

MONTGOMERY COUNTY PENNSYLVANIA

**Community Development Block Grant Program
Emergency Solutions Grant and
HOME Investment Partnerships Program
2022 Annual Action Plan**

Fiscal Year 2022

October 1, 2022 through September 30, 2023

FOR PUBLIC DISPLAY

June 6, 2022 to July 6, 2022

**MONTGOMERY COUNTY DEPARTMENT OF HEALTH AND
HUMAN SERVICES
PROGRAM OFFICE: HOUSING
AND COMMUNITY DEVELOPMENT**

**Human Services Center
1430 DeKalb Street, 5th Floor
Norristown, PA 19404-0311**

Kayleigh M. Silver, MSS, Administrator



2022

Executive Summary

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

1. Introduction

Montgomery County has prepared the Year 3 Action Plan as required under 24 CFR 91.220, the third of five such plans to be prepared as part of the County's Five-Year Consolidated Plan process. The Montgomery County Five-Year Consolidated Plan covers the period PY 2020 to PY2024, (October 1, 2020 – September 30, 2025). The Action Plan for PY 2022 identifies the activities to be funded with Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) program funds received during the program year. Additionally, the Plan accounts for the County's Affordable Housing Trust Fund (AHTF), administered by the Office of Housing and Community Development to advance goals consistent with those of the federal entitlement grant programs.

This plan was completed after soliciting comments from representatives of participating municipalities, citizens, and social service agencies regarding community needs. While the purpose of the Consolidated Plan is to identify housing and community development needs, the purpose of the Action Plan is to develop specific goals and objectives to address those needs for the coming fiscal year. The Consolidated Plan and this Annual Action Plan allow the County to continue to receive federal housing and community development funds and must be submitted to the U.S. Department of Housing and Urban Development (HUD) by August 15, 2022.

In developing the Year 3 Action Plan during the spring and summer of 2022, Montgomery County examined the priorities it had listed in its prior Five-Year Plan, including priority needs for housing, public facilities, infrastructure, public services and issues related to homelessness and special needs populations and established the following goals and objectives:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs and transitioning homeless persons and families into housing;
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate income residents throughout the County, increased housing opportunities and reinvestment in deteriorating neighborhoods; and
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability and the empowerment of low and moderate income persons to achieve self-sufficiency.

In addition to the Federal Funds, the County of Montgomery's Office of Housing and Community Development administers funds through the County's Affordable Housing Trust fund. The Pennsylvania Optional County Affordable Housing Funds Act of 1992 allows for an alternative method for county governments to raise revenues for affordable housing efforts. Using the Act, Montgomery County established an Affordable Housing Trust Fund. This year Montgomery County will allocate approximately eight hundred thousand dollars in trust fund dollars for affordable housing projects. A list of projects funded in 2022 is included in the Grantee Unique Appendices.

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.

Montgomery County is committed to allocating funds that serve the needs of the lowest income and most disadvantaged residents. Households with incomes less than 60% of the area median income, particularly those with extremely low incomes (less than 30% of area median income), are particular priorities. The County has also identified special needs individuals as among those who face the greatest challenges, and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, low income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities. The following needs, as they relate to the Plan's Goals, address this priority:

Goal: Provide Decent Housing - Need:1) Through an Affordable Housing Strategy; 2) Investment in community development activities in lower income and deteriorating neighborhoods and in facilities that serve lower income populations; and 3) Supportive services to maintain independence.

By focusing on these needs, Montgomery County seeks to address community concerns as:

- A need for additional affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding and overpayment for the County's lowest income residents;
- Programs that improve community facilities and services, particularly in low income areas;
- A network of shelter, housing, and support services to prevent homelessness, move the homeless to permanent housing and independence, and eliminate chronic homelessness;
- Programs that promote economic development, create jobs and increase the job skills level of potential employees; and

- Supportive services that increase the ability of seniors, persons with disabilities and others with special needs to live independently and avoid institutions.

3. Evaluation of past performance

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

Montgomery County prepared a Consolidated Annual Performance and Evaluation Report (CAPER) for PY2020 (October 1, 2020 to September 30, 2021). This CAPER was the fourth of the prior five-year period and reported the PY2020 accomplishments of Montgomery County's CDBG, HOME and ESG Programs.

Montgomery County received a 2020 CDBG Entitlement Grant of \$3,291,898 and had \$3,148,366.27 remaining from prior years.

The County received a 2020 HOME Entitlement Grant of \$1,385,501 and had \$2,401,014.85 remaining from prior years.

The County received an ESG Entitlement Grant of \$283,225 for 2020 and had \$113,546.77 remaining from the prior year.

The County received \$5,497,273 in CDBG-CV funds.

The County received \$2,583,046 in ESG-CV funds.

During PY2020, Montgomery County expended \$2,856,291 in CDBG funds, \$1,493,641 in HOME Funds, and \$390,056 in ESG funds. In PY2020, all CDBG funds expended for activities met one of the national objectives as defined under the CDBG regulations. The County met the timeliness goal set by HUD for PY2020. The county anticipates similar expenditures in PY2021.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with 24 CFR 91.115(e) and the Montgomery County Citizen Participation Plan, describing the citizen participation requirements of its federal programs, the County conducted public meetings to solicit input into the preparation of the PY 2022 Action Plan. The meetings were advertised in several regional newspapers and notices were sent to social service agencies and municipalities. The newspapers that the County advertises in are:

- Intelligencer, Doylestown

- The Mercury, Pottstown
- The Reporter, Lansdale
- The Times Herald, Norristown

Public hearings were held virtually to provide citizens and organizations the opportunity to participate safely given the current restrictions due to COVID-19. Two virtual public hearings were held at the beginning of the planning process, on March 7, 2022 at 6pm and March 10, 2022 at 6pm.

The Plan was made available for display from June 6, 2022 to July 6, 2022, on the County's website, www.montcopa.org, The availability of the plan and notice of a public hearing were advertised in the regional newspapers; a copy of the advertisement is included in the Appendix.

A public hearing is scheduled for June 23, 2022 to receive citizen comment on the proposed Action Plan.

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.

A summary of public comments and consultation is included in the AP-10 Consultation and AP-15 Citizen Participation sections of this plan.

The first public hearing, held on March 7th, five members of the public participated and six members of the public participated in the second hearing held on March 10th

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

All comments were accepted

7. Summary

The Montgomery County Action Plan is a product of a planning and coordination process required by the U.S. Department of Housing and Urban Development to prioritize the spending of Federal funding allocated to the County of Montgomery over the coming year. The Plan presents how Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Program (HOME) funds will be allocated to address the needs and priorities identified in the annual plan. The County's Plan has been developed so that it is consistent with and meets the three overarching goals of creating: 1) a viable sustainable urban community by providing decent housing; 2) a suitable living environment; and 3) expanded economic opportunities all principally targeting low and moderate-income persons and programs that will address the needs of homeless and near homeless persons.

The County's Citizen Participation outreach was designed to encourage a broad participation from the County's residents, including non-English speaking persons. An approved Citizen Participation Plan was used to gather public comments through public meetings and the consultation process provided additional input. Information gathered from the public and data provided by HUD was used to identify the goals and activities of this Action Plan.

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
CDBG Administrator	MONTGOMERY COUNTY	Program Office: Housing and Community Development	
HOME Administrator	MONTGOMERY COUNTY	Program Office: Housing and Community Development	
ESG Administrator	MONTGOMERY COUNTY	Program Office: Housing and Community Development	

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for the Action Plan is the Montgomery County Department of Health and Human Services, Office of Housing and Community Development, which oversees the administration of all CDBG, HOME and ESG entitlement programs in addition to the County Affordable Housing Trust Fund.

In addition, the Montgomery County Housing Authority (MCHA) will play a large role in providing and managing housing programs covered by this plan. Projects are also coordinated with various non-profit organizations including the Montgomery County Redevelopment Authority and Your Way Home Montgomery County.

Consolidated Plan Public Contact Information

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

1. Introduction

The County of Montgomery has prepared its Annual Action Plan for 2022 in order to strategically implement federal programs that fund housing, community development, and economic development activities within the County. Through a collaborative planning process that involved a broad range of public and private agencies, the County developed an application document for the use of federal entitlement funds available through the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Program (HOME). The County will submit this Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) by August 15, 2022.

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(I))

The Office of Housing and Community Development (OHCD) is responsible for the coordination of various activities required in the administration of grant programs under its purview. To ensure that service delivery coordination is continued, it is essential that each agency share data, exchange information, and consult and coordinate with each of the other service providers. The County’s primary means of connecting and networking with housing and service providers in the region is as follows:

- The County utilizes Community Connections, an innovative approach to provide social services to residents in four regions of the County. The Navicates services are the first of a series of Community Connections initiatives that will change the way in which Montgomery County serves our communities as it relates to human services, building a stronger partnership between government and community organizations.
- Montgomery County Department of Behavioral Health and Developmental Disabilities (BH/DD) provides funding for the development of permanent housing opportunities for individuals who experience mental illness and are of low income. This project is administered jointly with the Montgomery County Department of Housing and Community Development. Projects will be considered if they add to the affordable housing stock for persons who experience mental illness.

This Department has an array of supportive services that work with individuals to support their health and wellness as they become more active members of the communities in which they work and live. The Department will provide technical assistance and create liaisons between the housing developers and local supportive service providers.

In 2014, the County established a new program, Your Way Home (YWH) Montgomery County, funded with Affordable Housing Trust funds. Your Way Home Montgomery County is a new and more effective system for preventing and ending Homelessness. Montgomery County residents experiencing a housing crisis will simply contact the YWH call center, a toll-free hotline for screening and referral to three newly formed community-based Housing Resource Centers (HRC). HRCs serve as central locations for coordinated housing crisis response for families and individuals in each major region of Montgomery County, connecting residents with needed resources, support and community connections to secure permanent housing and remain stably housed.

HRCs use a progressive engagement strategy, a nationally recognized best practice in addressing homelessness, to provide customized levels of assistance to families, and reserve the most expensive interventions for residents with the most severe barriers to housing success.

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.

Since 1995, the U.S. Department of Housing and Urban Development (HUD) has required that all homeless housing and service providers in a jurisdiction that seek federal funding work together in a single planning body called the Continuum of Care (CoC). The CoC establishes goals, objectives, and action steps, and coordinates planning for the full range of homeless services including prevention, as well as emergency, transitional, and permanent supportive housing.

Representatives of local and county government, non-profit homeless and housing providers, and for-profit organizations have been meeting together on a monthly basis since 1999 to address the issue of homelessness. In addition, the Montgomery County Office of Housing and Community Development and the Office of Behavioral Health/ Developmental Disabilities are also active members of the CoC and provide it with staff and financial support. The Office of Housing and Community Development is the lead entity for the committee.

The Continuum of Care Committee is designed to promote community-wide commitment to the goal of ending homelessness. The Continuum of Care Governance Team members are elected by the Your Way Home community annually. The Montgomery County Office of Housing and Community Development is the Collaborative Applicant responsible for facilitating Your Way Home Montgomery County's PA-504 Continuum of Care (CoC) Program Competition issued by the federal department of Housing and Urban Development (HUD), including the review, rating and ranking of new and renewal projects that provide housing and services for residents experiencing or at imminent risk of homelessness using these federal dollars. The mission of the CoC is to ensure that everyone who lives, works, learns, and invests in Montgomery County, Pennsylvania has equal opportunity to live in an affordable home and a thriving community. The CoC is a partnership consisting of community residents, people with lived experience, and public, private, and nonprofit organizations whose shared purpose is to make the experience of

homelessness rare, brief, and a one-time experience for all Montgomery County residents. The CoC complies with all of the responsibilities defined in the federal Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) and the HUD Continuum of Care grant program.

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 Montgomery County Department of Housing is the CoC Lead Agency for PA-504/Montgomery County/ Lower Merion/ Norristown/ Abington continuum of care. The Montgomery County Office of Housing and Community Development administers the ESG funds throughout the County. Montgomery County, through the Your Way Home program, develops the County plan intended to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency.

The County of Montgomery's written standards for the application and allocation process are included in the Application attachment in the Citizen Participation Appendix. The County of Montgomery, through its Program Office of Housing and Community Development, announces the availability of Community Development Block Grant Program (CDBG) funds, HOME funds, and ESG funds. Funds are awarded through an application process. Applications for funding can be submitted by; 1) a unit of local government; 2) public agencies; 3) non-profit organizations; 4) Homeless Service Providers and 5) private developers.

