



Consolidated Annual Performance and Evaluation Report (CAPER)

GENERAL

This Consolidated Annual Performance and Evaluation Report (CAPER) contains information on program year 2011 for Montgomery County, Pennsylvania, an entitlement community receiving Community Development Block Grant (CDBG) Program funds, HOME Investment Partnerships Program funds and Emergency Solutions Grant (ESG) funds. Program year 2011 represents Year 2 of the County's 2010-2014 Five-Year Consolidated Plan. Montgomery County annually submits an Action Plan containing proposed activities for the upcoming program year supported by available CDBG, HOME and/or ESG resources. The Action Plan relates the activities to goals and objectives outlined in the Five-Year Consolidated Plan. At the conclusion of each program year, the County annually reviews and reports its progress in implementing Annual Action Plan as a component of the Consolidated Plan. This annual report provides that review and analysis for the second report of the five-year period under the Consolidated Plan prepared for 2010-2014.

The following summary lists the County's priority goals and objectives for housing, homelessness and community development, with each objective followed by a description of actions planned for the 2011 program year.

Priority Housing Goals

The Consolidated Plan established the following goals and objectives related to housing:

Goal #1: Promote the rehabilitation and preservation of the existing affordable housing stock (homeowner and rental) through partnerships with agencies that provide housing rehabilitation assistance. The five-year objectives are:

- *Objective 1:* Support initiatives by local organizations and municipal sponsors to provide rehabilitation, energy efficiency/weatherization, accessibility modifications and lead-based paint hazard control in 150 housing units over the next five years. The annual goal was to assist 14 units in Year 2 (4 owner, 10 rental); and
- *Objective 2:* Support the Montgomery County Housing Authority (MCHA) in its efforts to improve and maintain 300 existing public housing units over the next five years. The annual goal was to assist 80 units in Year 2 in the Robert P. Smith Towers public housing development.

2011 Planned Actions:

- CDBG funded - Genesis Housing Corporation the goal was to complete eight rehabilitations as part of the countywide rehabilitation program, which provides assistance to low- and moderate-income homeowners.
- CDBG funded Rental Rehabilitation - \$500,000 was allocated for rental rehabilitation. No activities were completed in the year.
- AHTF funds (\$150,000) were allocated for match for a proposed PA DCED Home Modification program to provide structure changes to remove barriers for persons with disabilities. A grant application is pending with DCED.
- Pleasantville Grove LP received HOME funds for the rehabilitation of 36 existing rental units.
- Willow Grove Development Corporation received AHTF funds for rehabilitation.
- MCHA received CDBG funds for a project to rehabilitate the Robert P. Smith public housing development in Pottstown.
- KenCrest Services received HOME funds for the acquisition of Group Home.
- ICF Group Home received funding for handicap modifications at a group home

Goal #2: Create new affordable rental housing for households below 80% of the area median income. The five-year objective is below. The annual goal was to develop **169 units** of new rental housing.

- *Objective:* Collaborate with developers to develop at least 300 units of affordable rental housing.

2011 Planned Actions:

- Advanced Living: Affordable Housing Trust Funds were allocated for the construction of Dertsine Run Phase I, a 60 unit rental housing project for seniors located in Hatfield Township were completed. Phase II is under construction for an additional 60 units.
- Society of Catholic Medical Missionaries: Affordable Housing Trust Funds were allocated to construct 61 units of rental housing for seniors in Abington. The project was awarded Low Income Affordable Housing Tax Credits in 2011 by PHFA.
- During the program year, HOME funds for CHDO activities from prior years were recaptured and allocated to Genesis to develop new senior housing in Souderton.

Goal #3: Create new affordable home ownership opportunities for households between 50% and 80% of the area median income. The five-year and annual goals appear below.

- *Objective 1:* Provide education to 200 LMI families through first-time homebuyer training programs. The annual goal was to provide 30 households with training;
- *Objective 2:* Support initiatives by local organizations to develop 30 units of affordable sales housing. The annual goal was to develop 1 unit of affordable housing;
- *Objective 3:* Provide down payment and closing cost assistance to at least 50 eligible homebuyers. The annual goal was to assist 16 homebuyers; and
- *Objective 4:* In cooperation with MCHA, assist 10 voucher-holder households to become homebuyers. The annual goal was to assist two.

2011 Planned Actions:

- Mary Galbally was provided AHTF funding to present counseling for potential homebuyers for the First-Time Homebuyers program and post-counseling for those that had purchased homes. During the 2011 program year, Mary Galbally educated 64 households (52 pre-purchase and 12 post-purchase).
- First-Time Homebuyer Assistance: AHTF funds were used to provide down payment and closing costs assistance to 24 homebuyers of which 16 were low to moderate income and 6 were HOME match eligible.
- HOME funds were committed to Habitat for Humanity to construct one housing unit.

Goal #4: Provide 125 units of tenant-based rental assistance annually to provide suitable housing for at-risk and special needs populations. The annual goal is 25 units.

- *Objective 1:* Work with the Nursing Home Transition Coordinator at the Montgomery County Department on Aging to target tenant-based rental assistance to elderly residents who are able to transition from nursing homes or avoid nursing home placement; and
- *Objective 2:* Through the strategic use of tenant-based rental assistance, make funds available to the County Office of Behavioral Health and Developmental Disabilities program for clients in need of rent assistance and eligible for mental health services.

2011 Actions:

- HOME funds were used to provide TBRA to individuals through several organizations, including:
 - Aging and Adult Services TBRA (10 units)
 - Family Services (5 units)
 - Valley Youth (12 units)
- Prior year Affordable Housing Trust Funds were used for TBRA by:
 - Hedwig House (12 Units)

Priority Homeless Goals

Montgomery County developed a seven-part strategy for ending homelessness as part of its 2008 Montgomery County 10-Year Plan to End Homelessness. This comprehensive document outlines the County's priority goals and establishes strategies to realize them.

- Goal #1:** Improve data collection and analysis
- Goal #2:** Expand housing models and opportunities for homeless individuals and families
- Goal #3:** Increase homeless prevention efforts through discharge planning and better use of mainstream services
- Goal #4:** Expand and target supportive services
- Goal #5:** Continue community education and advocacy on homeless issues
- Goal #6:** Support efforts to develop a centralized intake service for homeless persons and persons near homelessness
- Goal #7:** Expand permanent supportive housing for chronically homeless individuals.

2011 Planned Actions:

- The Homeless Prevention Center's Central Intake received 4,023 calls from people requiring assistance. There were 1,697 unduplicated callers. This program is funded with \$100,000 in AHTF and is also supported by local foundations.
- CDBG funds were allocated to various programs and activities in support of the shelters. ESG funds have also been allocated to shelter operations and other homeless programs:
 - Inter-Faith Hospitality Network of the Main Line: Essential Services for homeless families. (\$16,912 CDBG) 41 people
 - Inter-Faith Housing Alliance: Operational expenses for transitional housing (\$18,123 CDBG) 32 people
 - Resources for Human Development: Homeless Shelter Operations - Operations of a shelter for homeless persons (ESG \$24,137) 450 people
 - Keystone Opportunity Center: Operational expenses for transitional housing (\$48,763 CDBG) 38 people
 - Laurel House: Operational expenses for emergency shelter (\$60,000 CDBG) 243 people
 - Salvation Army Norristown: Operational expenses for emergency shelter

- (\$99,000 CDBG, \$64,746 ESG) 162 people
- Salvation Army Pottstown: Operational expenses for emergency shelter (\$102,037 CDBG, \$64,746 ESG) 307 people
- Homeless Prevention Center: Intake (\$100,000 AHTF) 1,697 people
- Affordable Housing Trust Funds were used in support of transitional housing and supportive services:
 - HUD Continuum of Care (CoC) Program required matching funds (\$300,000)
 - CADCOM: Supportive Housing Program (\$14,309)
 - Community Housing Services: scattered sites for transitional housing (\$20,291)
 - Community Housing Services: scattered sites for domestic violence (\$3,708)
 - Community Housing Services: EZRA (\$10,710)
 - Community Housing Services: STEPS (\$8,530)
 - Keystone Opportunity: Transitional Housing (\$10,712)
 - Hedwig House MH/D&A: Shelter expansion (\$11,279)
 - Montgomery County BH/DD: CHOC (\$64,605)
 - Mental Health Association of SEPA: Halfway There (\$47,657)
 - Salvation Army: FAITH Program (\$19,249)
 - Salvation Army Norristown: PHDI Program (\$11,827)
 - Salvation Army Pottstown: Transitional Housing (\$16,973)
 - HMIS matching funds (\$32,535)
- Special needs housing was supported through AHTF and HOME as well:
 - KenCrest Services: acquire a three-bedroom unit and develop a group home accessible to low-income persons with developmental disabilities (\$200,000 HOME)
 - Keystone Hospice: Rehabilitation and Expansion (\$150,000 AHTF)

Priority Community Development Goals

The Five-Year Strategic Plan established the following goals and objectives related to community development:

Goal #1: Support improvements to or construction of public facilities.

