

UPPER DARBY TOWNSHIP, PA

ACTION PLAN

50th Program Year

August 12, 2024

Anthony J. Dunleavy Associates, Inc.

Executive Summary

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

1. Introduction

Upper Darby has worked throughout the year to determine the greatest current needs that could potentially be met with CDBG funding that are in alignment with the Priority Needs and Goals set out in the Consolidated Plan. Outreach has been done throughout the year with residents, business owners and stakeholders. See Sections AP 10 and AP 12 for more detailed information regarding outreach and participation.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Township will continue to serve the homeless through Public Services funding through Subrecipient Agreements with those that provide services to the homeless or those at risk of becoming homeless and for other activities for those in need such as those experiencing food insecurity, domestic violence and those in need of housing counseling.

Upper Darby did not receive ESG funding this Program year.

Upper Darby will continue to use CDBG funding for Housing Rehabilitation and First Time Homebuyer Assistance (funds remain in prior years; counseling services will be provided this year) in order to promote and maintain Affordable Housing which is vital. The barriers to affordable housing are discussed in detail in AP75 of this Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Township has been making staffing changes in order to more effectively and efficiently administer and operate the CDBG Program.

All funding has been and will continue to be used in low/mod census tract and block group areas, or as a direct benefit to low and low/mod income households throughout the Township under the Housing Rehabilitation, First Time Homebuyer and as a benefit to Limited Clientele in need of assistance.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Township ran a PN on 7/3/2024 (see attached) to advertise the availability of CDBG funding and to solicit citizen and stakeholder input and comments. It was also posted on the Township's website and social media pages. A mandatory meeting was held on 7/9/2024 for any non-profits wishing to submit a Public Services funding application to provide technical assistance and answer any questions. The first Public Hearing was held on 7/17/2024. A meeting with Township staff was held on 7/3/2024 with Housing Opportunities Program for Equity (HOPE) to discuss housing and homelessness issues. A survey was posted on the Township website to solicit information and input from citizens and stakeholders. The final Public Hearing and opportunity for comment was held during the Council meeting of 8/7/2024.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There was only one response to the online survey and they were in agreement with the proposed use of the CDBG funds and also inquired about the use of the slum and blight designation (which is not used in the Plan).

There were 20 people at the Public Services meeting which was held on 7/9/2024; 12 in person and 8 via ZOOM. Attached is a summary of the questions and comments from that meeting.

There were 3 attendees at the 7/17/2024 Public Hearing. The meeting was posted on YouTube and to date there have been 62 views but no comments/questions.

The final opportunity for comment was at the Council Meeting of 8/7/2024 but no comments were received. Council approved submission of the Plan. The Resolution is attached.

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

There were no comments or views that were not accepted.

7. Summary

As noted above and in more detail in AP12 there were multiple opportunities for citizen and stakeholder comment either through attendance at a Public Hearing, or through completing the online survey or to respond to the proposed use of funds listed in the PN, or on the Township's website or social media pages. There were 57 views of the 7/17/2024 Public Hearing and three in person attendees and 20 attendees (12 in person, 8 via ZOOM) to the Public Services meeting on 7/9/2024. See the attachment for the summary of comments/questions for the 7/9/2024 meeting. No written comments were received. No comments were received at the final meeting held on 8/7/2024.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	UPPER DARBY TOWNSHIP	
CDBG Administrator		Department of Housing & Community Development.
ESG Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The Township Office of Community & Economic Development administers the CDBG Program

Consolidated Plan Public Contact Information

Scott Alberts

Community & Economic Development Program Manager

Salberts@upperdarby.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

A PN was run in the local newspaper on 7/3/2024 (copy attached) to advertise the availability of funding and to solicit citizen input and comments. A Public Hearing was held on 7/15/2024. A mandatory meeting or Non-profits was held on 7/9/2024 for those wishing to apply for CDBG Public Services funding to provide technical assistance and answer questions. A meeting was held with the Housing Opportunities Program for Equity (HOPE) on July 3, 2024 to discuss housing and homelessness issues. All materials were posted on the Townships social media pages and the website. A survey for citizen input was also posted on the Township website. A final Public Hearing was held at the regularly scheduled Council Meeting on 8/7/2024 for citizen comment and input prior to approval of the Action Plan for submission to HUD.

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))

The Township is in ongoing communication with Delaware County who provides these services as well as the Delaware County Community Action Agency who provides homeless services. The Township is also in communication with local and other area non-profits who are providing a variety of services to the underserved community. The Township's participation in the Delaware County Housing Working Group and the CSPA Affordable Housing Summit aided in the preparation of this application.

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.

The Township CED staff are in regular communication with Delaware County and providers of services to those experiencing homelessness in the Township to remain informed as to the current needs.

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

The Township has not received ESG funding this program year. The Township has been in communication with the COC regarding the ESG funding from last program year.

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

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>COMMUNITY ACTION AGENCY OF DELAWARE COUNTY, INC.</p> <p>Services-homeless</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>The Township is in ongoing communication with the Delaware County Community Action Agency (CAA) regarding the Homeless issues in the County as a whole and Upper Darby Township specifically. The CAA operates the homeless shelter, The Life Center Eastern Delaware County Homeless Shelter, which is located within Upper Darby Township. The Township provides funding to the CAA for shelter operations.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>DOMESTIC ABUSE PROJECT OF DELAWARE COUNTY</p> <p>Services-Victims of Domestic Violence</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>The Domestic Abuse Project (DAP) receives Public Services funding to assist those experiencing domestic violence. DAP has set up a remote location within the Township for client intake and assistance and operates an emergency shelter for its clients who are facing homelessness. Communication is ongoing.</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>DELAWARE COUNTY</p> <p>Other government - County</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Township is in ongoing communication with the County on a variety of issues since the County receives ESG funding for the entire County and also is the provider of a variety of Health and Human Services for residents throughout the County, including Upper Darby Township.</p>
<p>4</p>	<p>Breaking Bread</p>
<p>Agency/Group/Organization Type</p>	<p>Services-homeless</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Breaking Bread operates a shelter located in Upper Darby Township. The Township has been working with them for use of ESG funding from last program year.</p>
<p>5</p>	<p>Multicultural Community & Family Services</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Health Services-Education</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Township has been providing Public Services funding to Multicultural Community & Family services for a variety of services, including ESL education and home health care visits and thus communicates with them on a regular basis.</p>

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

There were no organizations that were knowingly not consulted.

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	Delaware County	They do not overlap

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As noted above, the Township has made every effort to conduct outreach to receive input from the residents and stakeholders in the community in order to determine needs and make funding allocations that best serve the low and low/mod and underserved population within the Township.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A PN was run on 7/3/2024 to announce the availability of funding and to solicit citizen and stakeholder input and comments. It was also posted on the Township's website, social media pages and YouTube. A mandatory meeting was held on 7/9/2024 for all non-profits wishing to submit an application for Public Services funding to provide technical assistance and answer questions. A survey was posted on the Township website to solicit input. A meeting between staff and the Housing Opportunities Program for Equity (HOPE) foundation on 7/3/2024. A survey was posted on the Township website to obtain comment on the proposed use of funds. The final opportunity for comment and input was at the Public Hearing at the regularly scheduled Council Meeting on 8/7/2024 prior to formal approval by Council of the Plan for submission to HUD.