County Housing and Community Development staff reviews each project proposal as it relates to federal and county eligibility criteria and fundability criteria. Prior to the actual review process a preliminary screening of the application will take place testing for completeness. Staff will assess how the application will meet the goals of the County's Five- Year Consolidated Plan and how the project will accomplish those goals. Upon selection, all recipients will be notified of the grant amount after October 1, 2022 following federal acceptance. All program participants will be required to execute a Subrecipient Agreement with Montgomery County. Specific instructions on how to begin implementation of the project are provided at an orientation meeting prior to the start of the project. No costs incurred prior to the execution of the Grant Agreement and Notice of Environmental clearance will be reimbursed by the County Community Development Program. Any costs incurred and paid for prior to proper notification of clearance can jeopardize the use of funds on the project.

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	Agency/Group/Organization	Montgomery County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County held four public hearings to seek input into the Annual Action Plan and solicited applications from a variety of organizations and asked for a needs discussion as part of the application. Also, ongoing dialogue with participating municipalities provided a current assessment of needs and opportunities.
2	Agency/Group/Organization	FAMILY SERVICES OF MONTGOMERY COUNTY
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County held four public hearings to seek input into the Annual Action Plan and solicited applications from a variety of organizations and asked for a needs discussion as part of the application. Also, ongoing dialogue with participating municipalities provided a current assessment of needs and opportunities.
3	Agency/Group/Organization	Keystone Opportunity Center
	Agency/Group/Organization Type	Food Pantry
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County held four public hearings to seek input into the Annual Action Plan and solicited applications from a variety of organizations and asked for a needs discussion as part of the application. Also, ongoing dialogue with participating municipalities provided a current assessment of needs and opportunities.
4	Agency/Group/Organization	INTER-FAITH HOUSING ALLIANCE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County held four public hearings to seek input into the Annual Action Plan and solicited applications from a variety of organizations and asked for a needs discussion as part of the application. Also, ongoing dialogue with participating municipalities provided a current assessment of needs and opportunities.
5	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County held four public hearings to seek input into the Annual Action Plan and solicited applications from a variety of organizations and asked for a needs discussion as part of the application. Also, ongoing dialogue with participating municipalities provided a current assessment of needs and opportunities.
6	Agency/Group/Organization	HEDWIG HOUSE INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County held four public hearings to seek input into the Annual Action Plan and solicited applications from a variety of organizations and asked for a needs discussion as part of the application. Also, ongoing dialogue with participating municipalities provided a current assessment of needs and opportunities.
7	Agency/Group/Organization	Habitat for Humanity of Montgomery County
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

<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 County held four public hearings to seek input into the Annual Action Plan and solicited applications from a variety of organizations and asked for a needs discussion as part of the application. Also, ongoing dialogue with participating municipalities provided a current assessment of needs and opportunities.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The County's Citizen Participation Process was designed to be open and encouraging to all Agency Types. There were no Agency Types that were not consulted during the Action Planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County CoC	The goals of the Strategic Plan are closely coordinated with the goals of the Continuum of Care. The County of Montgomery is an active participant with the applicant and administering agency for the Continuum of Care.
PHA 5 Year Plan	Montgomery County Housing Authority	The Goals of the County Housing Authority's Five Year Plan are closely coordinated with the goals of providing affordable housing for the County.
Montco 2040: A Shared Vision	Montgomery County Planning Commission	A Comprehensive Plan for Montgomery County developed to encourage collaboration and partnerships among governments, businesses, institutions, schools, higher education and other stakeholders.
Montgomery County 10-Year Plan to End Homelessness	Montgomery County CoC	This comprehensive document outlines the County's priority goals to eliminate homelessness and establishes strategies to realize them, in coordination with the Continuum of Care and the Five Year Consolidated Plan Goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Your Way Home	Strategic Plan	Your Way Home Montgomery County is a transformational partnership between government, philanthropy, and nonprofits to solve the problem of homelessness in the County.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

In accordance with 24 CFR 91.115(e), Montgomery County has adopted a Citizen Participation Plan describing the citizen participation requirements of its Federal programs. The full Citizen Participation Plan is on file at the Department of Housing and Community Development. Evidence of citizen participation is included in the Citizen Participation Appendix.

The County provided training workshops for local government entities and non-profits wishing to apply for funds on February 24, 2022. In addition, the County provided Homeless Service Training on February 22, 2022, HOME, HRI training on February 23, 2022 and Fair Housing Trainings on March 16th and March 17, 2022.

The County held two initial citizen participation meetings as virtual public hearings to ensure for safe participation during the COVID-19 State of Emergency and comply with all social distancing requirements. These two virtual public hearings were held on March 7th and March 10th at 6pm. The purpose of these meetings was to solicit public input on community needs and priorities at the onset of the planning process.

A draft of the Annual Action Plan for FY 2022 was placed on public display for 30 days beginning June 6, 2022 and ending July 6, 2022. The notice was published in several area newspapers of record:

- Intelligencer, Doylestown
- The Mercury, Pottstown
- The Reporter, Lansdale
- The Times Herald, Norristown

A public hearing is scheduled for June 23, 2022 to receive citizen comment on the proposed Action Plan. In addition to public input from community meetings and comments broadly solicited, the County invited input from other governmental agencies and nonprofits. Announcement of the availability of the plan was sent to organizations that represent persons with limited English speaking ability, disabilities and low incomes.

In order to reach and provide adequate access to each of the categories of residents the County publicizes notice of upcoming events related to the development and implementation of the Action Plan, including sufficient information about the event subject matter, at least two weeks prior to each event. Events are advertised through the minimum of one of the following methods, depending on event type:

- Non-legal section of those newspapers with general circulation within the County - a Notice of Hearing (for Public Hearings)
- Letters to individual citizens, groups, etc.
- OHCD mailing list and website
- Social Media accounts of Montgomery County

All events are held at times and locations convenient to potential and actual beneficiaries. All public hearings will be held in various locations throughout the County. Hearings are held in the evenings or on weekends in order to allow for greater participation. When a "reasonable" amount of non-English speaking citizens are expected to participate, their needs are met by the provision of an appropriate translator. All public hearings are handicap accessible.

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)
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1	Public Meeting	Non-targeted/broad community	<p>The County held two initial citizen participation meetings as virtual public hearings to ensure for safe participation during the COVID-19 State of Emergency and comply with all social distancing requirements. These two virtual public hearings were held on March 7th and March 10th at 6pm. The purpose of these meetings was to solicit public input on community needs and priorities at the onset of the planning process.</p>	<p>The first public hearing, held on March 7th, five members of the public participated and six members of the public participated in the second hearing held on March 10th. Residents commented on the issue of affordable housing, the status of the closing of the CHOC Homeless Shelter, the need for supportive housing to allow the mentally ill to live independently, and the closing of Norristown Hospital. Several of the attendees stated that</p>	All comments were accepted.	
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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)
				<p>the meeting was not very well publicized. The County responded stating it was publicized and they welcome public participation in the process. Copies of meeting minutes are included in the Appendix to this Plan</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	Training Meetings	Grant Applicants	The County provided virtual training workshops for local government entities and non-profits wishing to apply for funds on February 24, 2022. In addition, the County provided Homeless Service Training on February 22, 2022, HOME, HRI training on February 23, 2022 and Fair Housing Trainings on March 16th and March 17, 2022.	No comments were received at the training sessions. Comments of the training materials and the program applications are included in the Grantee Unique Appendix.	All comments were accepted.	

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	Non-targeted/broad community	On June 23, 2022, a virtual public hearing will be held on the 2022 Annual Action Plan at 6:00pm. Interested parties may attend the hearing and present their comments on the Draft Plan.		No comments were not accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The County of Montgomery anticipates receiving Community Development Block Grant, ESG, and HOME Investment Partnership funds, available from HUD, during the five year period of this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,313,452	0	438,711	3,752,163	6,626,904	Amount for remainder of Con Plan is estimated as 2 times the Year 3 allocation amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,548,513	1,735,696	68,443	3,352,652	3,097,026	Amount for remainder of Con Plan is estimated as 2 times the Year 3 allocation amount.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	285,525	0	0	285,525	571,050	Amount for remainder of Con Plan is estimated as 2 times the Year 3 allocation amount.

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 following private, state, and local funds are anticipated to leverage Federal Funds:

Montgomery County Affordable Housing Trust Funds (AHTF). The Pennsylvania Optional County Affordable Housing Funds Act of 1992 (the Act) allows counties to raise revenues for affordable housing efforts by increasing the fees charged by the Recorder of Deeds for recording deeds and mortgages. 85 percent of the revenues are to fund affordable housing initiatives and up to 15 percent may be used for the administrative costs to implement the initiatives. Eligible activities include using the revenues as the local matching funds to secure HUD HOME funds, construction or rehabilitation financing, housing related services, match for other State or federal funds, rapid-rehousing, homelessness prevention, and supporting first-time homebuyer second mortgage programs.

Montgomery County Community Revitalization Program was approved in spring 2000. The program provides funds for planning grants for Community Revitalization Plans to designated municipalities in Montgomery County. In addition to the designated municipalities, other municipalities in Montgomery County may be eligible for grants if approved by the County Commissioners based on the recommendation of the Community Revitalization Board. Approval is based on evidence that the municipality or census tracts in a municipality are distressed and in need of Community Revitalization funds. The plans are required as a prerequisite for receiving grants or loans under the Community Revitalization Program. When completed, the plans must be approved by the Montgomery County Community Revitalization Board and adopted by the municipal governing body.

Homeowners Emergency Mortgage Assistance Program (HEMAP) is available through the Pennsylvania Housing Finance Agency (PHFA). HEMAP provides loans to help bring delinquent mortgage payments current. Households may be eligible for continuing monthly payment assistance. Total assistance cannot exceed 24/36 months from the date of delinquency or a maximum of monthly payments or \$60,000.

The State, through PHFA uses a portion of its qualified mortgage bond issuing authority for the purpose of issuing Mortgage Credit Certificates (MCC) to qualified first-time homebuyers State-wide. A MCC entitles the certificate holder to take a credit against his federal income taxes in an amount equal to an authorized percentage of the annual interest paid on the certificate holder's mortgage, subject to limitations. The issuance of MCC is governed by the provisions of the US Internal Revenue Code, (the Code) as amended and applicable regulations issued from time to time there under (the Regulations).

Continued in the Discussion Section

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

There is no publicly owned land or property owned by the County of Montgomery designated to be used to address the needs identified in the plan.

Discussion

The Delaware Valley Housing Partnership (DVHP) Mortgage Program is a collaborative mortgage lending program, initiated and operated by lenders to increase home ownership among low and moderate income households in the greater Philadelphia area. Participating lenders flexibly underwrite mortgages on low-cost houses with peer oversight. The program is administered by the Greater Philadelphia Urban Affairs Coalition.

Private financial institutions in Montgomery County participating in the County's first-time homebuyer program include Citizens Bank, PNC Mortgage Corporation, Hatboro Federal Savings, Harleysville National Bank, Univest Corporation, and Cardinal Financial Corporation. The County provides closing cost and/or down payment assistance to eligible program participants, and works in conjunction with the participants in securing mortgage financing from the private sources. The financial institutions hold loans in their mortgage portfolio.

Delaware Valley Community Reinvestment Fund is a regional community development financial institution dedicated to building wealth and opportunity for low wealth communities and low- and moderate-income individuals. The Reinvestment Fund accomplishes its mission in four ways:

- 1) by functioning as an intermediary between investors who share its mission and borrowers whose projects and businesses reduce poverty;
- 2) by functioning as a lender, investor, and grantor for housing, small business, community service, work force development, commercial real estate, and energy conservation projects;
- 3) by functioning as a source of information, education, technical advice, and systems building for public, civic, and private sector institution; and
- 4) by advancing policy ideas designed to reduce urban and suburban poverty and build a sustainable and competitive region.