- *Objective:* Support projects that meet high-priority needs, including parks, fire protection facilities and equipment, senior centers and day care centers.

Goal #2: Support improvements to and maintain infrastructure.

- *Objective:* Support projects that meet high-priority needs, including roads, sidewalks, sewer water and flood protection systems.

Goal #3: Support public services to improve the quality of life in the community.

- *Objective:* Support projects that meet high-priority needs, including services for youth and seniors, transportation services, housing counseling, substance abuse counseling and referral.

Goal #4: Support economic development activities that create jobs in the community.

- *Objective:* Support projects that meet high priority needs, including micro-enterprise assistance and assistance to retail, commercial, office, technology and industrial projects (including façade improvements, small business loans, and other economic development initiatives).

Goal #5: Support the planning and administration of community and housing development activities.

- *Objective:* Support general program administration, public outreach and information and on-going management of the federal programs.

2011 Planned Actions:

Applicant	Project	Description	Amount
Hatboro Borough	Bank Street Improvements	Reconstruction of Bank Street from Lehman Avenue to a public parking facility adjacent to Old York Road. The improvements will include roadway resurfacing, installation of curbs, and sidewalks, and installation of street trees.	189,156.00
Lansdale Borough	West Fourth Street Improvements	The project will include drainage, sewer, gas and water conditions, curb and road rehabilitation on West Fourth Street in Lansdale. A complete engineering review is necessary to determine the scope of the work.	200,000.00
Montgomery Township	ABR Curb Ramps	Funding for 42 existing scattered site non-conforming handicapped ramps throughout the Township. The ramps will be constructed to be compliant with PennDOT ADA standards.	200,000.00

Applicant	Project	Description	Amount
New Hanover Township	Hickory Park Architectural Barrier Removal	Reconstruction of the restroom/shower building at Hickory Park. The reconstruction will include demolition, foundation, framing and finish of a male and female area, utilities, pavement bathroom fittings, sidewalk, and barrier removal to make the facility ADA accessible. Township employees will demolish and prepare the site for building.	200,000.00
Pennsburg Borough	Main Street Sidewalk Improvements	Funding for sidewalk improvements. Work will include: replacement of sidewalk and curbs with decorative brick paver accents, street trees with grates, signage, and period street lighting along Main Street and the corner of Front Street.	240,000.00
Telford Borough	Franconia Avenue Park Improvements	Rehabilitation of and improvements to Franconia Avenue Park. The improvements will include: replacement of existing playground equipment with multi-function play equipment that will meet all applicable standards, addition of picnic area, solar lighting, and provisions for disabled persons.	162,940.00
Indian Creek Foundation	Architectural Barrier Removal for Development Disabilities Group Home	Accessibility improvements at a group home operated by Indian Creek Foundation that serves individuals with intellectual and developmental disabilities. Rehabilitation will include: the renovation of an existing garage to accommodate an ADA accessible bedroom, bath and laundry facility and installation of an entrance ramp, modification of doorways and kitchen to meet ADA requirements. The home is located at 44 School Lane, Souderton, PA, 18964 and will serve approximately 3 handicapped adults.	48,875.00
Indian Valley Boys & Girls Club (North Penn Valley Boys & Girls Club)	After School Activity Program	Project Learn is an after school homework assistance, educational activity and recreation program for extremely low to moderate income children and youth. The program serves approximately 88 children/youth for approximately 41 weeks from 3 to 6 PM Monday through Friday at the Indian Valley Boys & Girls Club located at 115 Washington Avenue, Souderton, PA.	32,148.00

Applicant	Project	Description	Amount
Inter-Faith Hospitality Network of the Main Line	Essential Services for the Homeless	Direct care services provided by the case manager and van drivers to low and extremely low income homeless families. Approximately 41 individuals will be assisted with the program at the Learning Skills Center located at 1449 DeKalb Street, Norristown, PA. Head of households will receive case management to assist with linkage with community agencies, securing employment, locating day care, securing affordable housing and other self-sufficiency skills during the three to four month program. Van drivers are used to transport families between Learning Skills Center and host congregations.	16,912.00
Inter-Faith Housing Alliance	Transitional Housing Operations for Homeless Households	Salary, employer-paid FICA benefits for two case management positions. The case managers will provide assistance to homeless families at the Hope Gardens facility located at 31 South Spring Street, Ambler. Hope Gardens is a two year residential transitional housing program serving approximately 8 homeless families per year in their 8 apartment units. The case managers will assist with budget, saving plans, connecting with area resources, job searches, training and education plans, skill development to allow clients to become self-sufficient and obtain permanent housing.	18,123.00
Keystone Opportunity Center	Transitional Housing Operations for Homeless Households	Salary and employer paid benefits for Executive Director, Transitional Case Managers, Social Services Coordinator, Operations Coordinator and Administrative Assistant as well as utility costs and repair and maintenance for 13 scattered site transitional units in the Indian Valley area of Montgomery County. Approximately 49 homeless clients will be served by the two-year transitional self-sufficiency program. The main office for the Keystone Opportunity Center is located at 104 Main Street, Souderton.	48,763.00

Applicant	Project	Description	Amount
Laurel House	Shelter Operations	Salaries and employer paid FICA benefits for the Housing Director, Shelter Manager and Shelter House Coordinator, who provide services for a 30 day emergency shelter for victims of domestic violence and their families. These positions manage and provide day to day operations of the shelter where clients receive temporary housing, counseling, legal advocacy and assistance in securing safe transitional/permanent housing upon exit.	60,000.00
North Penn Valley Boys & Girls	After School Activity Program	Project Learn is an after school homework assistance, educational activity and recreation program for extremely low to moderate income children and youth. The program serves approximately 110 children/youth for approximately 41 weeks from 3 to 6 PM Monday through Friday at the North Penn Valley Boys & Girls Club located at 16 Susquehanna Avenue, Lansdale, PA.	36,360.00
Pottstown Regional Public Library	Public Improvements	This project will replace the upper and lower roof, existing roof drains and replacement of vaulted skylights in the Pottstown Regional Public Library that is located at 500 East High Street, Pottstown, PA. The library has 22,000 registered users.	59,785.00
Senior Adult Activates Center of Montgomery County (SAAC)	Senior Services	Salaries and benefits for two Health Education Coordinators and the employment of exercise instructors for the HealthyME program. The HealthyME will program, for approximately 850 seniors, will coordinate programs geared to older adults over 60 years of age. The program will include physical activity, health education, and a coordinated screening component.	40,370.00

Applicant	Project	Description	Amount
The Peak Center	Senior Services	Salaries, employer-paid FICA and fringe benefits for the Assistant Director who will coordinate the Consumer Resources & Education Program. As coordinator she will initiate, arrange, schedule and coordinate approximately 160 individual sessions per year. The center is located at 315 West Main Street, Lansdale and draw from the North Penn area. Sessions include topics of senior health, consumer education and health screening. The coordinator designs presentations with community social service agencies, hospitals and health care providers as well as develops a variety of health/exercise classes given on a regular basis to approximately 778 senior clients. Writes health education materials for the monthly newsletter. Goal of program is to improve, maintain health status and prevent illness and injury among older adults.	6,000.00
Upper Dublin Education Foundation	After School Activity Program	Salary and employer paid FICA benefits for staff of the North Hills Education and Recreation Program located at 212 Girard Avenue in Glenside, PA. The after school program is offered from 3:30 PM to 6:00 PM during the school year and from 9:00 AM to 3:00 PM for five weeks during the summer. Teachers, teacher aides and recreational staff offer education assistance and recreation activities for low income school students ages 6 to 18. Approximately 57 students will be enrolled in the after school educational assistance program and 70 enrolled in the summer program.	39,272.00
Housing & Community Development	Administration	Administration of CDBG Program.	647,520.00

SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS

Federal Resources

The primary resources available to implement the Annual Plan come from three HUD entitlement programs: CDBG, HOME and ESG, as well as program income generated through the administration of these programs. The County's reprogramming of prior-year funds is a result of amendments to prior budgets to reallocate unspent funds. During the 2011 grant period (October 1, 2011 through September 30, 2012), Montgomery County received federal resources including:

Source

CDBG	Entitlement	\$	3,332,776.00
	Prior Year	\$	40,000.00
	TOTAL	\$	3,372,776.00
HOME	Entitlement	\$	1,360,110.00
	Prior Year	\$	4,567.00
	TOTAL	\$	1,364,677.00
ESG	Entitlement	\$	161,714.00
	TOTAL	\$	161,714.00
TOTAL		\$	4,912,307.78

The County also received program income for the CDBG program in the amount of \$80,718.63 and HOME Program income in the amount of \$10,000.