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	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese, Bengali</p> <p>Persons with disabilities</p> <p>All residents & stakeholders</p>	<p>PN was run in the local newspaper and posted on the Township website</p>	<p>No comments were received</p>	<p>There were no comments that were not accepted.</p>	

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)
2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese, Bengali</p> <p>Persons with disabilities</p> <p>All residents & stakeholders</p>	<p>All information was posted on the Township's website and social media pages. A survey was also posted on the Township website. There is a YouTube video of the 7/17/2024 Public Hearing with 62 views</p>	<p>There was 1 survey response in agreement with the proposed use of CDBG funds. There was an inquiry about slum/blight designation and that comment was answered. There were no other written comments.</p>	<p>There were no comments that were not accepted.</p>	

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)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese, Bengali</p> <p>Persons with disabilities</p> <p>All Stakeholders and residents</p>	<p>The first Public Hearing for all residents and stakeholders was held on 7/17/2024</p>	<p>No comments were received.</p>	<p>There were no comments that were not accepted.</p>	
4	Meeting for Non-Profits	<p>Non-profit organizations</p>	<p>A meeting was held on 7/9/2024 for any non-profit wishing to submit a Public Services funding application or wanting to learn more about Public Services projects and funding. 12 people attended in person and 8 attended via ZOOM.</p>	<p>See the attachment which outlines all comments and questions</p>	<p>There were no comments that were not accepted.</p>	

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)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish, Vietnamese, Bengali Persons with disabilities All residents & stakeholders	The final opportunity for input and comment was at the Council Meeting of 8/7/2024	There were no comments received.	There were no comments that were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Township as an Entitlement Grantee has been notified by HUD that they are entitled to receive \$1,699,247.00 in CDBG funds. No ESG funding was provided this program year. The amount of PI is an estimate and therefore has not been allocated to a project since the actual amount is unknown.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,699,247	50,000	0	1,749,247	0

Table 5 - Expected Resources – Priority Table

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 uses their own local funding to pay for Fair Housing work that is done by The Welcome Center. The Township also applies for various funding grants to supplement the CDBG funding for Public Facilities Improvements and other activities. The Township also receives annual funding from the Delaware County Affordable Housing Trust Fund to supplement the CDBG Housing Rehabilitation funding.

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

Public Facilities & Improvement projects will be completed in playgrounds and parks, parking areas and on sewers in low/mod census tracts and block groups.

Discussion

The Township has and will continue to explore all other available funding in order to supplement the CDBG funding and to assist them in meeting the needs of the community.

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	Housing Rehabilitation	2021	2025	Affordable Housing	Low/Moderate Geographic Areas	Housing Rehabilitation	CDBG: \$175,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Homeless Assistance	2021	2025	Homeless	Low/Moderate Geographic Areas	Homeless Assistance	CDBG: \$106,579	Homeless Person Overnight Shelter: 200 Persons Assisted
3	First Time Homebuyer Assistance	2021	2025	Affordable Housing	Low/Moderate Geographic Areas	First Time Homebuyer Assistance	CDBG: \$21,250	Direct Financial Assistance to Homebuyers: 50 Households Assisted
4	Fair Housing	2021	2025	Affordable Housing	Low/Moderate Geographic Areas	Fair Housing	CDBG: \$4,511	Other: 22000 Other
5	Public Facilities & Improvements	2021	2025	Non-Housing Community Development	Low/Moderate Geographic Areas	Public Facilities & Improvements	CDBG: \$1,053,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22000 Persons Assisted
6	Public Services	2021	2025	Non-Housing Community Development	Low/Moderate Geographic Areas	Public Services	CDBG: \$127,058	Public service activities other than Low/Moderate Income Housing Benefit: 22000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Administration	2021	2025	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development Administration	Low/Moderate Geographic Areas	Administration	CDBG: \$211,849	Other: 22000 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	The Township will provide both Emergency /Priority homeowner housing rehabilitation and full housing rehabilitation, including lead-based paint testing and remediation Grants to low and low/mod eligible owners. This Program is provided Township wide as it is based on each individual Owner's income. Funding is also allocated in a separate project for Project Service Delivery
2	Goal Name	Homeless Assistance
	Goal Description	Funding will be provided through a Subrecipient Agreement with the CAADC/Cobbs Creek Housing Services for homeless assistance at the Eastern Delaware County Life Center.

3	Goal Name	First Time Homebuyer Assistance
	Goal Description	The Township has increased the amount of First Time Homebuyer downpayment and closing cost assistance from \$6,000.00 to \$10,000.00 and has also increased the amount of the maximum housing price in order to assist more Buyers who want to buy their first homes in Upper Darby Township. This Program is available Township wide since it is based on each household's income eligibility. Funding is remaining for this project from prior program years. This year's funding will be used for FTHB Counseling services.
4	Goal Name	Fair Housing
	Goal Description	A Fair Housing activity to be determined will be carried out in accordance with the Fair Housing Rules and The Townships Affordable Housing Analysis. Education has been the primary impediment which has been identified. Funding will be used for educational outreach to landlords and tenants, and attendance at educational seminars conducted by the Housing Equality Center of PA.
5	Goal Name	Public Facilities & Improvements
	Goal Description	The Township will undertake project for Historic Preservation at Collenbrook Farm, Playground Improvements at Golf Road Playground, Parking Improvements to the Golf Road Parking area, Sanitary Sewer line replacement on Guilford Road. All projects will be completed in low/mod CT/BG.
6	Goal Name	Public Services
	Goal Description	The Township will enter into Subrecipient Agreements with the CAADC/Cobbs Creek Housing Services for Homeless Assistance, Murphy's Giving Market for food for those experiencing food insecurity, the Domestic Abuse Project, The Affordable Housing Centers of PA for FTHB Counseling services and The Foundation for Delaware County for a variety of assistance to those in need. Note: the FTHB Counseling Services project amount has been included under the FTHB Goal and the CAADC/Cobbs Creek Housing Services amount has been included under the Homeless Assistance Goal.
7	Goal Name	Administration
	Goal Description	Full operation and administration of all aspects of the CDBG Program Township-wide. Costs will include but are not limited to staff time, consulting services, supplies and equipment and other items as needed for full operation of the CDBG Program.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Township after much consideration, meeting and input from residents and stakeholders have selected the following projects identified as priority needs identified in the Consolidated Plan to be completed in this Program Year.

Projects

#	Project Name
2	Home Improvement Code Compliance-Housing Rehabilitation
3	Home Improvement Code Compliance Service Delivery
5	CCHS Homeless Assistance
6	Fair Housing
7	Administration
8	DAP-Domestic Violence Advocacy Services
9	Murphy's Giving Market - Food Bank
10	The Foundation for Delaware County HOPE Program
11	Affordable Housing Centers of PA FTHB Counseling Services
12	Golf Road Playground Improvements
13	Guilford Road Sanitary Sewer Line Improvements
14	Collenbrook Farm Historic Preservation
15	Golf Road Parking Improvements

Table 7 - Project Information

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

The biggest obstacle to meeting needs is the lack of funding. The Township's priority is to provide assistance for Affordable Housing through the Housing Rehabilitation and the First Time Homebuyer Program which has available funding in prior program years and First Time Homebuyer counseling services and to serve those in low/mod census tracts and block groups, provide homeless assistance and provide Public Services funding for those with special needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Home Improvement Code Compliance-Housing Rehabilitation
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$100,000
	Description	Provision of Housing Rehabilitation Grants for low and low/mod Homeowners throughout the Township to make repairs to their homes to bring them into current code compliance, including lead-based paint testing and remediation and to provide emergency assistance when deemed necessary to maintain safe and affordable housing.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 low and low/mod families will be assisted with full housing rehabilitation grants and an additional 10 will be assisted with emergency rehabilitation services
	Location Description	This project is undertaken Township-wide as eligibility is based on the income of each individual family assisted.
Planned Activities	Provide housing rehabilitation grants to low and low/mod homeowners Township wide to maintain safe and affordable housing and to provide emergency grants when deemed necessary for items such as replacement of non-functioning heaters and hot water heaters or other immediate threats to health and safety.	
2	Project Name	Home Improvement Code Compliance Service Delivery
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$75,000
	Description	Provide services such as application processing, eligibility determinations, meet with homeowners, phone calls with homeowners, preparation of bid and contract documents and inspections for both Priority/Emergency and Regular Rehabilitation projects.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 households will be assisted and many more will be processed and added to the waiting list.
	Location Description	This project is undertaken Township-wide as eligibility is based on the income of each family.
	Planned Activities	Undertake all of the tasks necessary, as noted above, to put the housing rehabilitation grants in place.
3	Project Name	CCHS Homeless Assistance
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$106,579
	Description	Enter into a Subrecipient Agreement with Cobbs Creek Housing Services (CCHS) to provide funding for assistance to the homeless at the Life Center of Eastern Delaware County
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 individuals will be served
	Location Description	Life Center of Eastern Delaware County 6310 Market Street Upper Darby, PA 19082
Planned Activities	Provide assistance to the homeless at the Life Center of Eastern Delaware County through a Subrecipient Agreement with Cobbs Creek Housing Services (CCHS) with emergency housing, intensive case management, supportive services to help individuals attain self-sufficiency and to find permanent housing. A daily meal program is also available for those in need.	
4	Project Name	Fair Housing
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing

