

UPPER DARBY
PY50 CDBG ACTION PLAN
FIRST PUBLIC HEARING

Presented by Upper Darby Community & Economic Development

July 17, 2024

WHAT IS CDBG?

- The Department of Housing & Urban Development's (HUD) **Community Development Block Grant (CDBG) Program** supports community development activities to build stronger and more resilient communities.
- Activities primarily address needs such as **infrastructure, economic development, housing, and public services**.
- Funds are allocated for use by local jurisdictions on a reimbursement basis. **The total amount awarded to a particular entity is determined by HUD's Community Planning & Development formula** and the total amount budgeted for the CDBG program by the United States Congress.

UPPER DARBY & CDBG

- **Upper Darby Township** (UDT) receives a direct annual allocation of CDBG funding based on its status as an entitlement community.
- UDT is required to have a **5-year Consolidated Plan** and to address the priority needs identified by developing an **annual Action Plan**.
- UDT's **Citizen Participation Plan** describes how information about the Annual Plan process is shared with the community. The goal is to maximize participation by the people who will directly benefit and to build community support for activities and projects.
- **UDT Community & Economic Development** (CED) professional staff work closely with the township's technical consultant, Dunleavy & Associates, to develop and operate Upper Darby's CDBG program.

FEDERAL CDBG PROGRAM GOALS & OBJECTIVES

FEDERAL CDBG OBJECTIVE #1

BENEFIT LOW-AND MODERATE-INCOME PERSONS

- HUD requires at least 70% of a overall expenditures be used for activities that benefit low- and moderate-income persons.
- This objective must be demonstrated by documenting the eligibility of individuals or by the “Area Benefit” method, in which the benefit is available to all residents of a primarily residential area in which 51% of the residents are low-and moderate-income persons.
- The UDT CDBG program has traditionally focused most of its efforts on achieving this National Objective.
- For PY50, UDT plans to use 100% of its allocation for the benefit of low-and moderate-income persons.

FEDERAL CDBG OBJECTIVE #2

ACTIVITIES THAT AID IN THE PREVENTION OR ELIMINATION OF SLUMS OR BLIGHT

- UDT has no official blight designation program and so has not traditionally used this Objective to plan or justify CDBG projects.
- Generally, many of the activities that meet Objective #1 would also qualify to meet Objective #2.
- Examples include: Housing rehabilitation projects, improvements to public infrastructure, and historical preservation projects.

FEDERAL CDBG OBJECTIVE #3

ACTIVITIES DESIGNED TO MEET URGENT COMMUNITY DEVELOPMENT NEEDS

- To be eligible for funding, conditions must pose a serious and immediate threat to the health or welfare of the community and must be of recent origin.
- Examples include: reconstruction of water and sewer lines destroyed by major catastrophes or natural disasters.
- In order to qualify under this criteria, UDT must be unable to finance the activity on its own and/or other typical sources are not available.
- Using CDBG funds for this purpose must be a “last resort”.

UDT CONSOLIDATED PLAN PRIORITY NEEDS

More information can be found in Upper Darby's PY47-PY51 (2021-2025) Consolidated Plan,
available at: www.upperdarby.org/CommunityDevelopmentBlockGrant

UDT CONSOLIDATED PLAN

IDENTIFIED NEEDS: HIGH PRIORITY

- **HOUSING REHABILITATION** The aging housing stock of the community is in need of rehabilitation in order to maintain safe and viable neighborhoods
- **FIRST TIME HOMEBUYER ASSISTANCE** This helps to move people from renting into homeownership, thereby stabilizing neighborhoods while maintaining and creating safe and affordable housing
- **PUBLIC FACILITIES & IMPROVEMENTS** UDT is an inner ring suburb first settled in the 1600's and therefore has an aging infrastructure which needs to be upgraded and improved. The streets and handicap ramps also need to be improved for safety. Other facilities in UDT, such as recreation facilities also need to be improved and upgraded.
- **FAIR HOUSING** Providing Fair Housing education to the community in accordance with Federal law
- **ADMINISTRATION** Program Administration is required in order to run the CDBG Program. All low-and moderate-income residents will benefit
- **HOMELESS ASSISTANCE** The population experiencing homelessness continues to grow, partially due to the COVID-19 pandemic