Community Development Block Grant Program (CDBG), HUD

The objective of the CDBG Program is to carry out a wide range of community development activities directed to neighborhood revitalization, economic development, public services, provisions of improved community facilities, prevention and elimination of slums and blight activities aiding low- and moderate-income families.

Home Investment Partnerships Program (HOME), HUD

HOME provides flexible grant programs to expand affordable housing for very low- and low-income families with emphasis on rental housing, substantial rehabilitation, new construction,

acquisition, homebuyers' assistance, homeowners' rehabilitation and tenant-based rental assistance (TBRA).

Emergency Solutions Grants Program (ESG), HUD

Local service providers receive ESG funds through the local Community Development Program office to improve the quality of existing shelters and provide supportive services. Funds can be used for renovation, conversion of buildings, rehabilitation, essential social services and operating costs. New in 2011, funds may also be used for expanded prevention services, much like the Homeless Prevention and Rapid Re-housing Program.

During FY 2011, the County leveraged other federal funds as follows:

- **Housing Choice Voucher and Capital Funds programs**

Through the Housing Choice Voucher program, the U.S. Department of Housing and Urban Development (HUD) covers the difference between what a low- or very low-income household can afford and the approved rent for an adequate housing unit. Eligible tenants must pay the highest of either 30% of adjusted income, 10% of gross income, or the portion of welfare assistance designated to meet housing costs. Rents for these units generally cannot exceed the fair market rents for these units as determined by HUD. This rental assistance may be used in existing housing, in new construction, and in moderately or substantially rehabilitated units. The Montgomery County Housing Authority (MCHA) receives federal funding annually to undertake this rental assistance program. In FY 2012, MCHA was authorized to provide 2,854 vouchers. However, due to funding levels, only 2,594 were actually in use, on average, during the year.

MCHA received Capital Fund Program dollars for public housing modernization in the amount of \$674,065 in January 2012.

- **McKinney Continuum of Care Grant**

The Collaborative Applicant for CoC McKinney and HEARTH funds is now the Montgomery County Department of Housing and Community Development. The Department now provides administrative oversight in the development and provision of housing for the homeless and supportive services. The Supportive Housing Program established by the Stewart B. McKinney Homeless Assistance Act helps develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place while they receive services to increase their skills or income and gain more control over the decisions that affect their lives. Grants for FY 2011 under the McKinney Program awards were announced in December 2011 and January 2012. The Montgomery County Continuum of Care was awarded \$2,342,946 for 17 renewal projects and \$215,760 for a new, supportive housing for persons with disabilities.
- **American Recovery and Reinvestment Act of 2009**

During 2011, the County completed projects initiated with stimulus funds received under the American Recovery and Reinvestment Act of 2009. The Homeless Prevention/Rapid Re-housing Program (HPRP) and CDBG-R programs were published in area newspapers as substantial amendments to the 2008 program. The County received \$1,514,639 and \$990,005, respectively, under these programs. The County also received an additional \$432,616 through DCED for the HPRP.

- **Neighborhood Stabilization Program**

The County applied for funding through the state Department of Community and Economic Development for Neighborhood Stabilization Program (NSP) funds. In June 2009, Montgomery County received \$1.5 million to develop nine units and demolish nine units in Norristown and Pottstown. These activities carried through FY 2011.

- **Brownfields Economic Development Initiative**

Brownfields Economic Development Initiative (BEDI) grants enhance the security or improve the viability of a project financed with new Section 108 guaranteed loan authority. The Section 108 is the loan guarantee provision of the CDBG program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities and large-scale physical development projects. BEDI funds may be used for any eligible activities under the Section 108 Loan Guarantee program.

The purpose of BEDI funds is to minimize the potential loss of future CDBG allocations used to secure Section 108 loan guarantees by strengthening the economic feasibility of the projects financed with Section 108 funds. This increases the probability that the project will generate enough cash to repay the guaranteed loan by directly enhancing the security of the guaranteed loan; or through combination of these or other risk mitigation techniques.

The Redevelopment Authority utilized BEDI funds for the Ambler Boiler House project in conjunction with a Section 108 loan. This project was completed.

- **Economic Development Initiative**

EDI funds were received by two local agencies and were used for 1) the reconstruction of a portion of the Sunnybrook Ballroom structure, a pre-WWII ballroom that was listed on the National Register of Historic Places in 2005, and 2) the redevelopment of a former energy facility in Pottstown as a LEED-certified environmental education facility. These projects are now complete.

- **Housing Opportunities for Persons with AIDS Program (HOPWA)**

The City of Philadelphia is the grantee for HOPWA funds for the Philadelphia metropolitan area, which includes Montgomery County. A portion of the HOPWA funds

received by Philadelphia will be used to offer services to persons in Montgomery County with HIV/AIDS. For FY 2011, Philadelphia received \$7,701,943.

- **Community Services Block Grant (CSBG)**
This state-administered federal grant program is locally run by the Montgomery County Community Action Development Commission (CADCOC). Funds are used for a wide range of services and activities to support self-sufficiency. Funds are targeted to persons whose income does not exceed 125% of the federal poverty threshold.
- **Department of Energy Weatherization Funds**
These resources, also administered by the state via CADCOC locally, are used to assist households whose income does not exceed 150 percent of poverty level with cost-effective energy saving measures for their dwelling. CADCOC received funds for 2011 that allowed it to continue weatherization.
- **Child Lead Poisoning Prevention Program (CLPPP)**
The Montgomery County Health Department was awarded funds through the Centers for Disease Control and Prevention to develop, expand or improve prevention programs designed to mitigate lead exposure among high-risk populations. Funding was allocated on a three-year basis from July 2009 to June 2012. Another renewal extended the grant through June 2013.
- **Low-Income Housing Tax Credits (LIHTC)**
The Medical Missionaries and the Derstine Run II projects received LIHTC in 2011. A project in Souderton will be pursuing tax credits in 2012 and has been funded in FY 2012 using reallocated funds. Advanced Living is also expected to submit a tax credit application.

Local Resources

The County administers two local programs that supplement its federally funded housing and community development activities.

- **Montgomery County Affordable Housing Trust Fund (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. Accordingly, in 1993, Montgomery County raised the fee from \$13 to \$26 per document. Of the revenues raised by the increase, 85% are allocated to affordable housing initiatives, with the remaining 15% available for the administrative costs of implementation. Eligible activities include using the revenues as the local matching funds to secure HUD HOME funds, construction or rehabilitation financing, housing related services, matching other state or federal funds, and supporting first-time homebuyer second mortgage programs. In FY 2011, Montgomery County allocated \$2,374,000 in AHTF program funds. As of

January, 2013, the portion of the recording fee that is allocated to affordable housing efforts will be doubled to provide additional resources.

- **Montgomery County Community Revitalization Program**

Adopted in 2000, this 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, plans must be approved by the Montgomery County Community Revitalization Board and adopted by the municipal governing body. In FY 2011 Montgomery County allocated \$2,050,672 in Community Revitalization funds to support 11 projects. The County has not allocated any funds for the program for FY 2012.

Private Resources

Private financial institutions in Montgomery County participating in the County's first-time homebuyer program include Citizens Bank, PNC Mortgage Corporation, Susquehanna Bank, Penn 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 portfolios.

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, workforce development, commercial real estate and energy conservation projects;
3. by functioning as a source of information, education, technical advice and systemsbuilding for public, civic and private-sector institutions; and
4. by advancing policy ideas designed to reduce urban and suburban poverty and build a sustainable and competitive region.