	Funding	CDBG: \$4,511
	Description	A project will be undertaken to provide Fair Housing Education as that was the biggest impediment to Fair Housing which was identified in the Fair Housing Analysis. The project includes educational outreach to landlords and tenants, attendance of educational seminars hosted by the Housing Equality Center of PA and other activities designed to increase staff and community knowledge of and compliance with Fair Housing laws.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,200 plus residents will be assisted as everyone benefits from learning about Fair Housing
	Location Description	Township-wide
	Planned Activities	Educational outreach to landlords and tenants, attendance at educational seminars hosted by the Housing Equality Center of PA and other activities designed to increase staff and community knowledge of and compliance with Fair Housing laws.
5	Project Name	Administration
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$211,849
	Description	Full administration of all aspects of the CDBG Program
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a minimum of 2200 low and low/mod residents will benefit from the operation of the CDBG Program
	Location Description	Township-wide
	Planned Activities	Perform all activities for the full operation of all aspects of the CDBG Program including but not limited to staff time, office supplies, equipment leases, subscriptions, advertising, postage and consulting services
6	Project Name	DAP-Domestic Violence Advocacy Services

	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$37,682
	Description	Provided services to victims of domestic abuse in a satellite office located in Upper Darby Township. Each year DAP is able to assist more individuals and families with the much-needed services which include but is not limited to emergency shelter, a 24-hour hotline, legal services, attendance at court hearings, short-and long-term counseling, and assistance with finding permanent housing. DAP expects to do outreach to serve more individuals and families in need this program year.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 162 plus individuals and families will benefit from this service.
	Location Description	DAP has a satellite office located in Upper Darby Township, services provided include but are not limited to emergency housing, 24-hour hotline, appearance at court hearings, short & long term counseling, education and outreach, assistance in locating permanent housing.
	Planned Activities	Services are available to all individuals and families in need, not just those in certain CT/BG. Services to include but are not limited to emergency housing,
7	Project Name	Murphy's Giving Market - Food Bank
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$17,126
	Description	Murphy's Giving Market is a volunteer organization that operates a free food market in Upper Darby 3 days a week for eligible residents. The Township will enter into a Subrecipient Agreement with them to assist them in providing these services.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,500 households will be assisted
	Location Description	7408 West Chester Pike Upper Darby, PA
	Planned Activities	The project will include providing a free food market 2 days a week to those experiencing food insecurity in Upper Darby Township. The market includes providing food but also distributes hygiene items, household goods and distributes donated clothing. Referral and bilingual services are also available.
8	Project Name	The Foundation for Delaware County HOPE Program
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$72,250
	Description	The Foundation for Delaware County's Housing Opportunities Program for Equity (HOPE) helps low-income women and families with young children maintain safe, affordable housing through case management, civil legal aid, financial literacy and direct assistance when needed. Upper Darby will enter into a Subrecipient Agreement with them to assist them in this goal.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 80 low-income Upper Darby residents will be assisted.
	Location Description	200 East State Street, Suite 304 Media, PA 19063
	Planned Activities	Services will include case management, civil legal aid, financial literacy training, tenant/landlord counseling, and direct financial support in instances of rent or utility arrearages to prevent eviction.
9	Project Name	Affordable Housing Centers of PA FTHB Counseling Services
	Target Area	Low/Moderate Geographic Areas

	Goals Supported	First Time Homebuyer Assistance Public Services
	Needs Addressed	First Time Homebuyer Assistance Public Services
	Funding	CDBG: \$21,250
	Description	Upper Darby Township will enter into a Subrecipient Agreement with the Affordable Housing Centers of PA, a HUD approved Housing Counseling organization, to provide FTHB counseling services.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 50 low and low/mod households will benefit from this service
	Location Description	Main office: 846 N.Broad St., Philadelphia, PA 19130 Satellite office in Upper Darby Township
	Planned Activities	Activities are available to low and low/mod individuals and families, not just those in specific CT/BG. Services include counseling for FTHB to help them to obtain a mortgage and avoid foreclosure
10	Project Name	Golf Road Playground Improvements
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Public Facilities & Improvements
	Funding	CDBG: \$495,000
	Description	Improvements and upgrades to the Golf Road Playground including but not limited to new playground equipment with safety surfacing, updated fencing, reconfigured basketball court, lighting, pavilion, park benches, trash receptacles, tables and shade trees. ADA accessible walking paths for compliant park access and storm water management.
	Target Date	7/29/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,500 low/mod residents will be assisted

	Location Description	Golf Road Playground low/mod CT 4005, BG4
	Planned Activities	As noted above the improvements will include but not be limited to new playground equipment with safety surfacing, fencing, basketball courts, lighting, pavilion, park benches, trash receptacles, tables, shade trees, ADA accessible walkway paths, paving, stormwater management and other improvements.
11	Project Name	Guilford Road Sanitary Sewer Line Improvements
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Public Facilities & Improvements
	Funding	CDBG: \$163,000
	Description	Removal and replacement of the sanitary sewer main on Guilford Road from Croyden Road to Long Lane. Project will include roadway restoration and incidental curb and ADA improvements.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,300 low/mod families will benefit from these improvements
	Location Description	Guilford Road between Croyden Road to Long Lane Low/Mod CT 4003.01 BG 2 & 3
Planned Activities	Removal and replacement of the sanitary sewer main on Guilford Road from Croyden Road to Long Lane. Work includes roadway restoration and incidental curb and ADA improvements	
12	Project Name	Collenbrook Farm Historic Preservation
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Historic Preservation
	Funding	CDBG: \$175,000
	Description	Improvements to a National Register Historic Property located in a low/mod CT/BG

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,500 low/mod families will be assisted
	Location Description	1030 Madison Road, Drexel Hill, PA low/mod CT 4012 BG 4
	Planned Activities	Physical restoration of the historic structure located on a low/mod CT/BG
13	Project Name	Golf Road Parking Improvements
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Public Facilities & Improvements
	Funding	CDBG: \$220,000
	Description	Upgrades to the Golf Road Parking Area in low/mod area
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,500 low/mod families will benefit from these improvements
	Location Description	Golf Road Parking lot Low/Mod CT 4005 BG 4
	Planned Activities	Improvements to the parking area including new asphalt, ADA accessible parking stalls, landscaping and other incidental improvements

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

Assistance will be provided to low/mod census tracts and block groups throughout the Township where they are deemed to be most needed this program year. Direct assistance is provided throughout the Township.

Geographic Distribution

Target Area	Percentage of Funds
Low/Moderate Geographic Areas	75

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding is spent in accordance with the HUD Regulations in those areas that are low/mod census tracts and block groups. An analysis has been done this program year to determine where those funds are most needed in alignment with the Priority Needs and Goals set out in the Consolidated Plan.

Discussion

All funding is spent in accordance with the HUD regulations in either low/mod census tracts and block groups, as a direct benefit throughout the Township to those who meet the low/mod eligibility and for those with special needs. Funding is also spent to assist the homeless or those at risk of becoming homeless.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Township will continue to support and promote Affordable Housing through the Homeowner Housing Rehabilitation Program and the First Time Homebuyer downpayment assistance Program. The Township has funding still available for First Time Homebuyer Assistance in prior program years so this year the funding will be used for First Time Homebuyer Counseling in order to create opportunities for more low and low/mod households to purchase their first home. The Township will also use Public Services CDBG funding for Homeless assistance.

The Township received ESG funding last year, but not this year. The ESG funding from last year is to be used to renovate a newer shelter that opened in the Township to enable them to provide more options for the homeless or those at risk of becoming homeless who may not seek shelter at the Eastern Delaware County Homeless Shelter due to having pets.

