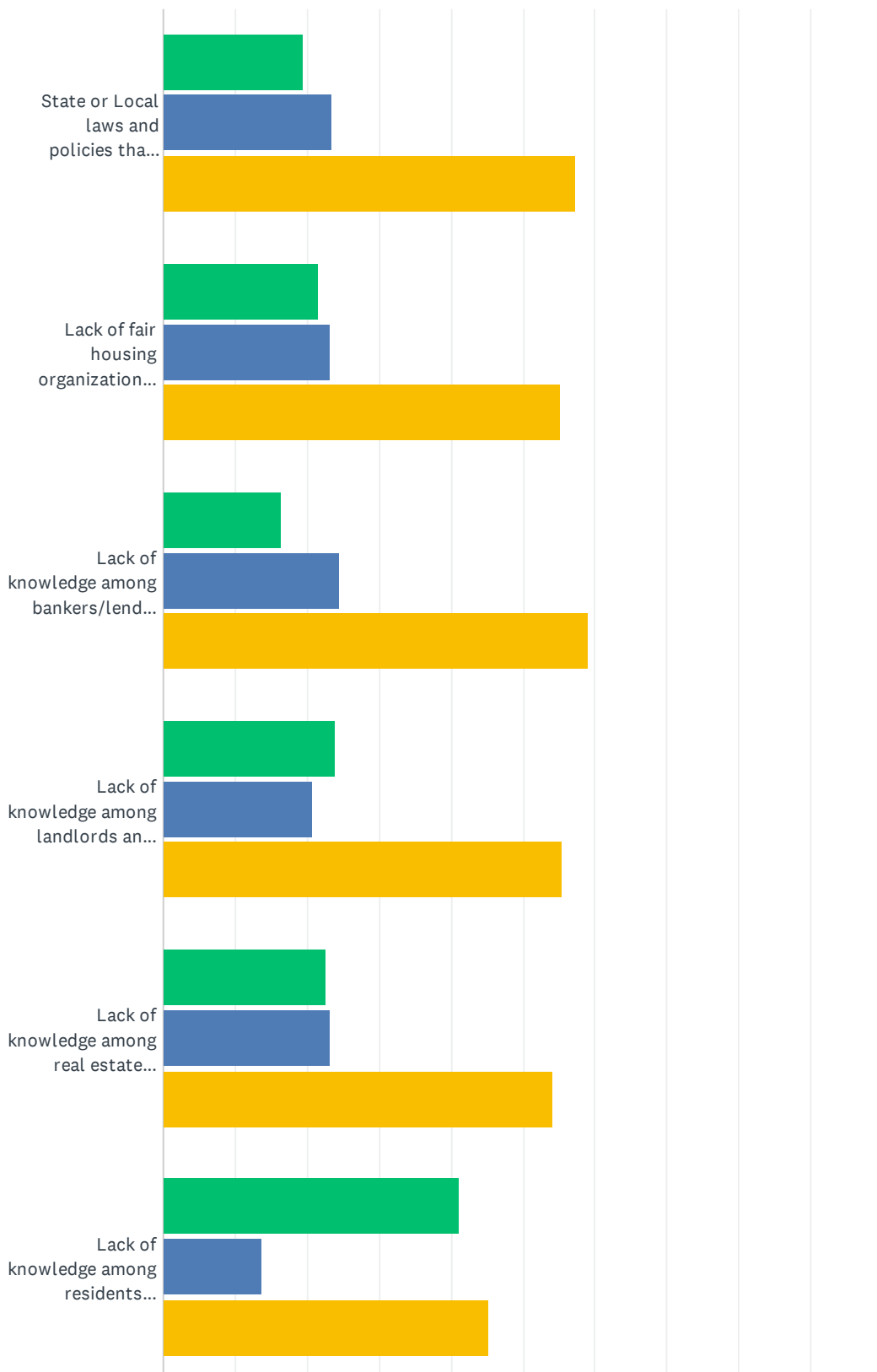
ANSWER CHOICES		RESPONSES	
Yes		0.00%	0
No		5.74%	7
N/A		94.26%	115
TOTAL			122

Q22 If 'Yes,' what was the request?