Congress has mandated that five percent of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The Federal Home Loan Bank encourages thrift institutions to work with public agencies and non-profit housing development organizations to create highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.

Geographic Distribution of Activities

Each of the activities funded in program year 2011 reflects a high priority identified in the County's Five-Year Strategic Plan. Some projects occur at specific locations, while others serve a broader 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. A map demonstrating the location of site-specific projects is included in the appendices.

FY 2011 CDBG funds were used for infrastructure projects in Hatboro, Landsdale, Montgomery Township, New Hanover Township, Pennsburg, and Teleford. Funds to support public facilities and programs were scattered to locations serving entire neighborhoods, entire communities or the entire county. HOME funds were allocated to development for one new homebuyer unit by Habitat for Humanity in Upper Dublin Township; to KenCrest to acquire and rehabilitate a new group home in Pottstown; to Pleasant Grove LP to rehabilitate rental units in Hatfield Township and to Petra Community Housing to rehabilitate properties. Additionally, HOME funds supported CHDO operating costs and Tenant-Based Rental Assistance in various communities.

The Five-Year Consolidated Plan defines areas of racial or ethnic concentration as census tracts where the percentage of a single minority or ethnic group is at least 10 percentage points higher than across the County overall. Across Montgomery County in 2010, African Americans comprised 8.7% of the population. Therefore, an area of African American concentration would include any census tract where the percentage of African American residents is 18.7% or higher. Of the County's total 211 tracts, 28 meet this criterion. An area of Asian concentration, by the same definition, would include any tract where the percentage of Asian residents is 16.4% or higher. Twelve tracts meet this criterion. An area of Hispanic concentration includes any tract where at least 14.3% of all residents are of Hispanic ethnicity. Nine tracts qualify. In total, 38 census tracts across Montgomery County meet the definition for at least one type of racial or ethnic concentration. Details appear in the following table.

Half of the African American concentrated census tracts across the County are in Abington, Lower Merion and Norristown, federal CDBG entitlement communities that are not included in the Urban County. Additionally, Norristown accounts for eight of the nine census tracts of Hispanic concentration in Montgomery County.

The project locations map included in the appendices of this document depicts impacted areas of Urban Montgomery County, consisting of low-moderate-income block groups that are in

racially concentrated census tracts. The CDBG program includes a statutory requirement that at least 70% of funds invested benefit low and moderate income (LMI) persons. As a result, HUD provides the percentage of LMI persons in each census block group for entitlements such as the Urban County. HUD 2010 LMI estimates reveal that 142 of the 541 census block groups across Montgomery County (26.2%) had at least 38.34% of residents meeting the definition for LMI status. In the Urban County alone, 86 of 355 total block groups (24.2%) qualified as LMI.

Areas of Racial/Ethnic Concentration, 2010

Municipality	Tract	Population	Race and Ethnicity			
			White	Black	Asian	Hispanic
Urban County		626,508	82.7%	7.3%	7.0%	3.3%
Montgomery Township	2006.02	7,741	70.0%	5.4%	22.3%	2.6%
Hatfield Township	2007.03	4,338	77.8%	2.5%	17.2%	3.0%
Hatfield Township	2007.07	4,037	65.0%	8.5%	20.2%	6.8%
Hatfield Township	2007.08	5,419	76.3%	3.1%	17.8%	3.0%
Hatfield Borough	2008	3,290	66.6%	4.1%	23.5%	6.8%
Lansdale Borough	2009.01	4,143	70.0%	5.5%	18.8%	4.6%
Upper Gwynedd Township	2010.04	4,956	75.0%	4.7%	17.6%	2.6%
Lower Gwynedd Township	2012.04	2,149	70.5%	23.6%	2.4%	3.1%
Upper Dublin Township	2014.07	2,594	66.9%	26.1%	3.7%	2.0%
Cheltenham Township	2022.02	3,006	34.2%	40.1%	21.5%	6.5%
Cheltenham Township	2023.02	2,100	68.7%	23.3%	4.4%	3.1%
Cheltenham Township	2024.01	3,554	5.0%	81.6%	8.1%	4.1%
Cheltenham Township	2024.02	4,689	46.5%	38.6%	9.4%	4.6%
Cheltenham Township	2025	5,236	37.9%	50.9%	6.9%	4.1%
Cheltenham Township	2026.04	2,342	74.3%	17.7%	4.4%	3.6%
Upper Merion Township	2058.01	2,643	59.1%	5.6%	32.2%	2.9%
Upper Merion Township	2058.07	2,248	56.0%	6.7%	27.8%	10.4%
Lower Providence Township	2060.04	6,147	73.0%	18.0%	6.0%	3.6%
Lower Providence Township	2060.07	6,068	73.8%	6.4%	17.4%	2.9%
Skipack**	2067.02	3,403	28.2%	59.9%	0.3%	11.8%
Lower Pottsgrove Township	2087.04	4,733	73.0%	20.0%	2.2%	3.7%
Pottstown	2088.01	1,178	69.9%	19.2%	0.3%	11.0%
Pottstown	2089.03	2,991	65.6%	27.0%	1.0%	5.6%
Pottstown	2089.04	3,297	55.6%	31.1%	1.1%	14.4%
Pottstown	2089.06	3,931	68.3%	22.3%	0.9%	8.9%
Pottstown	2090	1,632	64.2%	25.3%	0.9%	12.4%

* Federal CDBG entitlement communities

** Skipack's population includes about 3,500 persons institutionalized at SCI Graterford.

Source: 2010 Census SF-1

Of the 86 LMI block groups located in the Urban County, 14 are located in previously identified areas of racial or ethnic concentration. Block groups meeting the criteria for both racial/ethnic concentration and LMI status are referred to as *impacted areas*. In the context of planning for housing and community development, special care is taken to ensure that the revitalization of impacted areas is balanced with the creation of new housing opportunities in non-impacted areas. As of 2010 data, the Urban County's impacted areas are as follows:

Impacted Areas of the Urban County, 2010

<i>Municipality</i>	<i>Tract</i>	<i>Block Group</i>	<i>% LMI</i>	<i>Concentration</i>
Hatfield Borough	2008	1	47.6%	23.5% Asian
Lansdale Borough	2009.01	1	45.8%	18.8% Asian
Lansdale Borough	2009.01	2	56.9%	18.8% Asian
Cheltenham Township	2022.02	1	40.1%	40% Black, 21.2% Asian
Cheltenham Township	2024.01	1	66.1%	81.6% Black
Cheltenham Township	2024.02	6	47.9%	38.6% Black
Lower Providence Township	2060.07	1	43.8%	17.4% Asian
Lower Pottsgrove Township	2087.04	1	50.1%	20% Black
Pottstown Borough	2088.01	1	57.8%	19.2% Black
Pottstown Borough	2089.03	2	70.9%	27% Black
Pottstown Borough	2089.04	1	70.9%	31.1% Black, 14.4% Hispanic
Pottstown Borough	2089.06	1	46.1%	22.3% Black
Pottstown Borough	2090	2	60.3%	25.3% Black
Pottstown Borough	2090	3	78.6%	25.3% Black

** Excludes qualifying areas in Abington, Conshohocken, Limerick, Lower Merion and Norristown
Source: U.S. Census 2010 Redistricting Data, 2010 HUD LMI Estimates*

The Urban County provided CDBG funds to activities serving its participating jurisdictions. Assistance was not directed to any specific geographic area.

FIVE-YEAR GOALS AND OBJECTIVES

This section provides a summary of objectives for FY 2011 in Montgomery County described by output-based performance measures. The ability to clearly demonstrate program results at a national level is having serious consequences on program budgets. In response, HUD has developed an outcomes performance measurement system to collect information on outcomes of activities and to aggregate that information at the local and national level. The outcomes that HUD is tracking include:

- **Availability/Accessibility**
Availability is related to making services, infrastructure, housing, or shelter available or accessible to individual residents/beneficiaries.
- **Affordability**
Affordability may include the creation or maintenance of affordable housing, basic infrastructure hook-ups or services such as transportation or day care.
- **Sustainability**
Sustainability is specifically tied to activities that are meant to ensure that a particular geographic area as a whole (neighborhood, downtown, etc.) remains livable and viable. It is targeted at supporting a specific physical location.