In 2019, the Montgomery County Department of Health and Human Services received an award of \$1.8 million from the US Department of Housing and Urban Development (HUD) Office of Lead Hazard Control & Healthy Homes to address lead and other hazards in housing units located in the boroughs of Lansdale and Pottstown. This grant will support the County in remediating lead and other hazards in homes owned or occupied by low-income families with children under six years of age. The program will be administered jointly by the HHS Offices of Public Health (OPH) and Housing and Community Development (OHCD). The goals include controlling lead-based paint hazards and reducing housing-related health hazards in eligible households, building workforce capacity of lead certified contractors,

and ensuring that families affected by lead hazards are connected to health resources

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	Rehabilitation & Preservation of Housing Stock	2015	2019	Affordable Housing	County-wide	Rehabilitation of The Current Housing Stock	CDBG: \$400,000	Rental units rehabilitated: 102 Household Housing Unit Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Create New Affordable Rental Housing	2015	2019	Affordable Housing	County-wide	Expand Rental Housing Stock	HOME: \$1,425,000	Rental units constructed: 15 Household Housing Unit
3	Create New Affordable Home Ownership Opportunities	2015	2019	Affordable Housing	County-wide	Expanding Homeownership	HOME: \$1,594,511	Homeowner Housing Added: 7 Household Housing Unit
4	Provide Tenant-Based Rental Assistance	2015	2019	Affordable Housing	County-wide	Strategic Use of Tenant-Based Rental Vouchers	HOME: \$186,261	Tenant-based rental assistance / Rapid Rehousing: 19 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Prevention & Support Activities	2015	2019	Homeless	County-wide	Homeless Prevention	CDBG: \$472,000 ESG: \$264,125	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homelessness Prevention: 537 Persons Assisted
6	Public Facility & Infrastructure Improvements	2015	2019	Non-Housing Community Development	County-wide Low Mod Block Group	Non-Housing Community Development Needs	CDBG: \$1,388,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7971 Persons Assisted Buildings Demolished: 1 Buildings
7	Support Vital Public Services	2020	2024	Non-Housing Community Development	County-wide	Non-Housing Community Development Needs	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 53 Persons Assisted
9	Support Planning & Administration	2015	2019	Planning and Administration	County-wide	Planning and Administration	CDBG: \$600,000 HOME: \$154,851 ESG: \$21,400	Other: 1 Other
10	Section 108 Repayment	2020	2024	Section 108 Repayment	County-wide	Planning and Administration	CDBG: \$866,355	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation & Preservation of Housing Stock
	Goal Description	<p>Rehabilitation of the current housing stock. The County will continue to support housing rehabilitation programs, such as the county-wide homeowner rehabilitation program, and rehabilitation of the affordable rental housing stock. In addition, the County supports the efforts of nonprofits and other organizations to provide weatherization and lead-based paint hazard control, accessibility improvements, and housing repair programs. Promote the rehabilitation and preservation of the existing affordable housing stock (homeowner and rental) through partnerships with agencies that provide housing rehabilitation assistance.</p> <p>Support initiatives by local organizations and municipal sponsors to provide rehabilitation, energy efficiency/weatherization, accessibility modifications and lead-based paint hazard control</p> <p>Genesis Housing Corporation Countywide Owner-occupied Rehab program \$200,000-Major Home Repair Program to provide lower income homeowners, especially senior citizens and disabled persons, with safe and decent housing. 3 Households</p> <p>Sydney Pollack House The fire alarm system and all components, including detectors, strobes, horns etc will be replaced in this 102 unit apartment building located at 450 E. High Street in Pottstown Borough. \$200,000</p>

2	Goal Name	Create New Affordable Rental Housing
	Goal Description	<p>The County will continue to support new housing construction of rental units. To address unmet or overburdened needs, the County encourages projects that provide project based rental assistance and serve the lowest income households, include set-asides for disabled households and units with supportive services for seniors 65 and over.</p> <p>Creation of new affordable rental housing for households below 80% of the area median income. The 2022 year objectives is to collaborate with developers to develop at least 3 new units of affordable HOME rental housing.</p> <p>HOME Upper Merion \$500,000 - 4 HOME units</p> <p>HOME Walters Group Apartments \$925,000 - 11 HOME units.</p>
3	Goal Name	Create New Affordable Home Ownership Opportunities
	Goal Description	<p>Creation of new affordable home ownership opportunities for households between 50% and 80% of the area median income.</p> <p>The 2022 objectives are:</p> <p>HOME Genesis Acquisition/Resale - Pottstown to develop 1 units of affordable sales housing;</p> <p>HFH of Montgomery county - New Construction Phase I - 6 affordable for sale units 2748 Cowpath Road, Hatfield</p>
4	Goal Name	Provide Tenant-Based Rental Assistance
	Goal Description	<p>HOME Family Services TBRA \$43290 - 4 persons</p> <p>HOME Hedwig House TBRA \$135000 - 15 families</p> <p>Provide units of Tenant-Based Rental Assistance annually to provide suitable housing for at-risk and special needs populations.</p>

5	Goal Name	Homeless Prevention & Support Activities
	Goal Description	<p>Priority strategies that the County will work on in 2022:</p> <ul style="list-style-type: none"> • Improve Data Collection and Analysis • Expand Housing Models and Opportunities for Homeless Individuals and Families • Increase Homeless Prevention Efforts through discharge planning and better use of mainstream services • Expand and Target Supportive Services <p>Homeless Support and Prevention- CD \$472,000 - 487 individual homeless prevention</p> <p>HESG 2021 \$264,125 - 125 persons - homelessness prevention assistance(75 in Rapid Re-Housing and 50 in Street Outreach)</p>

6	Goal Name	Public Facility & Infrastructure Improvements
	Goal Description	<p>Support improvements to or construction of public facilities. Public facilities in Montgomery County are important in improving the quality of life by supporting needs for open space and recreational needs, providing spaces for provision of services, and holding of events that bring the community together. Many of the existing public facilities are old and in need of improvements to treat lead paint and improve accessibility. Preference will be given to public facilities that are supported by consideration of a comprehensive and inclusive list of improvements that support those funded by the County, avoiding piece meal development and improvement of public facilities</p> <p>Improve and maintain infrastructure. Maintaining and improving the infrastructure is important in support of the long-term viability of the communities as a place to live, operate a business, and to work.</p> <p>Street Improvements Project- \$464,450 - 3980 persons</p> <p>Water/Sewer Improvements Project- \$400,000 -3020 persons</p> <p>Public Facility Improvements - \$60,000 - 5 persons</p> <p>ADA Sidewalk Improvements - \$385,400 - 966 persons</p> <p>Slum/Blight on a Spot Basis- \$78,950</p>
7	Goal Name	Support Vital Public Services
	Goal Description	<p>North Hills Collective - \$25,000 - The North Hills Education and Recreation Program serves economically disadvantaged students from low income families in North Hills by providing educational resources and recreational enrichment to children in grades 1-12. The program is expected to serve 53 students.</p>

9	Goal Name	Support Planning & Administration
	Goal Description	<p>Support planning and administration of community development. On-going planning is needed to ensure efficiency in administration of programs, coordination of resources, and proper management in agreement with regulations.</p> <p>Project 1 Planning & Admin</p> <ol style="list-style-type: none"> 1. Housing Equality Center CDBG \$50,000 - Provide Fair Housing compliance training, technical assistance and publications to social service organizations, county agencies, municipalities, housing providers and housing agencies that serve the protected classes. 2. Housing & Community Development - CDBG Administration - \$550,000 3. Housing & Community Development - HOME Administration \$154,851.30 4. Housing & Community Development - ESG Administration - \$21,400
10	Goal Name	Section 108 Repayment
	Goal Description	Section 108 Loan Repayment

Projects

AP-35 Projects – 91.220(d)

Introduction

With input from a variety of stakeholders, with data from a variety of sources, including the Montco 2040: A Shared Vision report, and with hands-on experience in front-line services to the most vulnerable populations in the County, Montgomery plans a mix of activities in FY 2022 to address a wide range of challenges for those populations. Infrastructure improvements, housing rehab, recreation facilities and programming and support for area business are just some of the approaches to improving neighborhoods, houses and, most importantly, families in the County.

Projects

#	Project Name
1	MONTCO CDBG/HOME/ESG Planning & Admin
2	MONTCO CDBG Street Improvements Project
3	MONTCO CDBG Water/Sewer Improvements Projects
4	MONTCO CDBG Public Facility Improvements Project
5	MONTCO CDBG Sidewalk Improvements Project
6	MONTCO CDBG Public Services
7	MONTCO CDBG Homeless Support and Prevention
8	MONTCO CDBG Major Housing Rehabilitation Genesis
9	MONTCO CDBG Housing Rehabilitation - Sydney Pollack House
10	HESG 2022
11	HOME Family Services TBRA
12	HOME Hedwig House TBRA
13	HOME HFH of Montgomery & Delaware Counties Affordable Units
14	Section 108 Loan Repayment
15	HOME Genesis Acquisition Rehab Resale - CHDO
16	HOME Upper Merion Area Housing Assoc
17	HOME Walters Group Work Force Housing

Table 7 - Project Information

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

The primary obstacle to meeting underserved needs is the limited resources available to address identified priorities. Montgomery County partners with public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes involving

housing and community development activities. In addition, several other obstacles to meeting underserved needs include:

- Increased need for affordable housing and supportive services resulting from economic downturn. While budgets for projects are generally stretched in good economic conditions, the recent economic downturn has exacerbated these issues and concerns; and
- Increased foreclosures & unemployment in addition to the community implications of the recent economic downturn are effects on a more individual basis, such as a high foreclosure rate, the associated problem of poor credit, and rising unemployment.

As demonstrated in the preceding sections, the County administers and supports a wide array of programs to expand housing choice and provide shelter and services. The Urban County FY 2022 allocations address obstacles of affordability and availability of housing and homeownership financing, opening more opportunities for lower-income households. However, obstacles such as the high cost of housing in Montgomery County being prohibitive to a large number of working poor families will remain due to the scale of these problems and the limited resources available for their resolution.

AP-38 Project Summary
Project Summary Information

1	Project Name	MONTCO CDBG/HOME/ESG Planning & Admin
	Target Area	County-wide
	Goals Supported	Support Planning & Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$600,000 HOME: \$154,851 ESG: \$21,400
	Description	1. Housing Equality Center CDBG \$50,000 - Provide Fair Housing compliance training, technical assistance and publications to social service organizations, county agencies, municipalities, housing providers and housing agencies that serve the protected classes. 2. Housing & Community Development - CDBG Administration - \$550,000. 3. Housing & Community Development - HOME Administration \$154,851.30. 4. Housing & Community Development - ESG Administration - \$21,400
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1. Housing Equality Center CDBG \$50,000 - Provide Fair Housing compliance training, technical assistance and publications to social service organizations, county agencies, municipalities, housing providers and housing agencies that serve the protected classes. 2. Housing & Community Development - CDBG Administration - \$550,000 3. Housing & Community Development - HOME Administration \$154,851.30 4. Housing & Community Development - ESG Administration - \$21,400
Location Description	1. Housing Equality Center - office located at 455 Maryland Drive, Suite 190, Fort Washington, PA 19034 2. Housing & Community Development - Administration, Montgomery County Offices 3. ESG Administration - Montgomery County Offices 4. HOME Administration - Montgomery County Offices	

	Planned Activities	<p>1. Housing Equality Center CDBG \$50,000 - Provide Fair Housing compliance training, technical assistance and publications to social service organizations, county agencies, municipalities, housing providers and housing agencies that serve the protected classes.</p> <p>2. Housing & Community Development - CDBG Administration - \$550,000</p> <p>3. Housing & Community Development - HOME Administration \$154,851.30</p> <p>4. Housing & Community Development - ESG Administration - \$21,400</p>
2	Project Name	MONTCO CDBG Street Improvements Project
	Target Area	County-wide Low Mod Block Group
	Goals Supported	Public Facility & Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$464,458
	Description	<p>1. Bridgeport Borough - \$200,000 - Milling of the road surface and placement of asphalt overlay material on select segments of various streets throughout the Borough with associated curb and roadway base repair as necessary for an approximate total of 73,000 SF of roadway.</p> <p>2. East Greenville Borough \$200,000 - Blaker Drive - Reconstruction of the roadway sub base and surface, and replacement of a section of sidewalk and curb ramp on Blaker Drive between State Street and Forge Road.</p> <p>3. Royersford Borough - \$ 64,458 Church Street Improvements Phase 4 -Mill and overlay of Church Street between 4th and 5th Avenue</p>
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	<p>1. Bridgeport Borough - Census Tract 205700/1,2,4,5 1920 residents 49.04% low/mod</p> <p>2. East Greenville Borough Census Tract 208100/1 875 residents 41.97%</p> <p>3. Royersford Borough - 2062.01/2 1185 residents 59.49%</p>

