

the QUARTERLY CONSTRUCTION REPORT

The Quarterly Construction Report is a joint product of the Montgomery County Planning Commission (MCPC) and the Montgomery County Commerce Department. It serves as an inventory of the prominent construction projects taking place across the county – both nonresidential and residential multifamily. For inclusion in this report a development must have at least 50 housing units and/or 30,000 square feet of nonresidential uses. In the second quarter of 2021, 433 residential units and 127,000 square feet of nonresidential development were completed in Montgomery County. All information provided is as accurate as possible as of June 18th, 2021.

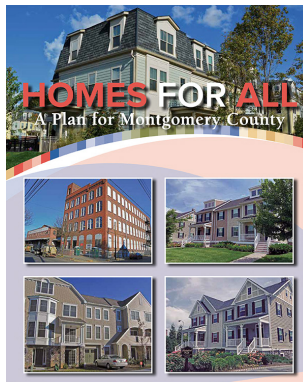
Economic Development Loan Rates

- PIDA loans currently range from 1% to 2% depending on the loan's terms and purpose.
- MontcoForward loans have a variable interest rate depending on the loan terms. Borrowers can anticipate the rate to be in the range of the 10-Year Treasury Rate plus 1%, which is currently 2.56%.

*Interest rates are updated every quarter. Contact the Commerce Department with any questions regarding financing.

Montgomery County "Homes For All" Report Published

The report, recently presented to the Board of Commissioners in May, examines the current state of housing affordability in Montgomery County and aims to predict future housing needs and patterns based on economic, health, and social trends. It also identifies policy and funding barriers to the creation of affordable housing and ways to advance housing equity for underserved and marginalized populations. Finally, the report provides ways to utilize advocacy, partnership, and funding best practices to increase housing affordability for all residents, regardless of income, geography, or background.



The Homes for All planning process involved more than two years of data-driven planning and analysis. It was completed as a joint effort by the Montgomery County Office of Housing and Community Development, the Montgomery County Commerce Department, and the Montgomery County Planning Commission, as a vision for housing affordability in Montgomery County.

To review the research and see the recommendations in the report [click here](#).

Jerry Nugent Retires From the RDA After 20 Years

It is with much gratitude that the Redevelopment Authority of Montgomery County (RDA) announces that longtime Executive Director Jerry Nugent retired effective November 2020.



In his 50-year career, Jerry was synonymous with redevelopment in Montgomery County. He served first as a consultant to the RDA, then as Director of the Montgomery County Department of Housing & Community Development, and, for the past 20 years, as the RDA's Executive Director.

Under his leadership, the RDA was able to attract millions of dollars in federal and state funding for redevelopment projects throughout the County, resulting in the environmental cleanup of former industrial sites, the creation of new affordable housing, and the development of a wide range of commercial and industrial businesses that created jobs and economically revitalized communities.

The RDA remains committed to Jerry's vision for thriving communities across the county, under new Executive Director Rebecca Swanson, longtime Deputy Director Pam Finegan, and an experienced Board of Directors led by Jonathan Spergel, Esq.



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[ADDITIONAL RESOURCES](#)