Each outcome is paired with an objective:

- **Create a suitable living environment**
This objective relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment such as poor quality infrastructure to social issues such as crime prevention, literacy or elderly health services.
- **Provide decent, affordable housing**
This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort since they would be more appropriately reported under suitable living environment.
- **Create economic opportunities**
This objective applies to the types of activities related to economic development, commercial revitalization or job creation.

HUD Specific Objectives Matrix

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Annual Objectives to be met with CDBG, HOME and ESG funding include: DH-1 and DH-2, SL-1 and SL-3. As noted in the activities table in the following section, the annual objective has been assigned to each undertaking, followed by the related action taken in 2011.

Housing Objectives

The County has designed its FY 2011 housing objectives to advance progress toward the five-year goals established in the Strategic Plan.

Goal #1: Promote the rehabilitation and preservation of the existing affordable housing stock (homeowner and rental) through partnerships with agencies that provide housing rehabilitation assistance.

- *Objective 1:* Support initiatives by local organizations and municipal sponsors to provide rehabilitation, energy efficiency/weatherization, accessibility modifications and lead-based paint hazard control in 150 housing units over the next five years. The annual goal was to assist 14 units in Year 2 (4 owner, 10 rental); and
- *Objective 2:* Support the Montgomery County Housing Authority in its efforts to improve and maintain 300 units of existing public housing units over the next five years. The annual goal was to assist 100 units in Year 1 in the Sydney Pollack public housing development.

2011 activity: Owner Occupied Housing Rehabilitation Program – Goal: 4 units

The County provided \$150,000 in FY 2011 CDBG funds to Genesis Housing Corporation to administer a countywide housing rehabilitation program. Funding from prior years were expending during the program year. This program provides financial assistance to low-and-moderate-income homeowners. The financial assistance, in the form of an eight-year forgiveness loan, is provided for the repair or rehabilitation of substandard housing to meet local building code and Housing Choice Voucher Housing Quality Standards, and to ensure safe and sanitary living conditions. A maximum of \$50,000 per unit is permitted. In FY 2011, 5 housing units were completed.

An additional 2 homes were completed in the Pottstown Rehabilitation Program.

Affordable Housing Trust Funds (AHTF) in FY 2006 and 2009 were provided to Cheltenham Township for housing rehabilitation. Work is underway with three (3) units completed in FY 2011.

Geographic distribution: Countywide within the Urban County, Pottstown and Cheltenham Township.

2011 activity: Rental Rehabilitation Program – Goal: 10 units

Valley Manor was provided HOME funds in 2008 and 2009 for the rehabilitation of a 40-unit low income senior housing facility located at 350 Broad Street, in Lower Salford Township. Project includes the replacement of the roof, new windows and the installation of an elevator. This project is complete.

Pleasant Grove LP was provided HOME funds in FY 2011 for rehab of 36 affordable rental units to date no work has been initiated as yet.

Willow Grove Development Corporation – Affordable Housing Trust funds were allocated in FY 2011 for the rehabilitation of 4 units at 308 North York Road and 335/337 Bonair Avenue in Hatboro Borough. No work was initiated in this program year.

CDBG funds were allocated in FY 2011 for rental rehabilitation. This new program will provide improved housing for low to moderate income households.

2011 activity: Public Housing Modernization – 80 units

FY 2011 CDBG and AHTF funds totaling \$455,515 were provided to MCHA to rehabilitate the Robert P. Smith public housing development, an 80-unit public housing project for the elderly and disabled in Pottstown, PA. Work has not yet been initiated.

FY 2010 CDBG funds in the amount of \$222,477 were provided to the Montgomery County Housing Authority to rehabilitate the Sydney Pollack public housing development, a 100-unit public housing project for the elderly and disabled in Pottstown, PA. Construction is underway.

FY 2010 CDBG funds in the amount of \$246,099 were allocated to the Montgomery County Housing Authority for upgrades at Golden Age Manor, an 85

unit public housing project for the elderly and disable in Royersford PA. Construction is underway.

Goal #2: Creation of new affordable rental housing for households below 80% of the area median income. The five-year and annual goals are shown in the objective.

- *Objective:* Collaborate with developers to develop at least 300 units of affordable rental housing. The annual goal is to develop 123 units of new rental housing.

2011 activity: Financial assistance to developers to provide new affordable housing – 123 units.

Petra Community Housing was provided HOME funds in FY 2011 to rehabilitate 2 attached properties in Collegeville for rental occupancy for persons with disabilities. No work has been initiated.

HOME and AHTF funds were used to construct new affordable units:

- o Federation Housing – 509 Ashbourne, Elkins Park – completed construction of 84 affordable housing units for elderly, all 84 units were HOME assisted.
- o Advanced Living – Derstine Run –AHTFs were allocated for Phase II to create 60 units of elderly housing in Hatfield Township. Phase I was complete, providing 60 units of affordable housing, 11 units were HOME assisted.
- o Society of Catholic Medical Missionaries received \$200,000 in FY 2010 and \$50,000 in FY 2011 in AHTF to construct 61 units of rental housing for low and very low income seniors located on Pine Road in Abington. This project received a LIHTC allocation in 2011.
- o Genesis Housing Corporation – partnership with Ingerman, received HOME and AHTF to construct new 54 family rental housing units in Souderton.

Program	FY 2011 Annual Goal	FY2011 Accomplishment	Cumulative Accomplishments
Petra Community Housing	1	1	0
Federation Housing – 509 Ashbourne	0	84	84
Advanced Living	60	60	60 (11 HOME)

Society of Catholic Medical Missionaries	0	0	0
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Goal #3: Creation of new affordable home ownership opportunities for households between 50% and 80% of the area median income. Five-year and annual goals appear in the objectives.

- *Objective 1:* Provide education to 200 LMI families through first-time homebuyer training programs. The annual goal was to provide 35 households with training.
- *Objective 2:* Support initiatives by local organizations to develop 30 units of affordable sales housing. The annual goal was to develop five units of affordable housing.
- *Objective 3:* Provide down payment and closing cost assistance to at least 50 eligible homebuyers. The annual goal was to assist 16 homebuyers.
- *Objective 4:* In cooperation with MCHA, assist 10 voucher-holder households to become homebuyers.

2011 activity: Counseling

Mary Galbally was provided \$25,000 in AHTF funding to present counseling for potential home buyers and existing homeowners for credit repair and foreclosure prevention and for pre- and post-counseling for the First-Time Homebuyers Program, respectively. Mary Galbally provided counseling to 64 households (52 pre-purchase, 12 post-purchase).

Geographic distribution: The counseling was available countywide.

2011 activity: Acquisition/Rehab and Resale

- Genesis Housing Corporation completed rehabilitation and resale of 1 home in Pottstown. Three additional homes are available for sale.
- Petra Community Housing completed rehabilitation and resale of 1 home in Royersford.
- Habitat for Humanity: FY 2011 HOME funds were allocated for rehabilitation of a property in Upper Dublin. The unit will be rehabilitated and then sold to a very-low-income first-time homebuyer. Habitat was funded under the AHTF in 2009 for the rehabilitation of 2 properties. One has been sold to a very-low income family. Again in

2010 Habitat was funded to rehab 2 properties and an additional property in 2011.

- o Geographic distribution: Pottstown, Royersford and Upper Dublin

2011 activity: First-Time Homebuyers Program

AHTF funds were used to provide down payment and closing costs assistance to 24 homebuyers of which 16 were low to moderate income and 6 were HOME match eligible.

Geographic distribution: Countywide

Program	FY 2011 Annual Goal	FY2011 Accomplishment	Cumulative Accomplishments
Acquisition/Rehab/Resale – Genesis Housing	0	1	FY 2010 - 1
Petra Community Housing	4	1	0
Habitat for Humanity	1	1	0
First-time homebuyer	16	6	FY 2010 – 8 FY 2011 - 6
MCHA homebuyers	2	1	

Goal #4: Provide 25 units of tenant-based rental assistance annually to provide suitable housing for at-risk and special needs populations.

- *Objective 1:* Work with the Nursing Home Transition Coordinator at the Montgomery County Department on Aging, Tenant-Based Rental Assistance will be targeted to elderly who are able to transition from nursing homes or avoid nursing home placement; and
- *Objective 2:* Through the strategic use of tenant-based rental assistance, make funds available to the County Office of Behavioral Health and Developmental Disabilities program for clients in need of rent assistance and eligible for mental health services. The annual goal was to provide 25

units of TBRA.