UDT CONSOLIDATED PLAN

IDENTIFIED NEEDS: LOW PRIORITY

- **HISTORIC PRESERVATION** It is vital to maintain the National Historic Register Properties within UDT in order to eliminate and prevent slum and blight
- **CODE ENFORCEMENT** Inspections are a part of maintaining and sustaining affordable housing
- **ECONOMIC DEVELOPMENT** Assistance to small businesses is especially needed at this time due to the impact they are suffering as a result of the COVID-19 pandemic
- **PUBLIC SERVICES** While there is a need for Public Services by local non-profits, the 15% cap limits how much can be done each program year

UDT PY₅₀ FUNDING PLAN

Upper Darby Action Plan Proposed Budget Program Year 50

<p>Housing Rehabilitation (High) Housing Rehabilitation and Priority Housing Rehabilitation grants for low and low/mod income households</p>	<p>\$ 300,000.00</p>	
<p>First Time Homebuyer (High) Provision of up to \$10,000 in down-payment & closing cost assistance for low and low/mod income households</p>	<p>\$ 200,000.00</p>	
<p>Public Facilities & Improvements (High) A variety of projects undertaken to improve the aging infrastructure and facilities in low/mod census tracts and block groups.</p>	<p>\$ 600,000.00</p>	
<p>Historic Preservation (Low) The Township contains several properties on the National Historic Register which must be maintained</p>	<p>\$ -</p>	
<p>Code Enforcement (Low) Inspections in targeted low/mod census tracts and block groups</p>	<p>\$ -</p>	
<p>Fair Housing (High) Provide Fair Housing education Township wide to the community in accordance with Federal law</p>	<p>\$ 4,510.55</p>	
<p>Administration (High) Funding for administration and operation of the CDBG program</p>	<p>\$ 339,849.40</p>	<p>This is the amount of the 20% cap</p>
<p>Economic Development (Low) Assistance to local businesses in a variety of forms</p>	<p>\$ -</p>	
<p>Homeless Assistance (High) Provision of Public Services funds to assist the homeless</p>	<p>\$ 100,000.00</p>	<p>Counts towards 15% Public Services cap</p>
<p>Public Services (Low) A variety of Public Services projects will be completed by local Non-Profit organizations</p>	<p>\$ 154,887.05</p>	<p>Counts towards 15% Public Services cap</p>
<p><u>Total CDBG PY50 Entitlement:</u></p>	<p><u>\$ 1,699,247.00</u></p>	

HOUSING REHABILITATION / HICCP

\$300,000

- UDT has an open application process for the **Homeowner Improvement Code Compliance Program (HICCP)**. The goal of the program is to give eligible homeowners the resources to make the essential repairs required to bring their homes into compliance with building and related codes.
- In order to participate in the program, **homeowners must meet certain eligibility criteria** including: reside in property, meet annual income guidelines (set by the Federal Government), remain current with all taxes & fees, and own no other residential property.
- **HICCP funds are typically allocated to:** 1) whole home rehabilitations; 2) emergency rehabilitations; and/or 3) service delivery costs (inspections, intake assessments, etc.)
- Detailed HICCP information is available at:
www.upperdarby.org/departments/communityandeconomicdevelopment/HomeImprovementCodeCompliancePrograms

FIRST TIME HOMEBUYERS PROGRAM

\$200,000

- The UDT First Time Homebuyer Program (FTHB), established in 2001, offers a maximum of \$10,000 in down payment and closing costs assistance to qualified buyers for homes costing no more than \$250,000.
- The sole purpose of the property must be for owner-occupied homeownership and the property must be located in UDT.
- Funds may only be applied toward the purchase of a Single Family Dwelling only (i.e., row home, twin, single). The purchase of a Multi-Family Unit (i.e. duplex, etc.) is not an eligible use.
- Detailed FTHB information is available at:
www.upperdarby.org/departments/communityandeconomicdevelopment/FirstTimeHomebuyerProgram

PUBLIC FACILITIES & IMPROVEMENTS

\$600,000

- Funds may be used for the **acquisition, construction, reconstruction, rehabilitation, or installation** of an eligible public facility.
- These types of projects are primarily restricted to **areas in which 51% of the residents are low-and moderate-income persons.**
 - *Funds can be used anywhere in UDT if they will be used to specifically serve individuals with special needs or for ADA improvements.*
- **Examples of UDT projects from previous years** include upgrades to parks and playgrounds, road resurfacing, storm sewer construction, parking lot improvements, and projects to bring curb ramps up to current ADA standards

FAIR HOUSING

\$4,510.55

- UDT has an obligation to administer all programs and activities in compliance with Federal Fair Housing Laws.
- UDT is require to take meaningful action to engage in activities that further Fair Housing goals in the township.
- Past activities have included producing educational materials for distribution through tabling at community events, and mailers to advise landlords of their responsibilities under Federal Fair Housing Laws.