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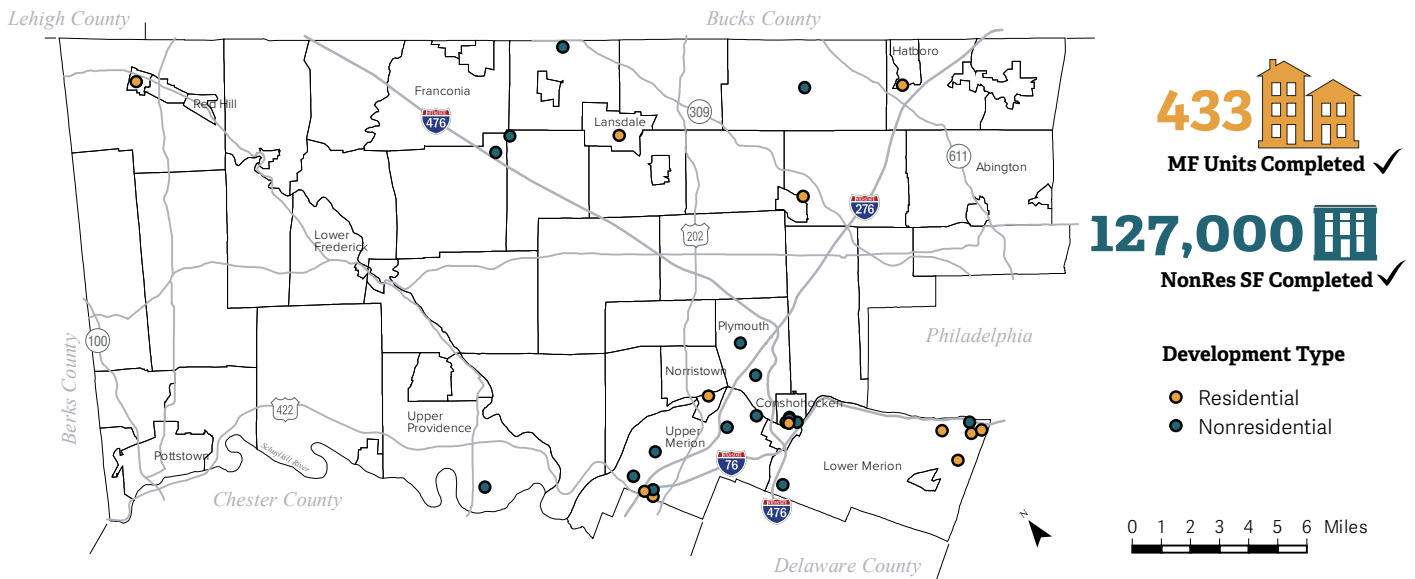
RESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	UNIT TYPE(S)	UNIT TOTAL(S)	CONSTRUCTION PHASE
East Greenville	The Willows at East Greenville	401 W Fourth St, East Greenville, PA 18041	MF	70	Complete
Lower Merion	Luxor Lifestyle Apartments	9 Presidential Blvd, Bala Cynwyd, PA 19004	MF	173	Complete
Upper Merion	Anthology at KOP*	350 Guthrie Rd, King of Prussia 19406	MF	190	Complete
Conshohocken	101 Washington Street	101 Washington St, Conshohocken, PA 19428	MF	280	Construction
Conshohocken	51 Washington Street	51 Washington St, Conshohocken, PA 19428	MF	304	Construction
Lower Merion	130 Monument	130 Monument Rd, Bala Cynwyd, PA 19004	MF	206	Construction
Lower Merion	The Residence at Bala Cynwyd*	211 Belmont Ave, Bala Cynwyd, PA 19004	MF	84	Construction
Upper Dublin	Sage at Mattison Estates*	501 Mattison Ave, Ambler, PA 19002	MF	250	Construction
Upper Merion	UDR Valley Forge	140 Valley Green Ln, King Of Prussia, PA 19406	MF	200	Construction
Bridgeport	Bridgeview**	55 E Front St, Bridgeport, PA 19405	SFA/MF	338/272	Land Preparation
Hatboro	Victorian Village II*	420 S York Rd, Hatboro, PA 19040	MF	52	Land Preparation
Lansdale	Lansdale Luxor	Broad St and Vine St, Lansdale, PA 19446	MF	205	Land Preparation
Lower Merion	The Mayer	210 Bala Ave, Cynwyd, PA 19004	MF	80	Land Preparation

*Age Restricted
 **Mixed-Use Development

NONRESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	NONRESIDENTIAL TYPE	TOTAL SQ. FT.	CONSTRUCTION PHASE
Lower Merion	Residence Inn Philadelphia Bala Cynwyd	615 Righters Ferry Rd	Commercial	127,000	Complete
Conshohocken	SORA West - Office Site	1 W First St, Conshohocken, PA 19428	Office	438,736	Construction
Conshohocken	SORA West - Hotel Site (West & Main Hotel)	115 W Hector St, Conshohocken, PA 19428	Commercial	97,231	Construction
Conshohocken	Seven Tower Bridge	110 Washington St, Conshohocken, PA 19428	Office	260,000	Construction
Hatfield Twp.	Warehouse - Sterling Business Center Lot 2B	1900 Bethlehem Pike, Hatfield, PA 19440	Industrial	213,590	Construction
Horsham	Myonex Global Headquarters	100 Progress Dr, Horsham, PA 19044	Office/Industrial Flex	65,000	Construction
Lower Merion	New LMSD Middle School	1860 Montgomery Ave, Villanova, PA 19085	Institutional	121,402	Construction
Plymouth	BIMBO Distribution Facility	1113 Ridge Pike, Conshohocken, PA 19428	Industrial	70,117	Construction
Plymouth	Colonial Middle School	716 Belvoir Rd, Plymouth Meeting, PA 19462	Institutional	137,317	Construction
Upper Merion	CHOP - KOP Campus	550 S Goddard Blvd, King of Prussia, PA 19406	Institutional	272,000	Construction
Upper Merion	KOP Logistics Hub	900 River Rd, Conshohocken, PA 19428	Industrial	331,525	Construction
Upper Merion	3700 Horizon Drive Addition	3700 Horizon Dr, King of Prussia, PA 19406	Industrial	74,000	Construction
Upper Merion	Upper Merion High School	440 Crossfield Rd, King of Prussia, PA 19406	Institutional	340,000	Construction
Upper Providence	Egypt Road Flex Building	Prosperity Drive, Phoenixville, PA 19460	Office/Industrial Flex	60,000	Construction
Lower Salford	Exit 31 Turnpike Logistic Center	59 Fretz Rd, Souderton, PA 18964	Industrial	151,200	Land Preparation
Towamencin	2130 Allentown Road Industrial Building	2130 Allentown Rd, Lansdale, PA 19446	Industrial	199,360	Land Preparation
Upper Merion	650 Park Avenue	650 Park Ave, King of Prussia, PA 19406	Office	100,780	Land Preparation



Please contact [Daniel Farina, Jr., Senior County Planner](#) with any questions regarding this report.