	Location Description	<p>1. Bridgeport Borough - \$200,000 - Milling of the road surface and placement of asphalt overlay material on select segments of various streets throughout the Borough with associated curb and roadway base repair as necessary for an approximate total of 73,000 SF of roadway.</p> <p>2. East Greenville Borough \$200,000 - Blaker Drive - Reconstruction of the roadway sub base and surface, and replacement of a section of sidewalk and curb ramp on Blaker Drive between State Street and Forge Road.</p> <p>3. Royersford Borough - \$ 64,458 Church Street Improvements Phase 4 -Mill and overlay of Church Street between 4th and 5th Avenue</p>
	Planned Activities	<p>1. Bridgeport Borough - \$200,000 - Milling of the road surface and placement of asphalt overlay material on select segments of various streets throughout the Borough with associated curb and roadway base repair as necessary for an approximate total of 73,000 SF of roadway.</p> <p>2. East Greenville Borough \$200,000 - Blaker Drive - Reconstruction of the roadway sub base and surface, and replacement of a section of sidewalk and curb ramp on Blaker Drive between State Street and Forge Road.</p> <p>3. Royersford Borough - \$ 64,458 Church Street Improvements Phase 4 -Mill and overlay of Church Street between 4th and 5th Avenue</p>
3	Project Name	MONTCO CDBG Water/Sewer Improvements Projects
	Target Area	County-wide Low Mod Block Group
	Goals Supported	Public Facility & Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$400,000
	Description	<p>1. Pottstown Borough - \$200,000 Storm Sewer Improvements Phase II -Installation of storm sewer pipe and inlets supplementing the existing storm sewer collection system in 4 problem locations: York Street, Franklin Street, Hawthorne Street, and Keim Street2. West Pottsgrove Township \$200,000 - Anthony Wayne Drive Sanitary Sewer Improvements-Upgrade broken 8" VCP with 8" PVC to further abate the large amount of I&I documented in the system</p>
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	1. Pottstown Borough - 208901/1; 208906/2,3; 208903/1 2,240 residents 57.22% low/mod 2. West Pottsgrove Township - 209202/1 780 residents
	Location Description	1. Pottstown Borough - \$200,000 Storm Sewer Improvements Phase II -Installation of storm sewer pipe and inlets supplementing the existing storm sewer collection system in 4 problem locations: York Street, Franklin Street, Hawthorne Street, and Keim Street 2. West Pottsgrove Township \$200,000 - Anthony Wayne Drive Sanitary Sewer Improvements-Upgrade broken 8" VCP with 8" PVC to further abate the large amount of I&I documented in the system
	Planned Activities	1. Pottstown Borough - \$200,000 Storm Sewer Improvements Phase II -Installation of storm sewer pipe and inlets supplementing the existing storm sewer collection system in 4 problem locations: York Street, Franklin Street, Hawthorne Street, and Keim Street 2. West Pottsgrove Township \$200,000 - Anthony Wayne Drive Sanitary Sewer Improvements-Upgrade broken 8" VCP with 8" PVC to further abate the large amount of I&I documented in the system
4	Project Name	MONTCO CDBG Public Facility Improvements Project
	Target Area	County-wide
	Goals Supported	Public Facility & Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$138,950
	Description	1. Springfield Township - \$78,950 -1200 E. Willow Grove Ave Blight Removal - Environmental remediation and demolition of a blighted building on the site of the Township recreation center.2. Indian Creek Foundation - \$60,000 Renovations of 1821 Schwenksville Road - Funding would be for roofing, windows and siding renovations at 1821 Schwenksville Road, Upper Salford Twp. This property serves 5 individuals with developmental disabilities.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1. Springfield Township - Slum/Blight no a Spot Basis 2. Indian Creek Foundation - This property serves 5 individuals with developmental disabilities.

	Location Description	<p>1. Springfield Township - \$78,950 -1200 E. Willow Grove Ave Blight Removal - Environmental remediation and demolition of a blighted building on the site of the Township recreation center.</p> <p>2. Indian Creek Foundation - \$60,000 Renovations of 1821 Schwenksville Road - Funding would be for roofing, windows and siding renovations at 1821 Schwenksville Road, Upper Salford Twp. This property serves 5 individuals with developmental disabilities.</p>
	Planned Activities	<p>1. Springfield Township - \$78,950 -1200 E. Willow Grove Ave Blight Removal - Environmental remediation and demolition of a blighted building on the site of the Township recreation center.</p> <p>2. Indian Creek Foundation - \$60,000 Renovations of 1821 Schwenksville Road - Funding would be for roofing, windows and siding renovations at 1821 Schwenksville Road, Upper Salford Twp. This property serves 5 individuals with developmental disabilities.</p>
5	Project Name	MONTCO CDBG Sidewalk Improvements Project
	Target Area	County-wide Low Mod Block Group
	Goals Supported	Public Facility & Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$385,400
	Description	<p>1. Jenkintown Borough - \$200,000 -Sidewalk Improvements - ABR Curb Ramps - Construction of 45 curb ramps to remove architectural barriers along sidewalks on various borough streets.</p> <p>2. West Conshohocken Borough \$185,400 -Sidewalk Improvements - ABR Curb Ramps -Construction of 18 curb ramps to remove architectural barriers along sidewalks on various borough streets.</p>
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	<p>1. Jenkintown Borough - 773 low/mod residents</p> <p>2. West Conshohocken Borough - 193 low/mod</p>

	Location Description	1. Jenkintown Borough - \$200,000 -Sidewalk Improvements - ABR Curb Ramps - Construction of 45 curb ramps to remove architectural barriers along sidewalks on various borough streets. 2. West Conshohocken Borough \$185,400 -Sidewalk Improvements - ABR Curb Ramps -Construction of 18 curb ramps to remove architectural barriers along sidewalks on various borough streets.
	Planned Activities	1. Jenkintown Borough - \$200,000 -Sidewalk Improvements - ABR Curb Ramps - Construction of 45 curb ramps to remove architectural barriers along sidewalks on various borough streets. 2. West Conshohocken Borough \$185,400 -Sidewalk Improvements - ABR Curb Ramps -Construction of 18 curb ramps to remove architectural barriers along sidewalks on various borough streets.
6	Project Name	MONTCO CDBG Public Services
	Target Area	County-wide Low Mod Block Group
	Goals Supported	Support Vital Public Services
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$25,000
	Description	North Hills Collective - \$25,000 - The North Hills Education and Recreation Program serves economically disadvantaged students from low income families in North Hills by providing educational resources and recreational enrichment to children in grades 1-12. The program is expected to serve 53 students.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	53 students from low-mod income households.
	Location Description	North Hills
Planned Activities	North Hills Collective - \$25,000 - The North Hills Education and Recreation Program serves economically disadvantaged students from low income families in North Hills by providing educational resources and recreational enrichment to children in grades 1-12. The program is expected to serve 53 students.	
7	Project Name	MONTCO CDBG Homeless Support and Prevention
	Target Area	County-wide
	Goals Supported	Homeless Prevention & Support Activities

Needs Addressed	Homeless Prevention
Funding	CDBG: \$472,000
Description	<p>1. Laurel House CDBG \$37,500 Shelter Operations Funding to support wages and employer-paid taxes for staff position of Director.</p> <p>2. Interfaith Hospitality Network of the Main Line CDBG \$30,000 Shelter Operations Funding will support the staff costs at an emergency shelter Day Center for homeless families referred by the Your Way Home Call Center.</p> <p>3. Resources for Human Development (\$72,000) - funding to support 200 individuals. Provision of emergency shelter services and operational costs (personal and food expenses)</p> <p>4. Salvation Army Pottstown CDBG \$158,650 Shelter Operations Emergency Shelter Operations - Lessig-Booth Family Residence. Funding to support shelter operations for a 24/7 emergency shelter to homeless. Eleven families can be served at a time.</p> <p>5. Salvation Army Norristown CDBG \$133,850 Shelter Operations. Funding to support shelter operations for a 24/7 emergency shelter to homeless families. The program serves seven homeless families at a time.</p> <p>6. Family Promise Montco (fka IFHA) Inter-Faith Housing Alliance (\$40,000) - Funding will support the cost of director, case managers and a Community Resource Mgr. as well as Employee benefits .</p>
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	<p>Laurel House (\$37,500) - . Laurel House expects to provide emergency shelter to 60 women and 65 children for the program year.</p> <p>Interfaith Hospitality Network of the Main Line (\$30,000) - funding will support 12- 14 families (approximately 50 individuals)</p> <p>Salvation Army Pottstown (\$158,650) - funding to support 11 families – approximately 44 persons</p> <p>Resources for Human Development (\$72,000) - funding to support 200 individuals.</p> <p>Salvation Army Norristown (\$133,850) - funding to support 7 families. 28 individuals</p> <p>Family Promise Montco (fka IFHA) Inter-Faith Housing Alliance (\$40,000) - funding will support 16 families (approx.. 40 people)</p>

	Location Description	<p>Laurel House - 605 Swede Street, Norristown, PA.</p> <p>Interfaith Hospitality Network of the Main Line - 1449 DeKalb Street, Norristown, PA</p> <p>Salvation Army Pottstown - 137 King Street, Pottstown, PA 19464</p> <p>Resources for Human Development - Building 9 on the ground of the Norristown State Hospital located at 1001 Sterigere St, Norristown, PA 19401</p> <p>Salvation Army Norristown - 533 Swede St., Norristown, PA 19401</p> <p>Inter-Faith Housing Alliance - 31 S. Spring Garden Street, Ambler, PA</p>
	Planned Activities	<ol style="list-style-type: none"> 1. Laurel House CDBG \$37,500 Shelter Operations Funding to support wages and employer-paid taxes for staff position of Director. 2. Interfaith Hospitality Network of the Main Line CDBG \$30,000 Shelter Operations Funding will support the staff costs at an emergency shelter Day Center for homeless families referred by the Your Way Home Call Center. 3. Resources for Human Development (\$72,000) - funding to support 200 individuals. Provision of emergency shelter services and operational costs (personal and food expenses) 4. Salvation Army Pottstown CDBG \$158,650 Shelter Operations Emergency Shelter Operations - Lessig-Booth Family Residence. Funding to support shelter operations for a 24/7 emergency shelter to homeless. Eleven families can be served at a time. 5. Salvation Army Norristown CDBG \$133,850 Shelter Operations. Funding to support shelter operations for a 24/7 emergency shelter to homeless families. The program serves seven homeless families at a time. 6. Family Promise Montco (fka IFHA) Inter-Faith Housing Alliance (\$40,000) - Funding will support the cost of director, case managers and a Community Resource Mgr. as well as Employee benefits .
8	Project Name	MONTCO CDBG Major Housing Rehabilitation Genesis
	Target Area	County-wide
	Goals Supported	Rehabilitation & Preservation of Housing Stock
	Needs Addressed	Rehabilitation of The Current Housing Stock
	Funding	CDBG: \$200,000

	Description	Owner Occupied Housing Rehabilitation - Genesis Housing Corporation REHAB- Rehabilitation of properties that will require major repairs that are above the maximum allowed in the existing program Clients served: 2-3 homes.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Owner Occupied Housing Rehabilitation - Genesis Housing Corporation REHAB- Rehabilitation of properties that will require major repairs that are above the maximum allowed in the existing program Clients served: 2-3 homes.
	Location Description	Owner Occupied Housing Rehabilitation - Genesis Housing Corporation REHAB- Owner Occupied Housing Rehabilitation - Genesis Housing Corporation REHAB- Rehabilitation of properties that will require major repairs that are above the maximum allowed in the existing program Clients served: 2-3 homes.
	Planned Activities	Owner Occupied Housing Rehabilitation - Genesis Housing Corporation REHAB- Rehabilitation of properties that will require major repairs that are above the maximum allowed in the existing program Clients served: 2-3 homes.
9	Project Name	MONTCO CDBG Housing Rehabilitation - Sydney Pollack House
	Target Area	County-wide
	Goals Supported	Rehabilitation & Preservation of Housing Stock
	Needs Addressed	Rehabilitation of The Current Housing Stock
	Funding	CDBG: \$200,000
	Description	Montgomery County Housing Authority - Sydney Pollack House Funding would be used to replace the roof which is currently 36 years old and leaking in various places. Sidney Pollock House is a 102 unit income restricted facility designed for seniors and the disabled.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Montgomery County Housing Authority - Sydney Pollack House Funding would be used to replace the roof which is currently 36 years old and leaking in various places. Sidney Pollock House is a 102 unit income restricted facility designed for seniors and the disabled.
	Location Description	450 E. High Street in Pottstown Borough