ADMINISTRATION & PLANNING

\$339,849.40

- Funding eligible to be used to reimburse the costs **to develop, implement, and manage** the UDT CDBG program.
- Eligible expenditures may include **professional staff time, consultant fees, advertising costs, equipment leases, office supplies, etc.**
- UDT may spend **no more than 20% of its total annual allocation** on these activities.

**PUBLIC SERVICES: \$154,887.05
&
HOMELESS ASSISTANCE : \$100,000**

- CDBG regulations permit the use of funds for a wide range of public service activities.
- UDT subrecipients have received funds in this category to operate housing shelters, food banks, ESL education, youth programs, and support for those experiencing domestic violence.
- UDT may spend no more than 15% of its annual allocation on these activities.
- Homeless Assistance is defined as a High Priority item in the UDT Consolidated Plan, but is subject to the 15% Public Services cap.

UDT PY₅₀ PROCESS

TIMELINE FOR PY₅₀ ACTION PLAN APPROVAL

ENTIRE TIMELINE AVAILABLE AT [HTTPS://WWW.UPPERDARBY.ORG/COMMUNITYDEVELOPMENTBLOCKGRANT](https://www.upperdarby.org/communitydevelopmentblockgrant)

Friday, August 2, 2024

Draft of Action Plan with proposed activities budget posted on UDT website
Conditional proposal approvals sent to successful subrecipient applicants

Wednesday, August 7, 2024 at 7:00pm

Township Council Meeting & Second Public Hearing on PY50 Action Plan

Friday, August 16, 2024

Approved Action Plan for UDT Program Year 50 submitted to the U.S. Department of Housing and Urban Development

Round Two applications, timeline and process for subrecipient final grant approval posted

Upper Darby Township reserves the right to adjust this timeline as needed

WHAT'S DIFFERENT ?

- UDT has moved to a **two-step process for Public Services Activities proposals**. Part One is a **Project Approval** application for the Action Plan. Part Two is a rigorous and detailed **Grant Approval** application process. **PROJECT APPROVAL DOES NOT GUARANTEE FINAL GRANT APPROVAL**
- The **funding and spending period for Public Services Activities and Subrecipient Agreements will run on the calendar year (January - December 2025)**. Timeliness is a critical component to a successful CDBG program. Therefore, unspent funds may be reallocated to other eligible activities and/or subrecipients at the conclusion of each funding period.
- **Monitoring** will now happen each fall, for all subrecipients.
- **Policies and procedures have been revised** after consultation with UDT auditors, HUD officials, and CDBG technical consultants.
- The **Program Year 51** Action Plan process, including Project Approval, Grant Approval and Community Feedback, **will begin in April 2025**.

COMMUNITY FEEDBACK OPPORTUNITIES

- The PY50 Action Plan Proposed Budget, Consolidated Plan, and Citizen Participation Plan are available to be reviewed at:
www.upperdarby.org/CommunityDevelopmentBlockGrant
- An online Community Feedback Survey is open and ready to receive comments at: www.upperdarby.org/ActionPlan50Comments
- Comments may also be submitted by emailing comdev@upperdarby.org or by USPS mail to 100 Garrett Rd, Room 104, Upper Darby, PA 19082
- The second Public Hearing will be held at 7:00pm on Wednesday, August 7th during the Public Comments portion of the regularly scheduled Council Meeting. Oral comments will be accepted and recorded at this time.

TELL US WHAT YOU THINK!

Upper Darby Township

PY50 CDBG

www.upperdarby.org/CommunityDevelopmentBlockGrant

Upper Darby Township Community & Economic Development

[610-734-7716](tel:610-734-7716) / comdev@upperdarby.org