2011 activity: Rent Assistance

HOME resources were used to provide rent assistance to elderly, disabled persons and youth transitioning from foster care, that might otherwise be moved to institutional settings. In 2011, HOME resources have been allocated as follows:

- Family Services of Montgomery County (4 units) - HIV AIDS
- Valley Youth (12 units) - former foster care
- Aging and Adult Services (4 units -none used) - elderly

AHTF funds provided in prior years were used to provide Tenant Based Rental Assistance (TBRA) to individuals through Hedwig House and Interfaith Housing Alliance.

- Hedwig House (12 units) - disabled
- Interfaith Housing Alliance (5 units) – domestic violence
- Family Services (8 units) – HIV AIDS
- Montgomery County Housing Authority (6 units) – emergency

A total of 47 Tenant Based Rental unit subsidies were provided.

Homelessness and Special Needs Objectives

Montgomery County developed a seven-part strategy for ending homelessness as part of its 2008 Montgomery County 10-Year Plan to End Homelessness. This comprehensive document outlines the County's priority goals and establishes strategies to realize them.

- Goal #1:** Improve data collection and analysis
- Goal #2:** Expand housing models and opportunities for homeless individuals and families
- Goal #3:** Increase homeless prevention efforts through discharge planning and better use of mainstream services
- Goal #4:** Expand and target supportive services
- Goal #5:** Continue community education and advocacy on homeless issues
- Goal #6:** Support efforts to develop a centralized intake service for homeless persons and persons near homelessness
- Goal #7:** Expand permanent supportive housing for chronically homeless individuals

Goal #8: Support the operations of the Coordinated Homeless Outreach Center of Montgomery County, a partnership between the County's Office of Behavioral Health and Resources for Human Development that serves the County's adult homeless population

2011 activity: Homelessness prevention

The Homeless Prevention Center's Central Intake provided information and referral as well as centralized intake to 1,697 persons. This program is funded by \$100,000 in AHTF and is also supported by local foundations.

2011 activity: Shelter, transitional housing and corresponding facilities and services

CDBG funds were allocated to various programs and activities in support of the shelters. ESG funds have also been allocated to shelter operations.

- o CDBG funds were allocated to various programs and activities in support of the shelters. ESG funds have also been allocated to shelter operations:
 - o Inter-Faith Hospitality Network of the Main Line: Essential Services for homeless families. (\$16,912 CDBG) 41 people
 - o Inter-Faith Housing Alliance: Operational expenses for transitional housing (\$18,123 CDBG) 32 people
 - o Resources for Human Development: Homeless Shelter Operations - Operations of a shelter for homeless persons (ESG \$24,137) 450 people
 - o Keystone Opportunity Center: Operational expenses for transitional housing (\$48,763 CDBG) 38 people
 - o Laurel House: Operational expenses for emergency shelter (\$60,000 CDBG) 243 people
 - o Salvation Army Norristown: Operational expenses for emergency shelter (\$99,000 CDBG, \$64,746 ESG) 162 people
 - o Salvation Army Pottstown: Operational expenses for emergency shelter (\$102,037 CDBG, \$64,746 ESG) 307 people
 - o Homeless Prevention Center: Intake (\$100,000 AHTF) 1,697 people
- o Affordable Housing Trust Funds were used in support of transitional housing and supportive services:
 - o HUD Continuum of Care (CoC) Program, required matching funds(\$300,000)
 - o CADCOM: Supportive Housing Program (\$14,309)
 - o Community Housing Services: scattered sites for transitional housing (\$20,291)

- Community Housing Services: scattered sites for domestic violence (\$3,708)
- Community Housing Services: EZRA (\$10,710)
- Community Housing Services: STEPS (\$8,530)
- Keystone Opportunity: Transitional Housing (\$10,712)
- Hedwig House MH/D&A: Shelter expansion (\$11,279)
- Montgomery County BH/DD: CHOC (\$64,605)
- Mental Health Association of SEPA: Halfway There (\$47,657)
- Salvation Army: FAITH Program (\$19,249)
- HMIS matching funds (\$34,000 AHTF)
- Salvation Army Norristown: PHDI Program (\$11,827)
- Salvation Army Pottstown: Transitional Housing (\$16,973)

2011 activity: AHTF and HOME Funds were used in support of Special needs housing development:

- KenCrest acquired a three-bedroom unit to develop a group home that will provide accessible property for low-income persons with developmental disabilities (\$200,000 HOME)
- Keystone Hospice: Rehabilitation and Expansion (\$150,000 AHTF)

2011 activity: New Permanent Supportive Housing was created:

- Family Services – SHP – Permanent Supportive Housing for Persons with Disabilities – 16 Beds, 3 of which designated as Chronic Homeless. Target Population – HIV/AIDS
- Ezra House Expansion – SHP – Permanent Supportive Housing – 3 Chronic Homeless Beds – Target Population – Single Males

Non-Housing Community Development Objectives

These activities support the Urban County’s effort to strike a balance between revitalizing communities in need and creating new housing options in non-impacted areas of opportunity.

Goal #1: Support improvements to or construction of public facilities

- *Objective:* Support projects that meet high priority needs, including parks, fire protection facilities and equipment, senior centers and day care centers.

2011 activities: 2011 CDBG funds were allocated to public facilities projects, as described in the following table: These activities are underway.

Applicant	Project	Description	Amount
Indian Creek Foundation	Architectural Barrier Removal for Development Disabilities Group Home	Accessibility improvements at a group home operated by Indian Creek Foundation that serves individuals with intellectual and developmental disabilities. Rehabilitation will include: the renovation of an existing garage to accommodate an ADA accessible bedroom, bath and laundry facility and installation of an entrance ramp, modification of doorways and kitchen to meet ADA requirements. The home is located at 44 School Lane, Souderton, PA, 18964 and will serve approximately 3 handicapped adults.	48,875.00
Pottstown Regional Public Library	Public Improvements	This project will replace the upper and lower roof, existing roof drains and replacement of vaulted skylights in the Pottstown Regional Public Library that is located at 500 East High Street, Pottstown, PA. The library has 22,000 registered users.	59,785.00

During 2011, the following public facilities projects were completed:

- Indian Creek Foundation - ADA Removal - 420 Cowpath Road, Souderton
- Helping Hands - Architectural Barrier Removal For Development Disabilities Center - 415 Hoffmansville Road, Bechtelsville

Goal #2: Support improvements to and maintain infrastructure

- *Objective:* Support projects that meet high priority needs, including roads, sidewalks, sewer water and flood protection systems.

2011 activities: Funds were allocated to six municipalities for a variety of activities, including road, sidewalk and recreation improvements. The activities underway are as follows:

Applicant	Project	Description	Amount
Hatboro Borough	Bank Street Improvements	Reconstruction of Bank Street from Lehman Avenue to a public parking facility adjacent to Old York Road. The improvements will include roadway resurfacing, installation of curbs, and sidewalks, and installation of street trees.	189,156.00
Lansdale Borough	West Fourth Street Improvements	The project will include drainage, sewer, gas and water conditions, curb and road rehabilitation on West Fourth Street in Lansdale. A complete engineering review is necessary to determine the scope of the work.	200,000.00
Montgomery Township	ABR Curb Ramps	Funding for 42 existing scattered site non-conforming handicapped ramps throughout the Township. The ramps will be constructed to be compliant with PennDOT ADA standards.	200,000.00
New Hanover Township	Hickory Park Architectural Barrier Removal	Reconstruction of the restroom/shower building at Hickory Park. The reconstruction will include demolition, foundation, framing and finish of a male and female area, utilities, pavement bathroom fittings, sidewalk, and barrier removal to make the facility ADA accessible. Township employees will demolish and prepare the site for building.	200,000.00
Pennsburg Borough	Main Street Sidewalk Improvements	Funding for sidewalk improvements. Work will include: replacement of sidewalk and curbs with decorative brick paver accents, street trees with grates, signage, and period street lighting along Main Street and the corner of Front Street.	240,000.00
Telford Borough	Franconia Avenue Park Improvements	Rehabilitation of and improvements to Franconia Avenue Park. The improvements will include: replacement of existing playground equipment with multi-function play equipment that will meet all applicable standards, addition of picnic area, solar lighting, and provisions for disabled persons.	162,940.00

During 2011, the following infrastructure projects were completed:

- Ambler Borough - Street Improvements: School Warning Lights - Proximate to Mattison Avenue Elementary School located at 131 Rosemary Avenue and St. Anthony Street
- West Pottsgrove - East Vine Street Sanitary Sewer Reconstruction - East Vine Street between Ash Street and Center Street
- East Greenville - Hill Alley Storm Sewer Improvements - Hill Alley between

CherryStreet and Railroad

- Souderton Borough - Broad Street Storm Sewer Improvements - West Broad Street between Adams Avenue and Hunsberger Lane
- Springfield Township - Erdenheim Sidewalk Improvements - PHASE I - Bethlehem Pike between Montgomery Avenue and Hillcrest Avenue, and on Paper Mill Road between Bethlehem Pike and Bells Mill Road – PHASE II - Paper Mill Road between Bells Mill Road and West Montgomery Avenue, and West Montgomery Avenue between Paper Mill Road to approximately 500' west thereof
- Upper Providence - Second Avenue and Third Avenue Street Improvements - Second Avenue between Fegley Street and its terminus north of Fegley Street and Third Avenue between Sowers Avenue and its terminus south of Norwood Street
- West Pottsgrove - Lemon Street Phase II - Lemon Street between Rice Street and Monroe Street
- West Pottsgrove Township - Quinter Street Sanitary Sewer Rehabilitation - Quinter Street between Race Street and Glasgow Street
- Cheltenham Township - Willow Avenue Street Improvements - Willow Avenue between Sycamore Avenue and Penrose Avenue
- East Greenville Borough - Sixth Street Improvements - east Sixth Street between Washington Street and the Borough boundary (with Upper Hanover Township), and Arlington Street between east Sixth Street and the Borough boundary (with Upper Hanover Township)
- Schwenksville Borough - Forest Lane Street Improvements - Forest Lane between Centennial Street and Berger Lane
- Upper Dublin Township - Ambler Highlands Street Improvements - Phase II Ambler Road between Church Road and Stuart Lane, and on Randolph Avenue between south Main Street and Ambler Road

Goal #3: Support public services to improve the quality of life in the community

- *Objective:* Support projects that meet high-priority needs, including services for youth and seniors, transportation, housing counseling, substance abuse counseling and referral.

2011 activities: Funds were allocated to 5 public service and 6 homeless service activities, as described in the following table:

Applicant	Project	Description	Amount
Indian Valley Boys & Girls Club (North Penn Valley Boys & Girls Club)	After School Activity Program	Project Learn is an after school homework assistance, educational activity and recreation program for extremely low to moderate income children and youth. The program serves approximately 88 children/youth for approximately 41 weeks from 3 to 6 PM Monday through Friday at the Indian Valley Boys & Girls Club located at 115 Washington Avenue, Souderton, PA.	32,148.00
Inter-Faith Hospitality Network of the Main Line	Essential Services for the Homeless	Direct care services provided by the case manager and van drivers to low and extremely low income homeless families. Approximately 41 individuals will be assisted with the program at the Learning Skills Center located at 1449 DeKalb Street, Norristown, Pa. Head of households will receive case management to assist with linkage with community agencies, securing employment, locating day care, securing affordable housing and other self-sufficiency skills during the three to four month program. Van drivers are used to transport families between Learning Skills Center and host congregations.	16,912.00
Inter-Faith Housing Alliance	Transitional Housing Operations for Homeless Households	Salary, employer-paid FICA benefits for two case management positions. The case managers will provide assistance to homeless families at the Hope Gardens facility located at 31 South Spring Street, Ambler. Hope Gardens is a two year residential transitional housing program serving approximately 8 homeless families per year in their 8 apartment units. The case managers will assist with budget, saving plans, connecting with area resources, job searches, training and education plans, skill development to allow clients to become self-sufficient and obtain permanent housing.	18,123.00
Applicant	Project	Description	Amount

MONTGOMERY COUNTY

Keystone Opportunity Center	Transitional Housing Operations for Homeless Households	Salary and employer paid benefits for Executive Director, Transitional Case Managers, Social Services Coordinator, Operations Coordinator and Administrative Assistant as well as utility costs and repair and maintenance for 13 scattered site transitional units in the Indian Valley area of Montgomery County. Approximately 49 homeless clients will be served by the two-year transitional self-sufficiency program. The main office for the Keystone Opportunity Center is located at 104 Main Street, Souderton.	48,763.00
Laurel House	Shelter Operations	Salaries and employer paid FICA benefits for the Housing Director, Shelter Manager and Shelter House Coordinator, who provide services for a 30 day emergency shelter for victims of domestic violence and their families. These positions manage and provide day to day operations of the shelter where clients receive temporary housing, counseling, legal advocacy and assistance in securing safe transitional/permanent housing upon exit. Program will serve approximately 300 individuals at the shelter. Administrative office is located at 605 Swede Street, Norristown.	60,000.00
North Penn Valley Boys & Girls	After School Activity Program	Project Learn is an after school homework assistance, educational activity and recreation program for extremely low to moderate income children and youth. The program serves approximately 110 children/youth for approximately 41 weeks from 3 to 6 PM Monday through Friday at the North Penn Valley Boys & Girls Club located at 16 Susquehanna Avenue, Lansdale, PA.	36,360.00
Senior Adult Activates Center of Montgomery County (SAAC)	Senior Services	Salaries and benefits for two Health Education Coordinators and the employment of exercise instructors for the HealthyME program. The HealthyME will program, for approximately 850 seniors, will coordinate programs geared to older adults over 60 years of age. The program will include physical activity, health education, and a coordinated screening component.	40,370.00

Applicant	Project	Description	Amount
The Peak Center	Senior Services	Salaries, employer-paid FICA and fringe benefits for the Assistant Director who will coordinate the Consumer Resources & Education Program. As coordinator she will initiate, arrange, schedule and coordinate approximately 160 individual sessions per year. The center is located at 315 West Main Street, Lansdale and draw from the North Penn area. Sessions include topics of senior health, consumer education and health screening. The coordinator designs presentations with community social service agencies, hospitals and health care providers as well as develops a variety of health/exercise classes given on a regular basis to approximately 778 senior clients. Writes health education materials for the monthly newsletter. Goal of program is to improve, maintain health status and prevent illness and injury among older adults.	6,000.00
Upper Dublin Education Foundation	After School Activity Program	Salary and employer paid FICA benefits for staff of the North Hills Education and Recreation Program located at 212 Girard Avenue in Glenside, PA. The after school program is offered from 3:30 PM to 6:00 PM during the school year and from 9:00 AM to 3:00 PM for five weeks during the summer. Teachers, teacher aides and recreational staff offer education assistance and recreation activities for low income school students ages 6 to 18. Approximately 57 students will be enrolled in the after school educational assistance program and 70 enrolled in the summer program.	39,272.00

Goal #4: Support economic development activities that create jobs in the community

- *Objective:* Support projects that meet high-priority needs, including micro-enterprise assistance and assistance to retail, commercial, office, technology and industrial projects (including façade improvements, small business loans, and other economic development initiatives).

2011 activity: None

During 2011, the following slum and blight project was completed:

- Brownfields Initiative - Ambler Boiler House located At 201 South Maple Way,

Amber

Goal #5: Support planning and administration of community and housing development activities

- *Objective:* Support general program administration, public outreach and information and on-going management of the federal programs.

2011 activity: Planning and administrative activities were conducted by the Montgomery County Department of Housing and Community Development.

Not applicable. The County is meeting its goals and objectives.

The County does not intend to make program changes as a result of the experience in implementing the second year of the Five Year Plan. The program is reaching its intended beneficiaries.

1. AFFIRMATIVELY FURTHERING FAIR HOUSING

Montgomery County updated its Analysis of Impediments to Fair Housing Choice (AI) during FY 2011. This document identifies policies and practices that potentially affect access to affordable housing protected classes under the Fair Housing Act. The County's Fair Housing Action Plan, an element of this document, represents an effort to ensure that the County's housing landscape is characterized by opportunity for all.