	Planned Activities	Montgomery County Housing Authority - Sydney Pollack House Funding would be used to replace the roof which is currently 36 years old and leaking in various places. Sidney Pollock House is a 102 unit income restricted facility designed for seniors and the disabled.
10	Project Name	HESG 2022
	Target Area	County-wide
	Goals Supported	Homeless Prevention & Support Activities
	Needs Addressed	Homeless Prevention
	Funding	ESG: \$264,125
	Description	1. Rapid Re-Housing (ESG \$105,700) - Funds will support Rapid Re-housing Rental Subsidies and case management services to homeless individuals and families referred through the Your Way Home program.2. Access Services - Street Outreach (ESG \$158,425) - to verify, engage, and help connect literally homeless individuals to housing across Montgomery County.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 125 homeless individuals. Rapid Rehousing - 25 Household (and/or 75 clients) will be served thru case management and rental assistance. Street outreach - approximately 50 homeless individuals will benefit from the proposed activity.
	Location Description	Will be administered out of offices that have yet to be determined. Outreach will be throughout the County
	Planned Activities	1. Rapid Re-Housing (ESG \$105,700) - Funds will support Rapid Re-housing Rental Subsidies and case management services to homeless individuals and families referred through the Your Way Home program. 2. Access Services - Street Outreach (ESG \$158,425) - to verify, engage, and help connect literally homeless individuals to housing across Montgomery County.
11	Project Name	HOME Family Services TBRA
	Target Area	County-wide
	Goals Supported	Provide Tenant-Based Rental Assistance
	Needs Addressed	Strategic Use of Tenant-Based Rental Vouchers
	Funding	HOME: \$43,290

	Description	Tenant Based Rental Assistance for one year (12 Months) assisting 4 clients infected with HIV/AIDS and living in Montgomery County. Program will aid by providing rental subsidies for persons who fall under the HUD definition of homeless. The TBRA program follows the Your Way Home (YWH) model to end homelessness
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Tenant Based Rental Assistance for one year (12 Months) assisting 4 clients infected with HIV/AIDS and living in Montgomery County. Program will aid by providing rental subsidies for persons who fall under the HUD definition of homeless. The TBRA program follows the Your Way Home (YWH) model to end homelessness
	Location Description	Countywide Tenant Based Rental Assistance for one year (12 Months) assisting 4 clients infected with HIV/AIDS and living in Montgomery County. Program will aid by providing rental subsidies for persons who fall under the HUD definition of homeless. The TBRA program follows the Your Way Home (YWH) model to end homelessness
	Planned Activities	Tenant Based Rental Assistance for one year (12 Months) assisting 4 clients infected with HIV/AIDS and living in Montgomery County. Program will aid by providing rental subsidies for persons who fall under the HUD definition of homeless. The TBRA program follows the Your Way Home (YWH) model to end homelessness
12	Project Name	HOME Hedwig House TBRA
	Target Area	County-wide
	Goals Supported	Provide Tenant-Based Rental Assistance
	Needs Addressed	Strategic Use of Tenant-Based Rental Vouchers
	Funding	HOME: \$135,000
	Description	Hedwig House - \$135,000 Tenant Based Rental Assistance (TBRA) providing individual and family rental units in scattered sites throughout Montgomery County for 15 families who are extremely low-income (30% AMI) special needs households. The program provides an opportunity to persons who access mental health or developmental disability services in Montgomery County to live in a community setting of their choice, with the assistance of appropriate support services. The TBRA program consists of 15 scattered site rental units throughout Montgomery County
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Hedwig House - Tenant Based Rental Assistance (TBRA) providing individual and family rental units in scattered sites throughout Montgomery County for 15 families who are extremely low-income (30% AMI) special needs households. The program provides an opportunity to persons who access mental health or developmental disability services in Montgomery County to live in a community setting of their choice, with the assistance of appropriate support services. The TBRA program consists of 15 scattered site rental units throughout Montgomery County
	Location Description	Hedwig House - Tenant Based Rental Assistance (TBRA) providing individual and family rental units in scattered sites throughout Montgomery County for 15 families who are extremely low-income (30% AMI) special needs households. The program provides an opportunity to persons who access mental health or developmental disability services in Montgomery County to live in a community setting of their choice, with the assistance of appropriate support services. The TBRA program consists of 15 scattered site rental units throughout Montgomery County
	Planned Activities	Hedwig House - Tenant Based Rental Assistance (TBRA) providing individual and family rental units in scattered sites throughout Montgomery County for 15 families who are extremely low-income (30% AMI) special needs households. The program provides an opportunity to persons who access mental health or developmental disability services in Montgomery County to live in a community setting of their choice, with the assistance of appropriate support services. The TBRA program consists of 15 scattered site rental units throughout Montgomery County
13	Project Name	HOME HFH of Montgomery & Delaware Counties Affordable Units
	Target Area	County-wide
	Goals Supported	Create New Affordable Home Ownership Opportunities
	Needs Addressed	Expanding Homeownership
	Funding	HOME: \$1,362,211

	Description	Construction of six units in an 18 unit development in Hatfield Township completed in three phases. Units will be located on Cowpath Road in Hatfield Township. HOME funds will include soft costs like project planning, permitting, architectural drawings and infrastructure. Units will be a two story, 3 bedroom, 1.5 bath structure. The units will then be sold to low to moderate (60-80% AMI) income families who will also provide 200 hours of sweat equity into the property development.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	6 families
	Location Description	Cowpath Road in Hatfield Township
	Planned Activities	Construction of six units in an 18 unit development in Hatfield Township completed in three phases. Units will be located on Cowpath Road in Hatfield Township. HOME funds will include soft costs like project planning, permitting, architectural drawings and infrastructure. Units will be a two story, 3 bedroom, 1.5 bath structure. The units will then be sold to low to moderate (60-80% AMI) income families who will also provide 200 hours of sweat equity into the property development.
14	Project Name	Section 108 Loan Repayment
	Target Area	County-wide
	Goals Supported	Section 108 Repayment
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$866,355
	Description	Section 108 Loan Repayment
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Section 108 Loan Repayment
	Location Description	Section 108 Loan Repayment
	Planned Activities	Section 108 Loan Repayment

15	Project Name	HOME Genesis Acquisition Rehab Resale - CHDO
	Target Area	County-wide
	Goals Supported	Create New Affordable Home Ownership Opportunities
	Needs Addressed	Expanding Homeownership
	Funding	HOME: \$232,300
	Description	Acquire a blighted property to create an affordable housing unit for an income eligible household in Pottstown.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Acquire a blighted property to create an affordable housing unit for an income eligible household in Pottstown.
	Location Description	Acquire a blighted property to create an affordable housing unit for an income eligible household in Pottstown.
	Planned Activities	Acquire a blighted property to create an affordable housing unit for an income eligible household in Pottstown.
16	Project Name	HOME Upper Merion Area Housing Assoc
	Target Area	County-wide
	Goals Supported	Create New Affordable Rental Housing
	Needs Addressed	Expand Rental Housing Stock
	Funding	HOME: \$500,000
	Description	Upper Merion Area Housing Assoc Towne Center - Conversion 191 Towne Center Road King of Prussia This project will convert a 10,000 SF building owned by Valley Forge Presbyterian Church into sixteen (16) affordable housing units. The proposed units will serve the most vulnerable populations. Half of the units (8) will be reserved for individuals earning below 20% AMI. This includes four units referred through the Montgomery County MH/DD/EI Program Office for individuals who are served by the HealthChoices Medical Assistance Program (previously funded) and four units reserved for individuals from Delta Family Services' Supervised Independent Living (SIL) Program. The project will also supply an office onsite for a Delta counselor. This application is for HOME/AHTF funding for 2 units at or below 50% AMI and 2 units at or below 60% AMI.
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 2 units at or below 50% AMI and 2 units at or below 60% AMI.
	Location Description	191 Towne Center Road King of Prussia
	Planned Activities	Upper Merion Area Housing Assoc Towne Center - Conversion 191 Towne Center Road King of Prussia This project will convert a 10,000 SF building owned by Valley Forge Presbyterian Church into sixteen (16) affordable housing units. The proposed units will serve the most vulnerable populations. Half of the units (8) will be reserved for individuals earning below 20% AMI. This includes four units referred through the Montgomery County MH/DD/EI Program Office for individuals who are served by the HealthChoices Medical Assistance Program (previously funded) and four units reserved for individuals from Delta Family Services' Supervised Independent Living (SIL) Program. The project will also supply an office onsite for a Delta counselor. This application is for HOME/AHTF funding for 2 units at or below 50% AMI and 2 units at or below 60% AMI.
17	Project Name	HOME Walters Group Work Force Housing
	Target Area	County-wide
	Goals Supported	Create New Affordable Rental Housing
	Needs Addressed	Expand Rental Housing Stock
	Funding	HOME: \$925,000

<p>Description</p>	<p>Walters proposes a Work Force Housing Development consisting of approximately 46-52 units with 1, 2 and 3 bedroom apartments in Upper Gwynedd Township, Montgomery County, PA. This community is within close walkable proximity to the Pennbrook Train station as well as a Septa bus stop. As a work force housing project with many bedroom options, families will have opportunities to live in North Penn School District, one of the strongest districts in Pennsylvania for an affordable price. Walters is committed to setting aside 3 apartments for the Montgomery County Department of BH/DD and would consider an additional 3 apartments for Your Way Home if we can create an internal rental subsidy through county resources, in order to keep these units at the most affordable rate. This community will also feature 8 market rate apartments to comply with PHFA policy guidelines and to promulgate economically integrated housing on the site in an effort to deconcentrate poverty and the stigma associated with affordable housing11 HOME units</p>
<p>Target Date</p>	<p>9/30/2023</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Eleven low/moderate income units (families)</p>
<p>Location Description</p>	<p>1500 Pennbrooke Parkway Upper Gwynedd</p>
<p>Planned Activities</p>	<p>Walters proposes a Work Force Housing Development consisting of approximately 46-52 units with 1, 2 and 3 bedroom apartments in Upper Gwynedd Township, Montgomery County, PA. This community is within close walkable proximity to the Pennbrook Train station as well as a Septa bus stop. As a work force housing project with many bedroom options, families will have opportunities to live in North Penn School District, one of the strongest districts in Pennsylvania for an affordable price. Walters is committed to setting aside 3 apartments for the Montgomery County Department of BH/DD and would consider an additional 3 apartments for Your Way Home if we can create an internal rental subsidy through county resources, in order to keep these units at the most affordable rate. This community will also feature 8 market rate apartments to comply with PHFA policy guidelines and to promulgate economically integrated housing on the site in an effort to deconcentrate poverty and the stigma associated with affordable housing</p>

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

Montgomery County is designated as an Urban County by HUD. As used throughout this document, the term Urban County refers to the area of Montgomery County outside of the Municipality of Norristown and Abington and Lower Merion Townships. These communities receive direct HUD funding and are not part of the funded program area for Montgomery County. Also not included in the Urban County are Conshohocken Borough and Limerick Township as these municipalities have opted to participate in the State CDBG program. However, Limerick has elected to re-join the Urban County and will be part of the Montgomery County entitlement before the end of this five year cycle.

The following narrative describes the characteristics of the areas in Montgomery County where a majority of low and moderate income persons reside. Because 70% of the County’s CDBG funds must benefit low and moderate income persons, a significant portion of the County’s CDBG funds may be spent in these areas. However, the County is also committed to investing CDBG resources in other non-impacted areas of Montgomery County while continuing to benefit low and moderate income persons.

Based on Census results from American Community Survey estimates, it is apparent that the Urban County is equally as diverse as the state of Pennsylvania. This is due in part to the increasing diversity amongst the races and ethnicities at both the state and county levels. The percent of White, Non-Hispanic in just the Urban County per the 2014-2018 American Community Survey was 77.71%, The percentage of Blacks/African Americans was 7.8% , Asian 8.03% and people of Hispanic origin was 4.11%.

Geographic Distribution

Target Area	Percentage of Funds
County-wide Low Mod Block Group	67
County-wide	33

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Each of the activities to be funded in 2022 reflect a High Priority identified in the County’s Five Year Plan. Some projects are at specific locations and some of the projects serve a specific geographic area or the entire community. Projects addressing public facility needs and infrastructure needs are at site-specific locations serving low-income areas or benefiting low-income consumers in the area. Where projects serve specific geographic areas, those service areas are noted in AP-35.

HOME funds have been allocated for a variety of projects this year. HOME funds will be used for

development of affordable rental housing; and Acquisition/Rehab/Resale of units in various communities. Affordable Housing Trust Funds will be used for activities including: construction of new housing; Montgomery County Housing Authority First Time Homebuyer program; leveraging for the homeless programs; and, rehabilitation of public housing units.