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	65
Special-Needs	0
Total	265

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	50
Total	65

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The Township will use CDBG funding to assist First Time Homebuyers purchasing their first homes in the Township with Housing Counseling Services as funding for direct benefit to Homebuyers is still available in prior program years. The Township has recently increased the amount of funding provided to First Time Homebuyers from \$6,000 to \$10,000, and raised the maximum purchase property price so that more low/mod individuals or households may purchase homes in the Township.

NOTE: the Acquisition of Existing Units above refers to First Time Homebuyer assisted with Housing Counseling Services to help them purchase their first homes.

The homeless, or those at risk of becoming homeless will be assisted through Subrecipient Public Service Grants.

AP-60 Public Housing – 91.220(h)

Introduction

There is no Public Housing in Upper Darby Township. All Public Housing is operated by the Delaware County Housing Authority.

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

This is done by the Delaware County Housing Authority.

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

This is done by the Delaware County Housing Authority. The Delaware County Housing Authority is aware of the Township's First Time Homebuyer Assistance Program and presents that Program information to those who are ready to own their first home.

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

The Delaware County Housing Authority is not designated as troubled.

Discussion

As noted above, all Public Housing is operated by the Delaware County Housing Authority.

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

Introduction

The Township received ESG funding for the first time in many years last program year but did not receive ESG funding this year. The Township is continuing to work to use the ESG funding from last year to assist a new shelter in providing services to the homeless. The Township will also continue to help to fund the existing homeless shelter, the Eastern Delaware County Life Center through a Subrecipient Agreement with the CAADC/Cobbs Creek Housing Services. That funding will help provide temporary shelter, meals, life skills training, outreach and other services.

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

Outreach will be done by the Delaware County Community Action Agency and by Breaking Bread who will assist and assess their needs and provide the services they are able to provide, or the appropriate referrals if they are unable to provide specific forms of assistance, such as mental health and drug and alcohol services, job training and other services of that nature which are provided at the County level.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Township has not received ESG funding this program year, it has been provided at the County level. Transitional housing is provided at the County level.

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

This is primarily done at the County level through the Department of Human Services. Appropriate referrals are made when needs become known.

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.

This is done at the County level. Referrals are made as needs become known to the Township. The Subrecipient Agreements with The Foundation for Delaware County's HOPE Program and the Domestic Abuse Project will also contribute to the prevention of homelessness for the individuals they serve.

Discussion

The Township received ESG funding last Program year which they are working on spending at a newer shelter which opened in the Township. No ESG funding was received this year. As noted above, ESG funding is provided at the County level and services are also provided at the County level. The County is operating a No Wrong Door program that provides a 24-hour hotline and a variety of social services options and referrals will be made as needs become known to the Township.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The greatest barrier to affordable housing is the current high cost of housing. Rents and the sale price of homes has skyrocketed in recent years. Income has not kept up with those increased costs. Recent published studies have shown that rental costs have increased by 14-16% in the Philadelphia Metropolitan Area and that vacancy rates have decreased from 6.3% to 4.2% making finding affordable housing very difficult to find. The Township has had to increase the maximum purchase price for the FTHB Program twice in the past two years due to the high cost of housing.

A June 2, 2024 NY Times article the "rate lock effect" has kept homeowners frozen in place. According to Freddie Mac 60% of US Homeowners have locked in mortgage rates of 4% or less and the new higher interest rates keep them from selling which in turn has reduced the housing inventory, especially for first time buyers. It also states that over the past 20 years entry-level homes have nearly tripled in costs according to CoreLogic. This makes both the Housing Rehabilitation Program and the First Time Homebuyer Program especially important.

According to the Housing Alliance of PA's 2024 report a family would need to earn \$33.40 an hour to afford a two-bedroom apartment at FMR. Minimum wage in Pennsylvania is still \$7.25 an hour. According to the report a family earning minimum wage would need to work 145 hours a week to afford a 2-bedroom apartment at FMR, or 119 hours per week for a one-bedroom apartment. (see attached)

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

There are currently no local public policies that create barriers to affordable housing. The Township will continue to review all policies to ensure that they do not create unnecessary barriers. The State of PA policy of funding schools through local property taxes creates a great burden to low and low/mod income households. This policy was recently found to be illegal by the courts, however, an alternative method of funding has not yet been created.

Discussion:

The Township has made every effort through the First Time Homebuyer program to assist as many low and low/mod individuals and families as possible to purchase their first home in the Township by increasing both the amount of assistance provided and raising the maximum allowable purchase price. This year we will also begin a Housing Counseling Program to assist more low and low/mod households in purchasing their first homes in Upper Darby Township.

The Township also continues to fund the Owner-Occupied Housing Rehabilitation Program in order to maintain affordable housing and to keep low and low/mod owners in their homes safely and affordably.

Overall, the housing affordability issue is nationwide as housing prices soar, mortgage interest rates increased, and availability of affordable housing has decreased.

AP-85 Other Actions – 91.220(k)

Introduction:

<p _msttexthash="38643098" _msthash="48">The greatest obstacle is the lack of funding and the rising costs of all commodities, not just as it relates to housing and interest rates, but also food, gasoline, heating oil and electricity and construction materials. Incomes have not increased to meet these rising costs.</p><p _msttexthash="37743017" _msthash="49">The Township will use their CDBG funding to assist low and low/mod residents either through area benefit activities, direct benefit activities, or public services activities. Homeless assistance will also be provided through Public Service CDBG funding within the cap.</p>

Actions planned to address obstacles to meeting underserved needs

<p _msttexthash="23026107" _msthash="65">The Township is working with local non-profit organizations through CDBG Public Services funding who are providing food, services for victims of domestic violence and the homeless.</p><p _msttexthash="12428260" _msthash="66">The Township is in communication with the Upper Darby Non-Profit Collaborative to assist in determining the needs of the underserved in the community.</p><p _msttexthash="11261289" _msthash="67">In situations where the Township cannot provide assistance, appropriate referrals will be made to the County, or other Social Service Agencies.</p>

Actions planned to foster and maintain affordable housing

<p _msttexthash="179149321" _msthash="83">The Township will continue to fund through CDBG the Homeowner Housing Rehabilitation Program to keep low and low/mod homeowners safely and affordably in their homes. As noted elsewhere, the Township has increased the amount of assistance First Time Homebuyers receive from \$6,000 to \$10,000 and raised the maximum allowable purchase price to keep up with the current increase in housing costs in order to assist as many low and low/mod individuals and families to purchase their first home in Upper Darby Township and us beginning a Housing Counseling Service for interested new First Time Homebuyers.</p>

Actions planned to reduce lead-based paint hazards

<p _msttexthash="130001976" _msthash="99">Every full (not priority/emergency projects) Housing Rehabilitation project has a full XRF and Risk Assessment completed by a State certified and licensed Lead Inspector. If lead based paint is found in levels that exceed the EPA set safety limit, lead-based paint remediation will be completed by licensed lead abatement contractors. A post remediation clearance test will be performed. All Owners are given the Test Results, Scope of Work and final clearance documents, along with the EPA Lead Hazard pamphlet.</p><p _msttexthash="22394814" _msthash="100">The EPA Lead Hazard pamphlet is provided to every First Time Homebuyer and a Visual Paint Inspection, in accordance with HUD regulations, is performed on each property to ensure all

paint surfaces are intact.</p>

Actions planned to reduce the number of poverty-level families

<p _msttexthash="34316672" _msthash="116">The Township continues to work with local businesses to ensure jobs are available locally and to attract new businesses into the Township. The Township will make appropriate referrals to the County No Wrong Door program as it becomes aware of specific needs.</p><p _msttexthash="14723475" _msthash="117">The 69th Street transportation hub is located within the Township thus public transportation is readily available to those who need to commute to jobs or elsewhere.</p>

Actions planned to develop institutional structure

<p _msttexthash="9143355" _msthash="133">The Township has been working at developing the needed staffing to support the Community Development office in meeting their goals.</p>

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

<p _msttexthash="87604868" _msthash="149">The Township is in regular communication with the County regarding a variety of issues. The Township is also in regular communication with local nonprofits, the Upper Darby Non-Profit Collaborative, The Housing Opportunities Program for Equity (HOPE) Foundation, as well as the Delaware County Community Action Agency. The Township uses their social media pages and website as a source of information and outreach.</p>

Discussion:

<p _msttexthash="53732497" _msthash="165">As discussed above and elsewhere in this Plan the rising cost of housing and all commodities is placing a great burden on low and low/mod individuals and households. The Township is utilizing their CDBG funding as well as local funding and funding received from other sources to assist those in need to the best of their ability.</p>

Program Specific Requirements

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

Introduction:

All funding is used to either benefit low/mod census tracts and block groups; as a direct benefit to those who are low or low/mod income qualified or to those with special needs. Homeless assistance is provided through Public Services funding.