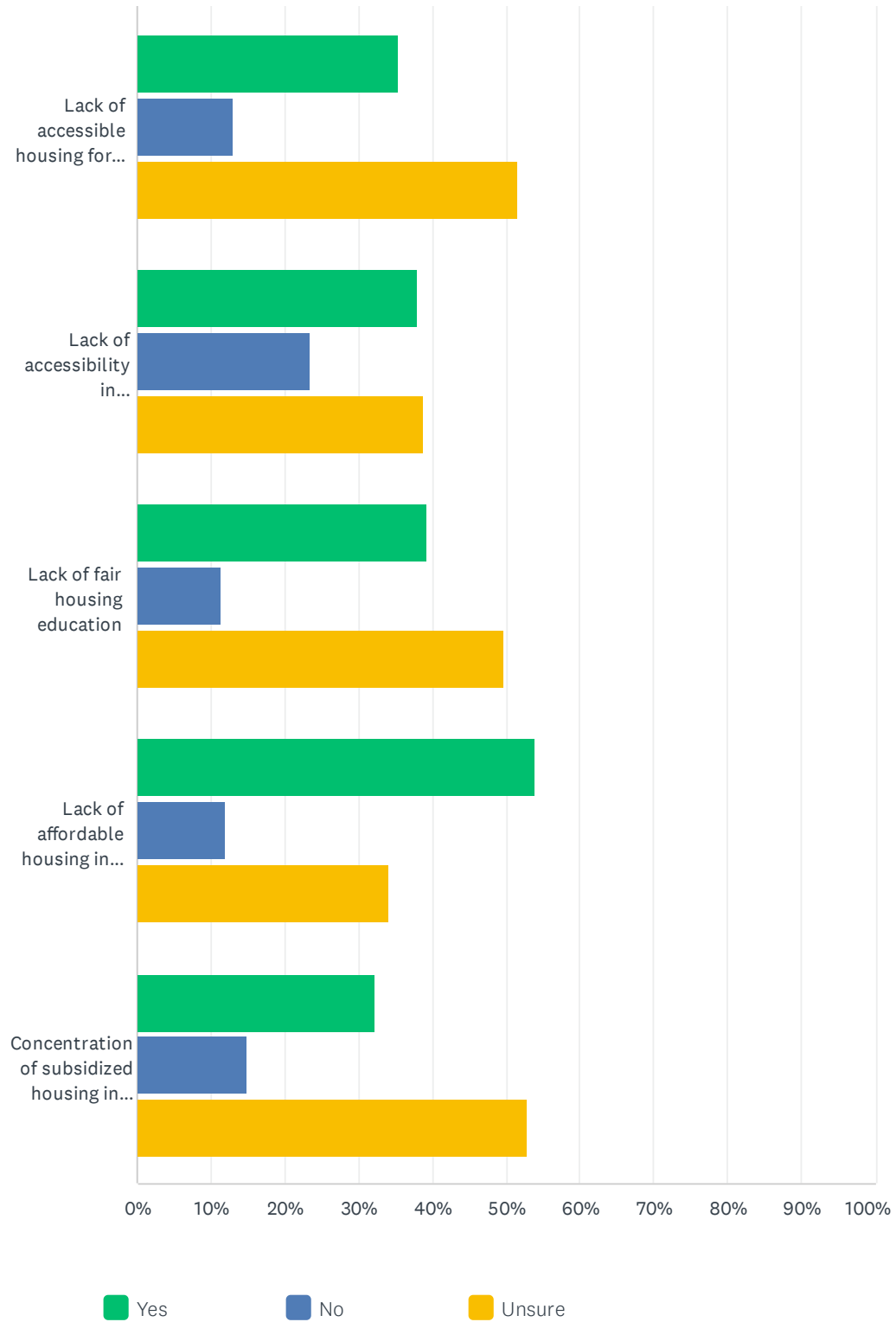
Answered: 1 Skipped: 184

Q23 Do you believe that the following situations result in further discriminations and/or barriers to fair housing in Abington Township?

Answered: 131 Skipped: 54



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	YES	NO	UNSURE	TOTAL
State or Local laws and policies that limit housing choice	19.35% 24	23.39% 29	57.26% 71	124
Lack of fair housing organizations in the Township	21.60% 27	23.20% 29	55.20% 69	125
Lack of knowledge among bankers/lenders regarding fair housing	16.39% 20	24.59% 30	59.02% 72	122
Lack of knowledge among landlords and property managers regarding fair housing	23.97% 29	20.66% 25	55.37% 67	121
Lack of knowledge among real estate agents regarding fair housing	22.50% 27	23.33% 28	54.17% 65	120
Lack of knowledge among residents regarding fair housing	41.13% 51	13.71% 17	45.16% 56	124
Lack of accessible housing for persons with disabilities	35.48% 44	12.90% 16	51.61% 64	124
Lack of accessibility in neighborhoods (i.e. curb cuts)	37.90% 47	23.39% 29	38.71% 48	124
Lack of fair housing education	39.20% 49	11.20% 14	49.60% 62	125
Lack of affordable housing in certain areas	53.97% 68	11.90% 15	34.13% 43	126
Concentration of subsidized housing in certain neighborhoods	32.23% 39	14.88% 18	52.89% 64	121

Q24 Are there any additional comments or concerns that you wish to share?

Answered: 38 Skipped: 147