Based on Census results from American Community Survey estimates, it is apparent that the Urban County is equally as diverse as the state of Pennsylvania. This is due in part to the increasing diversity amongst the races and ethnicities at both the state and county levels. The Urban County's race/ethnicity composition is 79.4% White, 10.7% Black, 8.1% Asian, and 2.33% Two or More Races. 5.4% of the Urban County's population is Hispanic.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County anticipates focusing its CDBG, ESG and HOME entitlement funds towards improving the quality of life in neighborhoods for extremely low, very low, and low income households, and to preserve and increase the stock of affordable owner and renter housing units. The following objectives have been established:

1. Expand homeownership – develop new homeownership opportunities through first-time homebuyer assistance, new construction and substantial rehabilitation of blighted housing.
2. Preserve existing housing – provide assistance to lower income homeowners to rehabilitate their homes to meet code standards.
3. Expand rental housing – provide assistance to developers to construct new rental housing or conversion of non-residential facilities into housing.
4. Support the actions of the Montgomery County Housing Authority to improve public housing.
5. Support the actions of developers (non-profit and for-profit) seeking funds to develop housing to address the needs of persons with disabilities and the elderly.
6. Support the development of new permanent supportive housing for persons who need more than just an apartment to end the cycle of homelessness.
7. Strategically use the allocation of Tenant Based Rental Assistance Vouchers

One Year Goals for the Number of Households to be Supported	
Homeless	816
Non-Homeless	161
Special-Needs	15
Total	992

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	19
The Production of New Units	55
Rehab of Existing Units	109
Acquisition of Existing Units	1
Total	184

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

Discussion

Projects funded in 2022 with CDBG and HOME funds to address one-year goals and actions for affordable housing include:

Planned Activities

1. Genesis Housing Corp - CDBG \$200,000 - Owner Occupied Housing Rehabilitation - Genesis Housing Corporation REHAB- Rehabilitation of properties that will require major repairs that are above the maximum allowed in the existing program Clients served: 2-3 homes
One Year Goal: Rehabilitation & Preservation of Housing Stock
2. Montgomery Housing Authority – CDBG \$200,000 - Funding would be used to replace the roof which is currently 36 years old and leaking in various places in this 102-unit apartment building located at 450 E. High Street in Pottstown Borough. One Year Goal: Rehabilitation & Preservation of Housing Stock
3. HOME HFH of Montgomery & Delaware Counties Affordable Units \$1,362,211 - Construction of six units in an 18 unit development in Hatfield Township completed in three phases. Units will be located on Cowpath Road in Hatfield Township. HOME funds will include soft costs like project planning, permitting, architectural drawings and infrastructure. Units will be a two story, 3 bedroom, 1.5 bath structure. The units will then be sold to low to moderate (60-80% AMI) income families who will also provide 200 hours of sweat equity into the property development
One Year Goal: Create New Affordable Housing Opportunities
4. HOME Upper Merion Area Housing Assoc – HOME \$500,000 - Upper Merion Area Housing Assoc Towne Center - Conversion 191 Towne Center Road King of Prussia. This project will convert a 10,000 SF building owned by Valley Forge Presbyterian Church into sixteen (16) affordable housing units. The proposed units will serve the most vulnerable populations. Half of the units (8) will be reserved for individuals earning below 20% AMI. This includes four units referred through the Montgomery County MH/DD/EI Program Office for individuals who are served by the Health Choices Medical Assistance Program (previously funded) and four units reserved for individuals from Delta Family Services' Supervised Independent Living (SIL) Program. This application is for HOME/AHTF funding for 2 units at or below 50% AMI and 2 units at or below 60% AMI
One Year Goal: Expand Rental Housing Stock; 6 will be HOME units
5. Genesis Housing Corporation – HOME \$232,300 - Acquire a blighted property to create an affordable housing unit for an income eligible household in Pottstown.
One Year Goal: Create New Affordable Home Ownership Opportunities
6. Hedwig House – HOME \$135,000 - Tenant Based Rental Assistance (TBRA) providing individual and family rental units in scattered sites throughout Montgomery County for 15 families who

are extremely low-income (30% AMI) special needs households.

One Year Goal: Provide Tenant-Based Rental Assistance

7. Family Services – HOME \$43,290 - Tenant Based Rental Assistance (TBRA) providing rental units assisting 4 clients infected with HIV/AIDS.

One Year Goal: Provide Tenant-Based Rental Assistance

8. HOME Walters Group Work Force Housing- HOME \$925,000 - Walters proposes a Work Force Housing Development consisting of approximately 46-52 units with 1, 2 and 3 bedroom apartments in Upper Gwynedd Township 11 HOME units

AP-60 Public Housing – 91.220(h)

Introduction

The Montgomery County Housing Authority (MCHA) owns and manages 526 public housing units located in four high-rise towers, designed for elderly and disabled residents, and two family communities in eight developments in three of the County's sixty-two municipalities. Almost all of the public housing units are occupied, with an annual turnover rate of approximately 60 units.

Of the 526 Public Housing families, Small families, with 1-4 members comprised 424 the tenant households; while households with a disabled member comprised 169 households and 258 households included an elderly member. Non-White Public Housing total population equaled 58%, Hispanic population totaled 5%.

As of 2022 the MCHA completed the comprehensive repositioning of both Crest Manor (46 units in Abington Township) and North Hills Manor (50 units in Upper Dublin Township). Both sites serve general occupancy populations. Crest Manor offers 1, 2, 3, 4 and 5 bedroom unit options and North Hills Manor offers 1, 2, 3, and 4 bedroom unit options. Both sites are LEED certified and meet or exceed the Uniform Federal Accessibility Standards. At both sites, the MCHA continues to own the land and provide the federal subsidy on behalf of the low-income tenants, a formal legal partnership between the MCHA and Pennrose Properties owns the structures and Pennrose Management Company provides the leasing and management services.

In addition to public housing, the Authority administers the Housing Choice Voucher Program serving approximately 2,300 families as of April 2022. Small Families (1-4 persons) comprised 1,912 voucher households, while households with a disabled member represented 1,203 voucher holders. Non-White HCVP head of households accounted for 62% voucher holders. Approximately 6% of HCVP head of households are Latino.

June 2019 was the last time the MCHA's Housing Choice Voucher Program accepted applications. Our notification efforts and on-line applications were available in both English and Spanish. During the 7-day application window, the MCHA rec'd over 10,500 applications.

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

The County has awarded \$200,000 in CDBG funds to the Montgomery County Housing Authority for Funding to replace the roof which is currently 36 years old and leaking in various places. Sidney Pollock House is a 102 unit income restricted facility designed for seniors and the disabled

The MCHA plans to apply for additional HOME/CDBG and/or AHTF to support capital improvements on

the other properties within its portfolio

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

MCHA administers the Family Self-Sufficiency Program, a HUD program that encourages communities to develop local strategies to help Voucher families obtain

employment and work toward economic independence and self-sufficiency. MCHA works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a sustainable wage.

Each MCHA public housing community has a resident council. The resident councils have input and involvement in the following activities: management operations, modernization needs, the Family Self-Sufficiency Program, and the homeownership program. The resident councils attend regular meetings and take part in the planning processes for both the Five-Year and the annual Public Housing Authority (PHA) plans that are submitted to HUD.

Priority resident initiatives include: repositioning/redevelopment efforts at Crest Manor and North Hills Manor and intensive outreach to involve both the resident councils and residents in the redevelopment process, individualized support for general occupancy and senior needs, active communication and notice between MCHA and the residents. The Authority continues to operate a Goodwill Senior Program which employs elderly individuals who live at the individual public housing site. Another effort is a one-time rent calculation allowance given to residents who receive an increase in household income. This helps to foster employment and mobility without penalty.

MCHA strives to maintain a high quality living environment for its residents. MCHA uses the following HUD manuals as guides to implement its management and maintenance policies:

- Admissions and Continued Occupancy Handbook;
- PH Maintenance Plan Document;
- FSS Action Plan;
- Public Housing Assessment System Manual;
- Section 8 Administrative Plan;
- Housing Inspection Manual;
- Section 8 and Voucher Program Master Book; and
- HUD Handbook 7420.7

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

provided or other assistance

Not Applicable

Discussion

Additional Information:

The MCHA's website was recently completed redesigned. The new site offers translation into over 100 languages and ADA conversion as well.

The MCHA continues to offer translation services at no cost to our program participants. Despite our thousands and thousands of client 'touches' per year, we receive fewer than a handful of translation requests annually.

June 2019 was the last time the MCHA's Housing Choice Voucher Program accepted applications. Our notification efforts and on-line applications were available in both English and Spanish. During the 7-day application window, the MCHA rec'd over 10,500 applications. Well less than 0.5% were rec'd in Spanish.

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

Introduction

In 2014, the Department of Housing and Community Development (DHCD) established a new program, Your Way Home (YWH) Montgomery County, funded with Affordable Housing Trust funds. Your Way Home Montgomery County is a more effective system for preventing and ending Homelessness. To accomplish this, Your Way Home utilizes Coordinated Entry- a way to ensure that all those in need receive the same assessment, referral, and prioritization from providers. The first step in Coordinated Entry is to contact the Your Way Home Call Center- operated by the United Way. Montgomery County residents experiencing a housing crisis should contact call 2-1-1 or text 898-211 from any phone in Montgomery County to complete intake. Coordinated Entry specialists who work at the Call Center are familiar with Your Way Home policies, prioritizations, and procedures, and can provide callers with up-to-date information and local community resources. Those experiencing unsheltered homelessness will be referred to the next step in Coordinated Entry- Street Outreach. Street outreach teams help those experiencing homelessness by providing goods and connections to community services to help solve the housing crisis. Highly vulnerable individuals can be referred to an Emergency Shelter for short-term housing-focused stays to continue the work of street outreach.

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Montgomery County Continuum of Care (CoC) has been working to address homelessness and the priority needs of homeless individuals and families, including subpopulations, for many years. The CoC addresses the housing and supportive service needs in each stage of the process to help homeless persons make the transition to permanent housing and independent living. Montgomery County will continue to support the CoC strategy in meeting the needs of homeless persons and those at risk of

becoming homeless. Led by a governing board of 22 members, including people with lived experience, people from partnering agencies, government, and community agencies, the CoC is committed to ensuring equitable access to housing resources to those in need in Montgomery County.

A Homeless Management Information system (HMIS) is administered by Montgomery County. This is a computerized data collection application designed to capture client level information over time, as well as provide an overall picture of an individual's connection to housing and homeless services. It is a valuable resource and important part of Your Way Home's efforts to assess the effectiveness of services and their delivery to end and prevent homelessness at any point in time.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Montgomery County CoC has identified the following strategic objectives to help guide program delivery at emergency shelters, and to ensure service providers can best meet the needs of homeless persons to help them transition to permanent housing.

Objective: The average number of days that households spend homeless is 45 days or less

Objective: 30% or more of households gain or increase any income (total and earned) before program exit

Objective: 75% or more of households exit to permanent housing destinations

Objective: Less than 15% of households return to homelessness within one year after exiting a program to a permanent housing destinations

This year, the county is utilizing a combination of CDBG, ESG, HOME dollars to provide funding for the following emergency shelters and transitional housing programs:

- Laurel House Emergency Shelter: Shelter Operations for emergency shelter serving victims of domestic abuse. This shelter is expected to serve about 60 persons this year.
- Interfaith Hospitality Network of the Main Line - Emergency Shelter Day Center for homeless families, serves 14 families annually.
- Resources for Human Development, Coordinated Homeless Outreach Center (RHD-CHOC): Shelter Operations and Food Costs. This emergency shelter serves single individuals and is expected to serve about 200 individuals this year.
- The Salvation Army Norristown Family Shelter: Shelter Operations. This shelter serves families experiencing homelessness and is expected to serve about 28 persons.
- The Salvation Army Pottstown Family Shelter: Shelter Operations. This shelter serves families experiencing homelessness and is expected to serve about 44 persons.
- Hedwig House: Tenant Based Rental Assistance program for extremely low income special needs households with mental disabilities. This 24-month transitional housing program funded

through the HOME Program is expected to serve up to 15 households this year.

- Family Services Tenant Based Rental Assistance Program (TBRA) to assist 4 clients infected with HIV/AIDS
- Rapid Rehousing and Street Outreach to assist approximately 125 homeless individuals - funded through ESG
- Family Promise Montco Inter-Faith Housing Alliance - funding will support 16 families (approx. 40 people) with emergency housing

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

Additionally, the CoC has also identified the same objectives to ensure ongoing success and stability amongst homeless individuals after they have identified and secured permanent housing.