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%

As noted above, CDBG funds are either used in low/mod census tracts and block groups or as a direct benefit to low and low/mod individuals and households.

Application for Federal Assistance SF-424	
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____	
* 3. Date Received: _____	4. Applicant Identifier: _____
5a. Federal Entity Identifier: B-24-MC-42-00015	5b. Federal Award Identifier: YVDCTJWZTV78
State Use Only:	
6. Date Received by State: _____	7. State Application Identifier: _____
8. APPLICANT INFORMATION:	
* a. Legal Name: Upper Darby Township	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 23-6004593	* c. UEI: YVDCTJWZTV78
d. Address:	
* Street1: 100 Garrett Road	_____
Street2:	_____
* City: Upper Darby	_____
County/Parish:	_____
* State: PA: Pennsylvania	_____
Province:	_____
* Country: USA: UNITED STATES	_____
* Zip / Postal Code: 19082-3135	_____
e. Organizational Unit:	
Department Name: _____	Division Name: _____
f. Name and contact information of person to be contacted on matters involving this application:	
Prefix: Mr.	* First Name: Scott
Middle Name:	_____
* Last Name: Alberts	_____
Suffix:	_____
Title: CED Program Manager	
Organizational Affiliation: _____	
* Telephone Number: 610-734-7620	Fax Number: 610-734-7709
* Email: salberts@upperdarby.org	

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 & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14:218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

* Title:

CDBG Year 50 Entitlement Grant

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:

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.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,699,247.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="50,000.00"/>
* g. TOTAL	<input type="text" value="1,749,247.00"/>

* 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

Add Attachment

Delete Attachment

View Attachment

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:

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.


Edward Brown

08/07/2024
Date

Mayor

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(s) 10/1/2024 - 12/31/2025 [a period specified by the grantee of one, two, or three specific consecutive program years], 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.

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.



Edward Brown

08/07/2024
Date

Mayor

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.

Edward Brown

08/07/2024

Date

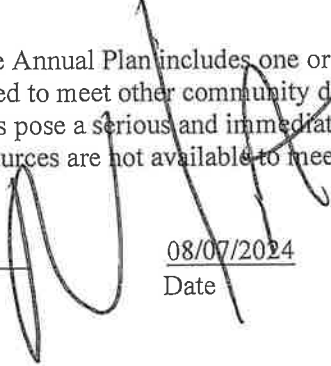
Mayor

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.

Edward Brown


08/07/2024

Date

Mayor

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;

Edward Brown

08/07/2024

Date

Mayor

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.

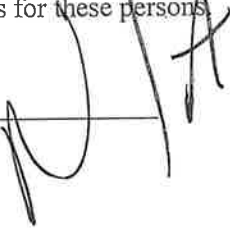
Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of 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.

Edward Brown



08/07/2024

Date

Mayor

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.

Upper Darby Township
Delaware County, Pennsylvania

RESOLUTION NO. 22-24

A RESOLUTION OF UPPER DARBY TOWNSHIP REGARDING THE 50TH PROGRAM YEAR OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; REPEALING ALL INCONSISTENT RESOLUTIONS OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, all citizen and community requests for the 50th Program Year have been received and evaluated and public hearings have been held to receive citizen input and comment; and

WHEREAS, Upper Darby Township has carefully reviewed and considered these various requests, recommendations, and plans; and

WHEREAS, Exhibit "A" attached sets forth the final allocations to be included in the Action Plan for Program Year 50.

NOW, THEREFORE, be it, and it is hereby **RESOLVED** by Upper Darby Township Council, and it is hereby **ADOPTED** and **RESOLVED** by authority of same as follows:

SECTION I. Authority for Final Allocations to be included in Action Plan for Program 50 Year.

1. The attached Exhibit "A" representing final allocations of funds for the 50th Program Year Community Development Block Grant program is hereby approved.
2. The proper officers are hereby authorized to take such steps as may be necessary to implement the intent of this Resolution.

SECTION II. Repealer

All resolutions and ordinances, or parts thereof, inconsistent with the provisions of this Resolution are hereby repealed to the extent of the inconsistency.

SECTION III. Severability


The provisions of this Resolution are declared to be severable. If any provision of this Resolution is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Resolution or on the Upper Darby Township Fee Schedule.

SECTION IV. Effective Date

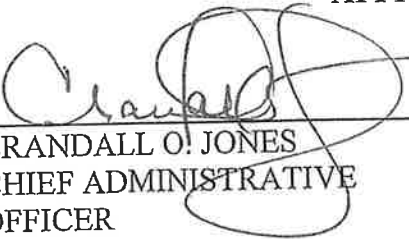
This Resolution shall be effective immediately.

RESOLVED and **ADOPTED** this 7th day of August 2024.

ATTEST: 
MICHELLE BILLUPS
SECRETARY OF COUNCIL

BY: 
HAFIZ TUNIS, JR.
PRESIDENT OF COUNCIL

APPROVED this 7th day of August 2024.

ATTEST: 
CRANDALL O. JONES
CHIEF ADMINISTRATIVE
OFFICER


BY: 
EDWARD BROWN
MAYOR

EXHIBIT A

Program Year 50 Funds Will Be Spent As Follows:

PY50 UDT Project Allocations			
Projects	Initial Proposal	Final Allocations	Change
Golf Rd Playground Improvements		\$ 495,000.00	
Golf Rd Parking Lot Improvements		\$ 220,000.00	
Collenbrook Farm - Historic Preservation		\$ 175,000.00	
Guilford Rd Sanitary Sewer Line Improvements		\$ 163,000.00	
Public Facilities & Improvements	\$ 600,000.00	\$ 1,053,000.00	\$ 453,000.00
Housing Rehabilitation		\$ 100,000.00	
Housing Rehab Service Delivery		\$ 75,000.00	
Housing Rehabilitation	\$ 300,000.00	\$ 175,000.00	\$ (125,000.00)
		\$ -	
First Time Homebuyer	\$ 200,000.00	\$ -	\$ (200,000.00)
Fair Housing		\$ 4,510.55	
Fair Housing	\$ 4,510.55	\$ 4,510.55	\$ -
Administration		\$ 211,849.40	
Administration	\$ 339,849.40	\$ 211,849.40	\$ (128,000.00)
The Foundation for Delaware County		\$ 72,250.00	
Domestic Abuse Project		\$ 37,681.79	
CAADC-Cobbs Creek Housing Svcs		\$ 106,578.95	
Affordable Housing Centers of PA		\$ 21,250.00	
Murphy's Giving Market		\$ 17,126.31	
Public Services & Homeless Assistance	\$ 254,887.05	\$ 254,887.05	\$ -
Total Program Year 50 Allocations:		\$ 1,699,247.00	

In the categories of Housing Rehabilitation (HICCP), First Time Homebuyer, and CDBG Program Administration, remaining funds from previous program years are available to fully fund the PY50 Proposed amounts as published in the Public Notice on July 3, 2024. Therefore, additional PY50 funds were allocated to Public Facilities & Improvements projects.

Project Descriptions

Golf Road Playground Improvements

This project includes upgrades to the Golf Road Playground. The improvements will include but are not limited to new playground equipment with safety surfacing, updated fencing, reconfigured basketball court, lighting, a pavilion, park benches, trash receptacles, tables, and shade trees. ADA accessible walking paths are proposed for compliant access to the park. Stormwater management improvements will include depaving of certain asphalt pavement areas, and installation of an underground stone infiltration trench to recapture, retain, and infiltrate stormwater.