The average number of days that households spend homeless is 45 days or less

Objective: 30% or more of households gain or increase any income (total and earned) before program exit

Objective: 75% or more of households exit to permanent housing destinations

Objective: Less than 15% of households return to homelessness within one year after exiting a program to a permanent housing destinations

This year the county continues its efforts to promote and expand affordable housing units and encourage affordable housing developers to reserve some of these units for households experiencing homelessness. The following affordable housing developments are being funded this year utilizing either HOME or AHTF funding:

The following affordable housing developments are being funded this year utilizing either HOME or AHTF funding:

- Upper Merion Area Housing Association - This project will convert a 10,000 SF building owned by Valley Forge Presbyterian Church into sixteen (16) affordable housing units. T.This application is for HOME/AHTF funding for 2 units at or below 50% AMI and 2 units at or below 60% AMI.
- Walters proposes a Work Force Housing Development consisting of approximately 46-52 units

with 1, 2 and 3 bedroom apartments in Upper Gwynedd Township, Montgomery County, PA.

- Genesis Housing Corporation: Acquisition and rehab of blighted property to create an affordable housing unit for an income eligible family in Pottstown.
- HFH of Montgomery & Delaware Counties Construction of six units in an 18 unit development in Hatfield Township completed in three phases. Units will be located on Cowpath Road in Hatfield Township. HOME funds will include soft costs like project planning, permitting, architectural drawings and infrastructure. Units will be a two story, 3 bedroom, 1.5 bath structure. The units will then be sold to low to moderate (60-80% AMI) income families

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.

As a result of ongoing efforts, the Montgomery County CoC has partnered with organizations across a variety of sectors including non-profit providers, faith based providers, local businesses and government institutions to provide critical services for homeless persons and those at imminent risk of becoming homeless including: mental health services like therapy and case management, substance abuse and recovery programs, employment coaching, access to public benefits, transportation, legal services, and childcare. Montgomery County supports the efforts of these agencies and organizations. A list of these

organizations is provided below:

- Access Services
 - Accion Comunal Latinoamericana de Montgomery County (ACLAMO)
 - Bridge of Hope Belmont
 - CADCOM
 - Carson Valley Children's Aid
 - Central Behavioral Health
 - Circle Lodge, Inc.
 - Coordinated Homeless Outreach Center (CHOC)
 - Creative Health Services
 - Cradle of Hope
 - Family Promise of Montgomery County PA
 - Family Services of Montgomery County
 - Genesis Housing Corporation
 - Habitat for Humanity
 - Hedwig House
 - Horizon House
 - Housing Equality Center
 - Inter-Faith Hospitality Network of the Mainline
 - Keystone Opportunity Center
 - Laurel House
 - Legal Aid of Southeastern Pennsylvania
 - Magellan Behavioral Health
 - Mental Health Association (private sector)
 - Ministries at Main Street
 - Missionary Sisters of Charity
 - Montgomery County Department of Housing & Community Development
 - Montgomery County Department of BH/DD
 - Montgomery County Housing Authority
 - Montgomery County Office of Aging
 - Montgomery County Office of Children & Youth
 - Norristown Hospitality Center
 - Pennsylvania Department of Public Assistance
 - Pottstown Cluster of Religious Communities
 - Resources for Human Development
 - Salvation Army of Norristown
 - Salvation Army of Pottstown
 - The United Way

- Valley Youth House
- Veteran's Affairs
- Veteran's Multiservice Center
- Visiting Nurses Association
- Women's Center of Montgomery County
- YWCA- Tri-County Area

Discussion

Projects funded in 2022 to address one-year goals and actions for reducing and ending homelessness include:

CDBG Funding

- Laurel House Emergency Shelter: Shelter Operations for emergency shelter serving victims of domestic abuse. This shelter is expected to serve about 60 persons this year.
- Interfaith Hospitality Network of the Main Line - Emergency Shelter Day Center for homeless families, serves 14 families annually.
- Resources for Human Development, Coordinated Homeless Outreach Center (RHD-CHOC): Shelter Operations and Food Costs. This emergency shelter serves single individuals and is expected to serve about 200 individuals this year.
- The Salvation Army Norristown Family Shelter: Shelter Operations. This shelter serves families experiencing homelessness and is expected to serve about 28 persons.
- The Salvation Army Pottstown Family Shelter: Shelter Operations. This shelter serves families experiencing homelessness and is expected to serve about 44 persons.
- HOME Program is expected to serve up to 19 households this year through the TBRA program
- Family Promise Montco Inter-Faith Housing Alliance - funding will support 16 families (approx. 40 people)

ESG Funding

- Your Way Home Street outreach - Street Outreach to assist approximately 125 homeless individuals to verify, engage, and help connect literally homeless individuals to housing across Montgomery County.
- Rapid Re-Housing - Funds will support Rapid Re-housing Rental Subsidies and case management services to homeless individuals and families referred through the Your Way Home program.

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

Introduction:

A lack of quality affordable housing places housing cost burdens on low- to moderate-income persons, limiting their ability to pay for other goods and services, such as quality education or needed prescriptions. The housing efforts of the County are aimed at improving and maintaining a high standard of housing quality while also creating or maintaining affordability. Housing rehabilitation helps lower-income owners make much-needed repairs, which enables them to remain in their affordable homes, while the rental rehabilitation allows landlords to maintain decent housing and pass savings along to renters. Over the five-year period of the Consolidated Plan, Montgomery County will also work closely with agencies that provide expanded housing options to current and potential residents. These agencies include CHDOs and development corporations, both of which can assist many lower-income renters, including those with special needs. Revitalization efforts will continue to enhance the viability of neighborhoods through important street, sidewalk and other infrastructure projects.

In 2019, the County initiated the completion of an Affordable Housing Strategy, Homes for All, in order to identify the challenges and the actions needed to not only maintain existing affordable housing, but to increase the amount of affordable housing.

Homes For All, a two-year, multi-sector planning project the purpose of which is to identify, evaluate and recommend public, private and social sector strategies to ensure that everyone who lives, works, learns and invests in Montgomery County, Pennsylvania has the opportunity to live in an affordable home and a thriving community. The planning project will also explore the creation, promotion and adoption at the municipal level of an inclusionary housing ordinance that would require the set-aside of a specific percentage of housing units.

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

In FY 2022, the County will provide funds to first-time homebuyers, existing homeowners, low income renters, and developers seeking to build affordable rental housing. These activities support housing choice by broadening the base of affordable housing units.

Because of its strategic location within the region, adjoining Philadelphia and convenient to transportation and jobs, the communities in Montgomery County are highly desirable. Much of the County is largely developed and there is limited land suitable for the development of housing. Demand for housing remains high. High demand in combination with a fixed supply of units and decreasing suitable land results in continuing upward pressure on the price of housing in the County.

Market obstacles:

Demand for housing in the County remains high, which translates to a limited supply and rising costs.

Regulatory obstacles:

These factors affect the supply of affordable housing in Montgomery County:

- A shortage of land zoned for townhouses, duplexes, mobile homes, apartments and small-lot singles or a mix of housing types
- Land zoned for office parks that fail to permit mixed uses with medium and high-density residential uses
- Too much land zoned for industrial uses
- Minimum lot sizes that often start at one-half acre or more, which usually makes the construction of smaller single-family homes financially unfeasible due to the high land costs incurred by developers
- Where there is enough land zoned for residential uses and public sewer service is available, high tap-in fees may increase the cost of the home beyond affordability.

Financial obstacles:

Among households, the problems commonly cited in failing to locate affordable housing include a lack of savings for down payment and closing costs or a security deposit and high household debt. Another financial obstacle is developers who prefer to build expensive homes rather than more affordable homes due to higher profits.

Social obstacles

In Montgomery County, these include the perception that affordable housing is not necessary or desirable in some communities. NIMBYism (not in my back yard) has occasionally surfaced as an impediment to the production of affordable housing, particularly rental units.

The ability of the County to address these barriers is limited, as local governments ultimately have the authority to develop and enforce their land use and housing development regulations.

To overcome obstacles to the development of affordable housing, Montgomery County will continue to provide funds to development entities to expand the supply. Additionally, the County's housing rehabilitation activities help to lower the cost of decent housing for lower income residents. Tenant-

based rental assistance will be provided to disabled and elderly residents who find housing costs to be beyond their means. In many cases, these householders would likely otherwise end up in institutional care.

In addition, funding is provided to municipalities to expand and improve infrastructure. The existence of adequate infrastructure is a pre-requisite for development of housing at any density. Increasing housing density and decreasing the footprint of each living unit results in increased affordability.

Discussion:

The County, in collaboration with the Montgomery County Housing Authority and the Township of Lower Merion, completed an update to the Analysis of Impediments to Fair Housing as part of the completion of the FY 2020 to FY 2024 Consolidated Plan. The Update serves as the basis for fair housing planning and assisting in the building of public support for fair housing efforts for both the Montgomery County entitlement area and Lower Merion Township. The document was approved by both governmental entities and will be used to provide direction and leadership, guide the allocation of resources, and serve as a “point-in-time” baseline against which the implementation of fair housing initiatives will be judged and recorded. The County, working together with the County Planning Commission and the County’s subrecipients (Housing Equality Center) will continue to closely monitor and advise local governments on zoning and land use policies and practices. The Housing Equality Center will set up a training with the Planning Commission to train the Commission on how to specifically review local ordinances to identify potential impediments. The County will continue to promote the use and adoption of model ordinances, especially as they relate to the removal of barriers to affordable housing and accommodating group homes for persons with disabilities.

AP-85 Other Actions – 91.220(k)

Introduction:

The County has developed actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead based hazards, reduce the number of poverty level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The actions are detailed in the following narratives.

As a Five-Year Plan that is tasked with serving Montgomery County residents through 2024, it will be imperative that the County continue to monitor the impacts of the COVID-19 virus and update various sections of this Plan to address gaps in public assistance as well as help improve the infrastructure to address the spread of future novel virus strains. This Plan will also be updated periodically to accommodate additional CDBG funds that will be made available by the US Department of Housing & Urban Development specifically to address COVID-19 prevention, treatment as well as the economic, housing and social service impacts of the virus.

Actions planned to address obstacles to meeting underserved needs

The Five-Year Strategic Plan identified the following obstacles to meeting underserved needs for community development activities:

- Limited resources, insufficient professional resources
- Increasing costs to complete projects
- Fragmented approach to local planning and lack of coordination in addressing infrastructure needs
- Lack of inter-municipal communication in addressing public facility needs
- The legal requirements to acquire and demolish/rehabilitate abandoned buildings is prohibitively complex and expensive

Unfortunately, community development funds can do little to address many of these persistent problems. However, the County's efforts to increase coordination of local municipal leaders have resulted in some joint planning and purchasing. Increasing communication will result in better government and a more efficient delivery of municipal services.

As demonstrated in the preceding sections, the County administers and supports a wide array of programs to expand housing choice and provide shelter and services. The Urban County's FY 2022 allocations address obstacles of affordability and availability of housing and homeownership financing, opening more opportunities for lower-income households. However, obstacles such as the high cost of housing in Montgomery County being prohibitive to a large number of working poor families will remain

due to the scale of these problems and the limited resources available for their resolution.

Actions planned to foster and maintain affordable housing

Obstacles to meeting the affordable housing needs of the community include:

The primary obstacle to meeting underserved needs is the limited resources available to address identified priorities. Montgomery County partners with public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes involving housing and community development activities. In addition, several other obstacles to meeting underserved needs include:

- Increased need for affordable housing and supportive services resulting from high housing costs – while budgets for projects are generally stretched in good economic conditions, the recent public health crisis will greatly exacerbate these issues and concerns; and
- Increased foreclosures & unemployment – in addition to the community implications of the recent public health crisis are effects on a more individual basis, such as a high foreclosure rate, the associated problem of poor credit, and rising unemployment

As evidence in the preceding sections, the county is funding a significant number of programs to expand housing choice and provide shelter and services. Emphasis has been placed on homeless prevention as well. The funds allocated by Montgomery County for FY 2022 address obstacles of affordability and availability of housing and homeownership financing. By providing funding for a number of housing activities, an expanded housing choice is available to lower income residents. Obstacles such as the cost of housing being out of reach for a large number of working poor families will remain due to the scale of the problem and the limited resources available to address these problems

Actions planned to reduce lead-based paint hazards

Lead based paint hazard reduction has been integrated into the County's housing policies and programs. In addition, the EPA guidelines for Renovation, Repair and Painting effective in 2010 have also been incorporated. The lead guidelines require that:

1. The guidelines for the Housing Rehabilitation Program comply with the lead based paint hazards at 24 CFR Part 35.
2. When paint is disturbed in the course of non-emergency rehabilitation work in properties constructed prior to January 1, 1978, only a qualified contractor performs lead hazard reduction activities. The contractor must employ a certified lead-based paint abatement supervisor, or have employees certified in lead-based paint abatement. Certified testing companies perform a pre rehabilitation risk assessment for lead-based paint hazards and a post rehabilitation clearance test for lead dust hazards where the non-emergency work disturbs a painted surface. Contractors trained in Lead Safe Work practices may be employed on projects costing less than \$25,000.

3. Where emergency work is completed, to the maximum extent practicable, occupants must be protected from exposure to lead in dust and debris generated.
4. Lead paint hazard reduction is an eligible rehabilitation activity funded by the Housing Rehabilitation Program.
6. Households participating in the First-Time Homebuyers Program and other programs funding assistance for home ownership are not allowed to purchase units that have deteriorated interior or exterior painted surfaces. An exception to the requirement is allowed where minimal deteriorated paint surfaces exist and the seller is willing to have the surfaces tested, at their expense, by certified lead-based paint inspectors or risk assessors to determine if the deteriorated paint contains lead. If the paint contains lead, the household is not permitted to purchase the property and the agreement of sale becomes null and void. If it is determined by the testing that there is no lead-based paint, then the household can purchase the property provided that all deteriorated paint surfaces and any other Housing Quality Standards violations are corrected prior to settlement.
7. Units that are rented to households with young children (under age 6) receiving rent assistance through HPRP or TBRA will be inspected for deteriorated interior or exterior painted surfaces. Units with defective paint are not eligible for rent assistance unless the paint can be shown to lead-safe.

Actions planned to reduce the number of poverty-level families

Poverty is a function of income, which is related to education, job training and employment. Montgomery County remains committed to addressing the needs of its citizens who live at or below the poverty level. It is also recognized that the presence of poverty and the related social and economic problems are a destabilizing element in some neighborhoods.

In Montgomery County, Community Action Development Commission (CADCOC) is the official anti-poverty agency. CADCOC provides rent assistance, utility assistance, case management and counseling services to assist with financial management and benefit entitlement assistance, home weatherization to reduce utility costs, Family Savings Accounts, furniture and household goods, alcohol and mental health counseling, a Family Savings Account Program, child care, provides roundtrip transportation to work for up to six months and also assistance in purchasing a dependable vehicle, and other varied programs that empower low-income households assisting them to develop skills for independent living. In support of employment opportunities, CADCOC provides the following

programs.

Micro-Enterprise Resource Center (MERC) provides entrepreneurial training to individuals interested in starting or expanding a business. MERC serves as the hub of business start-up information and a training facility for aspiring business owners and home daycare providers. Program participants complete a ten-week training session to help prepare them for the task of business ownership. Upon completion of the programs MERC helps participants to secure loans through the Montgomery County Micro Loan as well as the SBA.

CADCOM Employment and Training (CEAT) provides assistance in developing general office skills, interviewing skills, resume building, and dress for success.

Annually Montgomery County provides CDBG funds to public service agencies to assist households below the poverty level with services. The County will continue to work with service providers to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, children's services, job training, and employment development.

To assist with economic development in support of creation of jobs, Montgomery County continues to administer various initiatives and agencies in support of economic development.

The Montgomery County Department of Commerce and Economic Development (CED) offers start-up and business planning assistance, marketing existing financial assistance programs, and relocation assistance. Montgomery County Development Corporation (MCDC) acts as the area loan organization for various State loan programs. MCDC is run by an Executive Director and governed by a Board of Directors that is appointed by the County Commissioners. MCDC is assisted by staff from CED.

Montgomery County Industrial Development Authority (MCIDA) is also governed by a Board of Directors appointed by the County Commissioners. As an authority, MCIDA is able to provide manufacturing, industrial, and nonprofit organizations with low interest financing generated through tax exempt revenue bonds.

Montgomery County CareerLink offers job search counseling, skills assessment programs, GED courses, information on training programs and workshops on many subjects, including resume writing and interview skills. Considered a one stop location for all your employment needs, CareerLink offers much more than searching for jobs online. Specialized services for mature workers, youth, people with disabilities, veterans, dislocated workers and cash assistance

recipients are located at CareerLink.

Actions planned to develop institutional structure

The Director of the Department of Housing and Community Development oversees the administration of all CDBG, HOME, and ESG entitlement programs in addition to the Affordable Housing Trust Fund and the Pennsylvania Housing Assistance Program. DHCD also applies for and administers other funding sources, ensuring all resources are highly integrated and administered efficiently. DHCD is responsible for the following:

- Program management and oversight
- Inter Department/Agency Coordination
- Sub-recipient contract administration and monitoring
- Program evaluation
- Report preparation and submission
- Public education and participation
- Special project development
- Consolidated Plan preparation, monitoring, and evaluation
- Housing programs

The daily oversight of activities for all programs and initiatives comes under the Assistant Managers. In addition to community development and housing support, County staff provides assistance to sub-recipients of grants and loans. The sub-recipient grants and loans include, but are not limited to, Community Development Block Grants (CDBG), Stewart B. McKinney Act funds, HOME, Pennsylvania Department of Community and Economic Development funds, and Pennsylvania Housing Finance Authority (PHFA) loans, among others.

Other County agencies that participate with housing, community development, and economic development in Montgomery County are as follows:

- Montgomery County Planning Commission (MCPC) is an advisory body on land use, transportation of all types, the environment, water and sewer service, parks and open space, farmland preservation, stormwater management, site design, housing, zoning, development patterns and demographic trends in the county. MCPC serves as staff to the County's Commissioners on the above planning issues. MCPC is responsible for the Comprehensive Plan. MCPC conducts reviews of local zoning and land development ordinances to ensure conformance and consistency with the Comprehensive Plan. MCPC provides support to the 62 municipal governments through various services and technical assistance.
- The Redevelopment Authority of Montgomery County carries out urban renewal including blight clearance, selling improved land for economically and socially desirable development in accordance with officially approved plans, and providing affordable housing programs.
- Montgomery County Office on Senior Services is responsible for planning, coordinating, and monitoring services for County residents age 60 and older. Senior Services also provides social services

for individuals ages 18 to 59 who are financially eligible for the services and meet the conditions of need.

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

The Office of Housing and Community Development (OHCD) is responsible for the coordination of the various planning activities and implementation of the program. Coordination and cooperation continues to be one of the most important elements in the implementation of the Five-Year Housing and Community Development Strategy. To ensure that service delivery coordination is continued, it is essential that each agency share data, exchange information, and consult and coordinate with each of the other service providers. The County's primary means of connecting and networking with housing and service providers in the region is as follows:

- The County initiated the Your Way Home program in 2014 to implement and coordinate all homeless services from all County departments that provide services to homeless people.
- The Montgomery County Coalition for the Homeless (MCCH) MCHC is a nonprofit, County-wide affordable housing coalition that brings together representatives of government agencies, nonprofit homeless and housing providers, and for-profit organizations on a monthly basis and is a contributing agency for the Montgomery County Continuum of Care planning process. Because MCHC is a largely volunteer effort, the County's support, especially in administrative areas, is extremely valuable.

The County provides strong leadership and planning to coordinate activities and functions and facilitate communication between County departments and their staffs. Through public meetings and hearings on projects and applications for funding, Montgomery County will continue to provide a forum where private and public entities can discuss community development, housing, and other issues. The County will consider its activities in relation to Federal and State agencies to ensure that all-available programs are considered. Montgomery County will consider opportunities to work with the municipalities and local non-profit agencies to coordinate efforts to provide necessary services. These coordinated efforts will provide affordable housing opportunities to low-income persons.

Discussion:

Program Specific Requirements

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

Introduction:

Projects planned with all CDBG, ESG, and HOME funds expected to be available during the year are identified in the projects table. The executive summary includes the objectives and outcomes identified in the plan as well as a evaluation of past performance, and a summary of the citizen participation and consultation process.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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.	98.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The HOME funds that the County utilizes and the form of investment conform to 92.205(b). The County does not utilize forms of assistance not specified in 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Montgomery County uses HOME funds for two types of homebuyer activities over the 5 year Consolidated Plan period. They are:

- 1) Downpayment program, which provides loans of up to \$10,000 to help with down payments and closing costs, and
- 2) New construction program, which provides direct buyer subsidy for houses constructed or rehabbed, in whole or in part, with HOME funds, generally built or rehabbed by the County's non-profit partners, both CHDO and non-CHDO alike and sold to a HOME-eligible household.

Montgomery County has chosen to use the **Recapture** option for all programs. The HOME program's investment, and thus the period of affordability, is ensured in all cases by a mortgage and note payable to the County should the property be sold during the period of affordability.

For the new construction program, repayments are in the amount of the direct homebuyer subsidy pro-rated over the period of affordability and subject to availability of net proceeds. The direct subsidy is the amount of HOME funds used to reduce or help reduce the sales price from market value to an amount affordable to the buyer. The recapture amount is calculated using the following formula:

HOME direct subsidy/Period of affordability x Years remaining in period of affordability = Recapture Amount

For the downpayment assistance program, all HOME funds are considered the direct subsidy and repayment is in full, subject to the availability of net proceeds.

In the event that net proceeds – defined as sales price less other debt on the property – are insufficient to repay the entire recapture amount, the amount to be recaptured shall be determined by the following formulas:

For the downpayment program: HOME direct subsidy/Total project cost x net proceeds = Adjusted Recapture Amount.

For the new construction program: HOME direct subsidy/Total project cost x Years remaining in

period of affordability/period of affordability x net proceeds = Adjusted Recapture Amount.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME program's investment, and thus the period of affordability, is ensured in all cases by a mortgage and note payable to the County should the property be sold during the period of affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County will not be using any HOME funds to refinance debt secured by multifamily housing that is being rehabbed with HOME funds.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The County of Montgomery's written standards for providing ESG assistance are included as in the Application attachment in the Grantee Unique Appendices.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC has established a coordinated entry system called Your Way Home. Your Way Home includes a single, toll-free Call Center that provides all initial screening and assessment into the homeless service system. The Call Center utilizes the evidence-based assessment tool called the Vulnerability Index- Service Prioritization and Decision Assistance Tool (VI-SPDAT). Persons are triaged for entry into emergency shelter based on (1) living outdoors, and (2) highest vulnerability. When a shelter has an opening, they take the top referral from the list. Once in shelter, homeless individuals and families are then triaged for permanent housing programs based on their level of vulnerability. Your Way Home operates 3 regional Housing Resource Centers which provide the rapid re-housing program for all persons in shelter in Montgomery County. Domestic violence shelters and youth organization also provide rapid re-housing for those specific populations, and coordinate with the Housing Resource Centers to do so. Households are enrolled in rapid re-housing for up to 24 months with decreasing rental subsidy as appropriate. Your Way Home also has a Permanent Supportive Housing Prioritization Policy in place to prioritize persons who are chronically

homeless for PSH beds when they become available. All PSH providers have agreed to accept PSH referrals based on the recommendation of the policy. Lastly, Your Way Home launched a Diversion program in January 2015 to provide limited assistance to persons requesting emergency shelter placement who are not living on the street in order to provide alternative resources to prevent households from becoming homeless when possible.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County of Montgomery's written standards for the application and allocation process are included in the Application attachment in the Citizen Participation Appendix. The County of Montgomery, through its Department of Housing and Community Development, announces the availability of Community Development Block Grant Program (CDBG) funds, HOME funds, and ESG funds. Funds are awarded through an application process. Applications for funding can be submitted by; 1) a unit of local government; 2) public agencies; 3) non-profit organizations; 4) Homeless Shelters and 5) private developers.

County Housing and Community Development staff reviews each project proposal as it relates to federal and county eligibility criteria and fundability criteria. Prior to the actual review process a preliminary screening of the application will take place testing for completeness. Staff will assess how the application will meet the goals of the County's Five- Year Consolidated Plan and how the project will accomplish those goals. Upon selection, all recipients will be notified of the grant amount after October 1, 2021 following federal acceptance. All program participants will be required to execute a Subrecipient Agreement with Montgomery County. Specific instructions on how to begin implementation of the project will be given to you at an orientation meeting prior to the start of the project. No costs incurred prior to the execution of the Grant Agreement and Notice of Environmental clearance will be reimbursed by the County Community Development Program. Any costs incurred and paid for prior to proper notification of clearance can jeopardize the use of funds on the project.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Montgomery County Department of Housing is the CoC Lead Agency for PA-504/Montgomery County/ Lower Merion/ Norristown/ Abington continuum of care. Our CoC Governance Board, which is 25 members and elected on 2 year terms, has a reserved membership slot for a homeless or formerly homeless individual. Currently four members have the lived experience of homelessness.

5. Describe performance standards for evaluating ESG.

The evaluation of ESG applications is consistent with the evaluations of all applicants for the County's Consolidated Grants Program funds (CDBG, ESG and HOME). A copy of these guidelines are included in the Grantee Unique Appendices