Golf Road Parking Improvements

This project includes upgrades to the Golf Road Parking Area. The improvements will include asphalt pavement upgrades, landscape islands, ADA accessible parking stalls, landscaping, and other incidental improvements.

Collenbrook Farm – Historic Preservation

This project includes needed physical restoration work to the historic structures located at Collenbrook Farm, a property owned by Upper Darby Township and listed on the National Register of Historic Places.

Guilford Rd Sewer Improvements

This project includes the removal and replacement of the sanitary sewer main on Guilford Road from Croyden Road to Long Lane. Work includes roadway restoration and incidental curb and ADA improvements.

Housing Rehabilitation

This project includes the provision of grants via the Home Improvement Code Compliance Program to low- and moderate income homeowners to fund rehabilitation construction projects to address code issues, ensure safety and perform lead-based paint testing and remediation.

Housing Rehab Service Delivery

This project includes the provision of all services relating to the Home Improvement Code Compliance Program including but not limited to income eligibility determinations, environmental reviews, meetings with the owners, all paperwork, inspections, bidding, phone conversations and meetings.

Fair Housing

This project includes educational outreach to landlords and tenants, attendance of educational seminars hosted by the Housing Equality Center of PA, and other activities designed to increase staff and community knowledge of and compliance with Fair Housing laws.

Administration

This project includes the provision of all administrative services required for the operation of the Upper Darby Township CDBG Program including, but not limited to staff time, office supplies, equipment leases, subscriptions, advertising, postage, and consulting services.

The Foundation for Delaware County

The Foundation for Delaware County's Housing Opportunities Program for Equity (HOPE) helps low income women and families with young children maintain safe, affordable housing through case management, civil legal aid, financial literacy and direct assistance when needed.

Domestic Abuse Project

DAP's Domestic Violence Advocacy program provides services to victims of domestic abuse in a satellite office located in Upper Darby Township. Services include but are not limited to emergency shelter, a 24-hour hotline, legal services, attendance at court hearings, short- and long-term counseling, and assistance with finding permanent housing.

CAADC – Cobbs Creek Housing Services

CAADC/CCHS provides assistance to the homeless at the Life Center of Eastern Delaware County with emergency housing, intensive case management, supportive services to help individuals attain self-sufficiency and to find permanent housing. This project substantially contributes to the identified Homeless Assistance need.

Affordable Housing Centers of PA

AHCOP is a HUD-approved housing counseling organization that will be providing counseling services to income-qualified first-time homebuyers to help them obtain a mortgage and to avoid foreclosure. This project substantially contributes to the identified First Time Homebuyer need.

Murphy's Giving Market

The project will include providing a free food market to those experiencing food insecurity in Upper Darby Township. The market includes providing food but also distributes hygiene items, household goods and distributes donated clothing. Referral and bilingual services are also available.

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

UPPER DARBY TWP COMMUNITY DEVELOPMENT
100 GARRETT ROAD
ROOM 100
UPPER DARBY, PA 19082
Attention: Kathy Vlassopoulos

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, being duly sworn the he/she is the principal clerk of Delaware County Daily Times, Daily & Sunday Times Digital, published in Delaware 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:

UPPER DARBY TWP COMMUNITY DEVELOPMENT

Published in the following edition(s):

Delaware County Daily Times, Daily & Sunday Times Digital
07/03/24, 07/04/24

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHMID, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

Sworn to the subscribed before me this 7/5/24.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

PUBLIC NOTICE
AVISO PUBLICO
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Community Development Block Grant Program (CDBG)
Program Year 50 Action Plan
Solicitation of Citizen Comment/Notice of Public Hearing

I. HUD regulations and Upper Darby's Citizen Participation Plan require the publication of a notice which:
a) States the availability of CDBG funding allocations and proposed uses of the funding and the Citizen Participation Plan.
b) Solicits public comment and input.
c) Gives notice of a hearing at which citizens, groups or agencies may present their views or comments on the Plan and or the Citizen Participation Plan.

Summary
A. The Action Plan addresses the reasonable basis for housing and non-housing assistance provided to low and moderate income persons. In this regard, it details the uses of expected funds.
B. The Citizen Participation Plan sets forth the process by which citizens can become involved in various programs.

The proposed use of funding in the Action Plan includes the amount of Federal Fiscal Year 2024 funds which will be used to benefit persons of very low and low/mod income. There is no displacement proposed. The Federal Entitlement will be spent generally as follows:

CDBG Funding Allocation	\$ 1,699,247.00
Proposed uses of funding:	
Project CDBG Funding	
Housing Rehabilitation	\$300,000.00
First Time Homebuyer	\$200,000.00
Public Facilities & Improvements	\$600,000.00
Fair Housing	\$ 4,510.55
Administration	\$339,849.40
Homeless Assistance	\$100,000.00
Public Services	\$154,887.05

II. Public Hearing
On July 17, 2024, a public hearing will be held on the Action Plan at 6PM. It will be held in the Upper Darby Township Municipal Building, 100 Garrett Road, Upper Darby, PA 19082.

Public comment may also be made online at www.upperdarby.org/ActionPlan50Comments, by Email to comdev@upperdarby.org, or by mail to Upper Darby CDBG, 100 Garrett Rd, Room 104, Upper Darby, PA 19082

The Township Council will take action on the Plan at its regularly scheduled meeting at 7PM on August 7, 2024. This will be the final opportunity for public comments. The Plan will be submitted to HUD on or before August 16, 2024 after all comments are reviewed.

If you are of Limited English Proficiency or need a copy in Braille and you would like this Notice in your language, please call Anthony J. Dunleavy Associates at 610-352-5555 and request a translated copy or TDD at 610-734-7722.

Si tiene dominio limitado del Ingles o necesita una copia en Braille y desea recibir este Aviso en su idioma, llame a Anthony J. Dunleavy Associates al 610-352-5555 y solicite una copia traducida o TDD al 610-734-7722.

No translation available in Braille and TDD. For more information, please call Anthony J. Dunleavy Associates at 610-352-5555 or TDD at 610-734-7722.

অন্যান্য ভাষায় বা ব্রাইল বা টিডিএল সার্ভিসের জন্য অনুগ্রহ করে ৬১০-৩৫২-৫৫৫৫ বা ৬১০-৭৩৪-৭৭২২-এ কল করুন।

Ed Brown
Mayor

DCT: July 3, 4. a-1

Advertisement Information

Client Id: 912636 Ad Id: 2617622 PO: CDBG Funds Sales Person: 063308

Ad-ID: 2617622
Cost: \$1,059.22
Start: 07/03/24
Stop: 07/04/24
Class: 1201, Legal Notices

PUBLIC NOTICE
AVISO PUBLICO
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জনসম্মতিপত্র

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Homeless Assistance	\$100,000.00
Public Services	\$154,887.05

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উপরে বর্ণিত বিবরণীতে উল্লিখিত আবেদন গ্রহণ করা হবে এবং এতে বিবরণীতে উল্লিখিত আবেদন গ্রহণ করা হবে।
 যদি আপনার ইংরেজি ভাষায় সীমিত দক্ষতা রয়েছে বা আপনি ব্রাইল কপি চান তবে এটি 610-352-5555 নম্বরে কল করে অ্যান্থনি জি. ডনলিভি অ্যাসোসিয়েটস থেকে অনুরোধ করুন।
 610-734-7722 নম্বরে কল করে TDD সেবা চান।

আপনার যদি সীমিত ইংরেজি দক্ষতা রয়েছে অথবা আপনি ব্রাইল কপি চান তবে এটি 610-352-5555 নম্বরে কল করে অ্যান্থনি জি. ডনলিভি অ্যাসোসিয়েটস থেকে অনুরোধ করুন।
 610-734-7722 নম্বরে কল করে TDD সেবা চান।

Ed Brown
 Mayor

Upper Darby Action Plan
 Project Approval Information Session 7/9/2024, 5:30PM
 Sign-In Sheet

Organization	Attendee Name	Email	Phone
Upper Darby Township	Scott Alberts	comdev@upperdarby.org	610-734-7716
AT Marketing Assoc.	KATHY O'NEILL	[REDACTED]	[REDACTED]
Breaking Bread	Stephanie SGA	[REDACTED]	[REDACTED]
UDA EF	Jen Schwaner	[REDACTED]	[REDACTED]
Murphy's Giving Market	Kyra Raphaelidis	[REDACTED]	[REDACTED]
Multicultural Community Family Services	Podia Kamara	[REDACTED]	[REDACTED]
Stonhurst Hills Community Association	Michelle Schofield	[REDACTED]	[REDACTED]
Foundation for Delaware County	Hannah Laurison	[REDACTED]	[REDACTED]
Affordable Housing Center	Kenneth Blos	[REDACTED]	[REDACTED]
Clear-ups - Youth-SIMP	Danyelle Blackwell	[REDACTED]	[REDACTED]
U-D.T.O.J.	Kayla Cucci	[REDACTED]	[REDACTED]
POI'belk	Council	[REDACTED]	[REDACTED]
AHCOP	Thompson Smith	[REDACTED]	[REDACTED]

St. Vincent De Paul
 St Lawrence
 Bob Gwin

Organization

Bywood Community Association
CAADC/Cobbs Creek Housing Svcs
Fruits of the Family Table
Domestic Abuse Project
Bread of Life AG Church
Maternity Care Coalition
Legal Aid of Southeastern PA
SREHUP/Breaking Bread
Upper Darby Arts & Education Foundation
Murphy's Giving Market
Multicultural Community Family Services
Stonehurst Hills Community Association
Foundation for Delaware County
Affordable Housing Centers
Clean-ups-Youth-SIMP
U.D.T.J.
St. Vincent De Paul

Representatives

Ramona Boyd
Daniel Nesbitt
Kimberly Coe
Jordan Kelso, Michelle Brown
Anthony Twyman
Samia Bristow
Marion Fraley
Stephanie Sena
Jen Schoener
Kyra Raphaelidis
Portia Kamnara
Michelle Schofield
Hanna Laurison
Kenneth Bigos, Thompson Smith
Danyella Blackwell
Kayla Cocci
Bob Gwin

**Upper Darby Township (UDT)
Community Development Block Grant (CDBG)
Public Services Project Application FAQ
PY50 (January-December 2025)**

Below are responses to questions that have been raised.

QUESTION #1

Do you need to have a physical presence in Upper Darby Township to be considered or is it just the fact that you have a outreach focus or just like in terms of delivering the services for the members of the Township?

***RESPONSE:** Applicants do not need to be domiciled in or have a physical presence in UDT. The project activities themselves must serve low- and moderate-income residents of UDT.*

QUESTION #2

For that public service, are you expecting that to go to direct aid to the recipient or is it also the expectation that be utilized for program services to deliver on outcomes related to a particular program like homeless services.

***RESPONSE:** The answer would depend on the details of your project. Applicants should thoroughly research the relevant Federal guidelines when designing a project offering direct aid to individuals and be prepared to cite those sources explicitly in their Project Description Narrative.*

QUESTION #3

I understand that you were saying that the \$100,000 allocated for homeless services is the floor not the ceiling and I just want to be clear. So, is the ceiling \$254,000? Because there's a page that says total allocation is capped at \$254,000. Is that what that means? That that's what I'm trying to figure out is how much money should I ask for? Another question related to that, in terms of the number I'm putting, if I put, for example, \$225,000, could the project be approved but with a lesser amount?

***RESPONSE:** \$254,000 is the total amount of this year's allocation that the UDT is permitted to allocate for ALL public services. Homeless*

assistance is a public service and is subject to that overall cap. UDT hopes to allocate AT LEAST \$100,000 towards homeless assistance, depending on the applications that are submitted. Applicants should request an amount that will enable them to achieve the goals of their proposed project. Projects could receive partial funding, if it is determined that a partial funding would still result in a viable project. Applicants should be aware that Cost Reasonableness and Effectiveness is one category under which their proposal will be evaluated.

QUESTION #4

Just to clarify that this is a reimbursement system like most of these are?

RESPONSE: *This is correct. Payments will be issued as a reimbursement. Applicants should have the financial capacity to expend funds on the program and be reimbursed after providing an invoice and all accompanying documentation that is required depending on the specific nature of the activity.*

QUESTION #5

One other question I have is about the matrix. So, if I have like my organization qualifies for a bunch of these matrix, do I should I put all or like just pick one so like homeless services but we also work with people who are victims of domestic violence. We also have seniors, we also have people with disability. So, am I doing all of those or just homeless services is the metric.

RESPONSE: *Applicants should be able to cite the specific eligible activity or activities that their project will be engaging in and requesting reimbursement for. Some projects are designed around a single eligible activity. Some projects may incorporate several.*

QUESTION #6

Where it says, "do you have experience with Federal monitoring," if we've had a CDBG grant before but haven't necessarily gotten a whole lot of feedback, do we say, "yes?"

RESPONSE: *Monitoring is a formal review of your program by the awarding*

agency. Your answer will depend on whether you have or have not been through a formal monitoring process.

QUESTION #7

I just want to be clear with the low-income areas. If we serve people that are both in and outside of those areas, but all those people meet a certain income threshold then do we have to sort of separate out the numbers who live in those green areas and the people who don't?

RESPONSE: *Applicants must be able to demonstrate benefit to low-and moderate-income individuals. This can be demonstrated on an individual basis by a method of income verification or on an area basis by method of demonstrating residency in a low-and moderate-income census tract block group.*

QUESTION #8

What is the time from when we submit for reimbursement and actually get the reimbursement.

RESPONSE: *If there are no issues with the invoice or with the accompanying documentation, subrecipients should expect payment within 30 days of submission.*

QUESTION #9

When will the public comment close?

RESPONSE: *The deadline for submission of the online community feedback form and all email or USPS mail comments is 8/2/2024. One more opportunity for public comment will occur during the public forum portion of the regularly scheduled meeting of Township Council on 8/7/2024*

QUESTION #10

Have the priorities been ranked (high, med, low) ex: homelessness was a high priority last year. Where can we find this for FY 25?

RESPONSE: *The priority rankings are established in the five-year*

Consolidated Plan and are unchanged from last year. A copy of the PY47-PY51 Consolidated Plan is available on our website at upperdarby.org/CommunityDevelopmentBlockGrant

QUESTION #11

Are we able to select multiple priorities? Ex. Can we apply for homelessness and workforce development?

RESPONSE: *See response to Question #5.*

QUESTION #12

Is there a funding cap for each organization?

RESPONSE: *No.*

QUESTION #13

If we were to apply for housing support, does the fund have to be distributed to a landlord (3rd party) or directly to the recipient?

RESPONSE: *See response to Question #2.*

PENNSYLVANIA

#27*

In **Pennsylvania**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,365**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,551** monthly or **\$54,614** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$26.26
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT PENNSYLVANIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.11
2-Bedroom Housing Wage	\$26.26
Number of Renter Households	1,600,237
Percent Renters	31%

145

Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

3.6

Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

119

Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

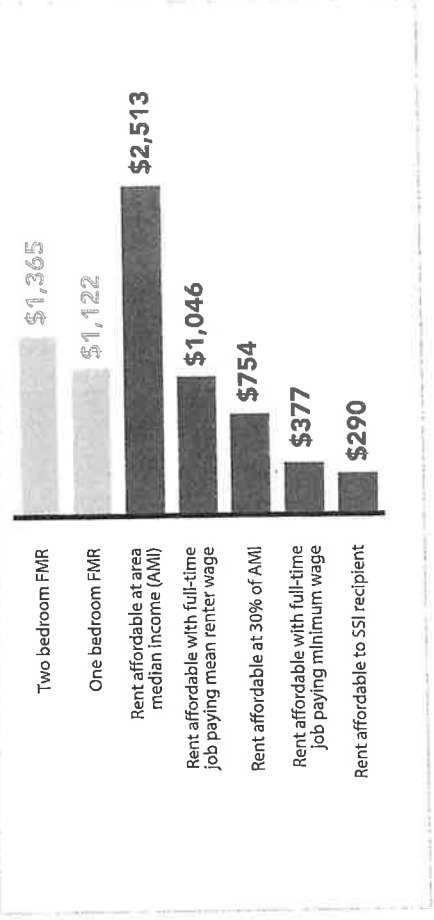
3

Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS HOUSING WAGE

Philadelphia-Camden-Wilmington MSA	\$33.40
Pike County HMFA	\$31.71
East Stroudsburg MSA	\$28.27
Allentown-Bethlehem-Easton HMFA	\$27.42
Lancaster MSA	\$25.63

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.



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Rental Home** (at FMR)

3.6

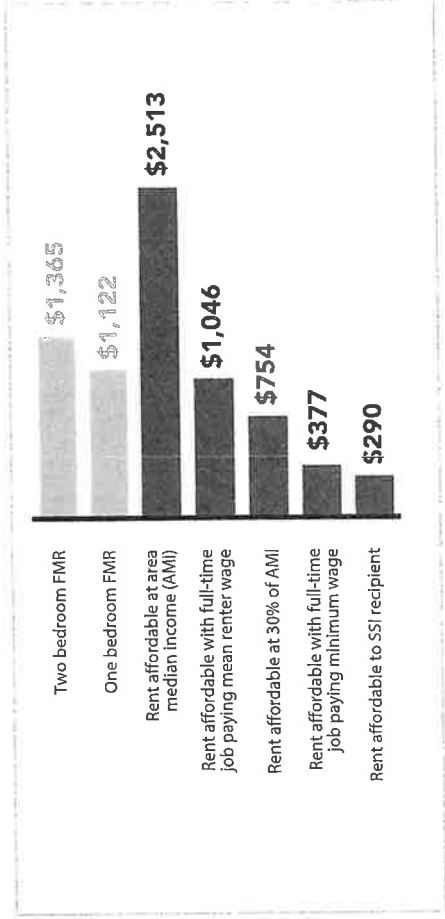
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

119

Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3

Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)



PENNSYLVANIA

FY24 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Crawford County	\$16.25	\$845	\$33,800	2.2	\$72,400	\$1,810	\$21,720	\$543	8,706	26%	\$13.63	\$709	1.2
Cumberland County	\$24.48	\$1,273	\$50,920	3.4	\$97,900	\$2,448	\$29,370	\$734	31,009	30%	\$19.74	\$1,026	1.2
Dauphin County	\$24.48	\$1,273	\$50,920	3.4	\$97,900	\$2,448	\$29,370	\$734	43,225	37%	\$21.65	\$1,126	1.1
Delaware County	\$33.40	\$1,737	\$69,480	4.6	\$114,700	\$2,868	\$34,410	\$860	67,184	31%	\$19.88	\$1,034	1.7
Elk County	\$16.25	\$845	\$33,800	2.2	\$86,000	\$2,150	\$25,800	\$645	2,819	21%	\$11.40	\$593	1.4
Erie County	\$18.90	\$983	\$39,320	2.6	\$80,500	\$2,013	\$24,150	\$604	35,065	32%	\$12.79	\$665	1.5
Fayette County	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	14,567	27%	\$12.38	\$644	1.8
Forest County	\$18.85	\$980	\$39,200	2.6	\$62,000	\$1,550	\$18,600	\$465	308	17%	\$12.60	\$655	1.5
Franklin County	\$22.12	\$1,150	\$46,000	3.1	\$92,700	\$2,318	\$27,810	\$695	16,945	27%	\$16.38	\$852	1.4
Fulton County	\$16.25	\$845	\$33,800	2.2	\$82,600	\$2,065	\$24,780	\$620	1,406	23%	\$17.96	\$934	0.9
Greene County	\$16.94	\$881	\$35,240	2.3	\$89,900	\$2,248	\$26,970	\$674	2,998	21%	\$18.36	\$955	0.9
Huntingdon County	\$16.25	\$845	\$33,800	2.2	\$81,500	\$2,038	\$24,450	\$611	3,388	21%	\$12.09	\$629	1.3
Indiana County	\$16.52	\$859	\$34,360	2.3	\$80,400	\$2,010	\$24,120	\$603	9,217	29%	\$14.57	\$758	1.1
Jefferson County	\$16.25	\$845	\$33,800	2.2	\$74,100	\$1,853	\$22,230	\$556	4,552	25%	\$13.55	\$705	1.2
Juniata County	\$16.25	\$845	\$33,800	2.2	\$83,400	\$2,085	\$25,020	\$626	2,386	27%	\$13.84	\$720	1.2
Lackawanna County	\$19.98	\$1,039	\$41,560	2.8	\$83,000	\$2,075	\$24,900	\$623	30,420	35%	\$15.14	\$787	1.3
Lancaster County	\$25.63	\$1,333	\$53,320	3.5	\$106,700	\$2,668	\$32,010	\$800	62,803	30%	\$18.73	\$974	1.4
Lawrence County	\$16.75	\$871	\$34,840	2.3	\$82,200	\$2,055	\$24,660	\$617	9,148	25%	\$12.73	\$662	1.3
Lebanon County	\$23.56	\$1,225	\$49,000	3.2	\$89,100	\$2,228	\$26,730	\$668	15,717	28%	\$15.80	\$822	1.5
Lehigh County	\$27.42	\$1,426	\$57,040	3.8	\$98,300	\$2,458	\$29,490	\$737	49,686	35%	\$20.29	\$1,055	1.4
Luzerne County	\$19.98	\$1,039	\$41,560	2.8	\$83,000	\$2,075	\$24,900	\$623	43,342	33%	\$15.40	\$801	1.3
Lycoming County	\$20.81	\$1,082	\$43,280	2.9	\$86,600	\$2,165	\$25,980	\$650	13,764	30%	\$15.61	\$812	1.3
McKean County	\$16.25	\$845	\$33,800	2.2	\$77,400	\$1,935	\$23,220	\$581	3,595	23%	\$11.74	\$611	1.4
Mercer County	\$16.25	\$845	\$33,800	2.2	\$78,800	\$1,970	\$23,640	\$591	12,683	28%	\$12.88	\$670	1.3
Mifflin County	\$16.35	\$850	\$34,000	2.3	\$71,800	\$1,795	\$21,540	\$539	5,304	28%	\$15.48	\$805	1.1
Monroe County	\$28.27	\$1,470	\$58,800	3.9	\$103,500	\$2,588	\$31,050	\$776	12,589	21%	\$14.59	\$759	1.9

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

232 Sherbrook Blvd, Upper Darby, PA 19082

From: Vanessa Bruno (ajdunl@verizon.net)

To: requests@kpsstitle.com

Date: Monday, August 12, 2024 at 01:26 PM EDT

Good afternoon,

The property mentioned above is part of the Upper Darby Township First Time Home Buyer grant with a settlement date of September 5, 2024. I will be attaching the link from Upper Darby Township for a W9 submission form. If you have any questions please contact the email address below for Upper Darby's Finance Department.

Please send the confirmation of the submission to this email address for filing.

Don't hesitate to contact Upper Darby's Finance Department at apay@upperdarby.org.

You can complete the vendor setup here: [Upper Darby, Pennsylvania - Vendor Setup Form](#)



Upper Darby, Pennsylvania - Vendor Setup Form

Thank you,

Vanessa Bruno
Anthony J. Dunleavy Associates, Inc.
1254 West Chester Pike, Ste. 301
Havertown, PA 19083
Ph: 610-352-5555
Fax: 610-352-5557



Scott Alberts <salberts@upperdarby.org>

UPPER DARBY TOWNSHIP, PA IDIS Action Plan Accepted

IDIS No Reply <idis-no-reply@hud.gov>
To: salberts@upperdarby.org

Fri, Nov 22, 2024 at 7:00 AM

The HUD Field Office has completed its review in IDIS of the UPPER DARBY TOWNSHIP, PA submitted Annual Action Plan for 2024 version Final. This message does not constitute a HUD approval action pursuant to 24 C.F.R. 91.500. Please contact the CPD representative at the HUD Field Office if more information is needed.