During FY 2011 funds were provided to the Fair Housing Council of Suburban Philadelphia (FHCSF) to do outreach and education on fair housing. During the grant period, FHCSF staff conducted outreach and training to a wide array of housing providers:

- **Housing providers and Montgomery County Housing Authority (MCHA):** 2 general fair housing compliance trainings for 46 MCHA staff on October 24, 2011 and 1 fair housing compliance webinar on accommodations and modifications for tenants with disabilities for 50 housing providers on September 19, 2012
- **Land Use and Zoning:** 1 general fair housing compliance, zoning and land use, and affirmatively furthering fair housing training for 24 staff of Montgomery County municipalities on February 24, 2012 and 1 general fair housing compliance, zoning and land use, and affirmatively furthering fair housing training for 24 staff of Montgomery County Planning Commission on May 11, 2012.
- **Consumers:** 2 general fair housing trainings for 24 consumers at the Montgomery County Housing Authority on August 28, 2012. In addition, FHCSF and Lutheran Children and Family Service conducted 1 training on fair housing issues for immigrants and persons with Limited English Proficiency for 25 attendees of the Montgomery County Housing Coalition on September 25, 2012.

FHCSF provided the County with information on all fair housing violations and impediments identified in its review of municipal zoning ordinances. In addition, FHCSF provided County Planning Commission staff with technical assistance regarding minimum unit sizes as a potential fair housing issue, group homes, housing density, and reasonable accommodations in zoning and land use decisions.

Education material was distributed in the County. FHCSF printed and distributed the 2 editions of the Delaware Valley Fair Housing News. The newsletter was mailed 1,683 individuals in Montgomery County. FHCSF distributed 507 fair housing guides and 1048 fair housing brochures to agencies in Montgomery County.

The County's AI is in draft form. The impediments and recommended action steps are subject to change before the document is published. However, initial drafts of the document have identified the need for the County to address the following issues:

- **There is a need for greater cooperation among HUD entitlements communities within Montgomery County to identify and address impediments to fair housing choice.**
Other entitlement communities within the County include Abington, lower Merion and Norristown. There are opportunities to create affordable housing outside of impacted areas both within the Urban County and within other entitlement communities in Montgomery County. However, the percentage of non-impact areas in the Urban County is much higher than in the other entitlement areas, which affords the County a wider range of options in locating affordable housing. Affirmatively furthering fair housing will entail a collaborative approach to affordable housing for all Montgomery County residents wherever they choose to live. Such collaboration can address the deconcentration of poverty and segregated housing patterns where they now exist.
- **Local units of government that participate in the Urban County's entitlement grant programs may not unequivocally understand their responsibility to affirmatively further fair housing choice.**
- **Some of the policy documents used by Montgomery County and the Montgomery County Housing Authority (MCHA) in the administration of housing programs could improve, from a fair housing perspective.**
The Department of Housing and Community Development is reviewing the detailed Census 2010 data to determine the prevalence of persons with limited English proficiency being served by County programs and consider conducting a four-factor analysis to determine whether a Language Access Plan is warranted.

In light of the varying demographic composition and character of the public housing developments and differences in the communities in which they are located, MCHA should allow public housing applicants to refuse a unit at least once before they are moved to the bottom of the waiting list. This would provide applicants with greater housing choice.
- **Public transit is limited to the County's most densely developed areas. Residents of rural townships in the northwest region are especially isolated from service, due to the financial**

infeasibility of extending routes to sparsely developed areas.

Seventeen of 62 municipalities in Montgomery County, all in the County's more sparsely populated northwest region, do not receive regular service from a large, fixed-route transit provider. The lack of transit services in these communities presents a barrier to the development of affordable housing.

- **Evidence demonstrates that some discrimination is present in the sale and rental of housing across Montgomery County, especially on the bases of race, disability and family status.**

Across Montgomery County, race and disability were the primary bases for fair housing complaints to both HUD and the PA Human Rights Commission between 2005 and 2010, accounting for two-thirds of all fair housing complaints.

Additionally, testing results reported by Fair Housing Council of Suburban Philadelphia and the Fair Housing Rights Center in Southeastern Pennsylvania indicated that discrimination continues to exist in the market for rental housing.

During FY 2011, Montgomery County developed a new "Roadmap for Housing Stability". The various department heads are coordinating the housing funds that are available to them and looking to strategically invest these funds in support of the County's goals to reduce homelessness and give priority to assisting elderly and disabled residents. "Navicates" will be assigned to assist households with obtaining housing and mainstream benefits that will support their housing choice.

To support the programs, the Commissioners have increased the recording fee effective January 1, 2013 so that a larger investment will be made in the Affordable Housing Trust Fund. The Recorder of Deeds office has been successful in pursuing a law suit against MERS, a service used by lending institutions to record assignment of mortgages. MERS failed to record these instruments as they were sold from one lender to another.

Montgomery County will continue to use its federal and local resources to expand housing choice by prioritizing housing investments in non-impacted areas of the county. Funds are still distributed to the two urban centers for purposes of neighborhood revitalization, but by emphasizing affordable housing opportunities in other communities, the burden is lifted from the two urban centers.

- ✓ The County affirmative marketing policy requires that staff members at rental sites assisted with CDBG, HOME or Affordable Housing Trust Fund receive on-site fair housing training. This is in addition to the fair housing and affirmative marketing

materials that must be maintained and made available for review and training at such sites.

- ✓ As part of the development of the Comprehensive Plan, the County Planning Commission reviewed all 62 municipal zoning ordinances within its jurisdiction to determine consistency with the Plan and with fair housing standards. The Commission sent information to each municipality on non-discriminatory zoning and land use practices and advice for reducing zoning barriers to the development of housing for members of the protected classes. The Fair Housing Council of Suburban Philadelphia conducted follow up with communities.
- ✓ The AI determined that the recommendations of the updated Comprehensive Plan are entirely consistent with fair housing standards. The Plan includes a focus on the expansion of housing affordable to workforce and low-income populations, recommendations to broaden the variety of housing types being created, strategies to ensure that special-needs households are adequately served and encouragement for flexibility in municipal land use policies and practices. The plan considers housing within the framework of existing and developing employment centers and community types.
- ✓ The Planning Commission conducted a study to determine the feasibility of extending public transit service to the northwest region of Montgomery County. The analysis involved an extensive outreach effort and needs assessment and ultimately resulted in the finding that transit routes through the County's most sparsely developed municipalities were not economically feasible. The Planning Commission will continue to gauge the transportation needs of the County's lower-income residents and connect them with employment and other opportunities to the maximum extent possible.
- ✓ The County has a policy to deny CDBG and HOME funds to municipalities that engage in discriminatory zoning and land use practices. Should the Commission identify such discrimination, FHCSF has provided training to the elected officials in these localities. Any municipality that receives CDBG or HOME funding from the County must certify that it will affirmatively further fair housing and document the same.
- ✓ The Department of Housing and Community Development screens all applicants for CDBG, HOME and ESG funds to ensure that they are in compliance with HUD's requirement to affirmatively further fair housing. The County will deny funding to any developer who may be a party to an unresolved fair housing lawsuit or complaint.
- ✓ The County has added a graphic button on its website to provide direct access to information on its commitment to affirmatively further fair housing. Clicking the

button opens a slideshow that contains material on the County’s fair housing responsibilities, objectives and actions as well as explanation of fair housing laws.

- ✓ In funding rounds for HOME and Affordable Housing Trust Fund projects, the County awards 10 bonus points to projects that expand the availability of low-income family rental housing in non-impacted areas. The applications for these funding programs are very clear regarding the County’s preference for projects that advance fair housing choice.
- ✓ The County’s housing programs continue to serve members of the protected classes through substantial investment in the expansion of the affordable and accessible housing stock. The Affordable Housing Trust fund has resulted in the investment of millions of dollars toward the development of a variety of housing options that serve members of the protected classes.

Composition of Households Assisted By Race

	Total units	White	African American	Native Am	Asian	Other	Hispanic*
Rental new construction	0	0	0	0	0	0	0
Rental Rehab	48	22	6	0	0	20	2
TBRA - HOME	12	2	8	0	0	2	0
TBRA - AHTF	36	21	15	0	0	0	2
Special Needs – Group Home	3	3	0	0	0	0	0
Total Renters	97	48	29	0	0	22	4
Homebuyer	6	4	0	0	1	1	1
Acq/Rehab/Resale	2	1	1	0	0	0	0
Existing homeowner	10	4	6	0	0	0	0
Total Homeowners	18	9	7	0	1	1	1

*Hispanic is not included in race totals.

2. AFFORDABLE HOUSING

The following table, adapted from Table 2A of the Consolidated Plan, states the County’s goals for housing program beneficiaries by income level. Data on 2011 accomplishments was

collected from CDBG PR-23 and internal department records on HOME and Affordable Housing Trust Fund beneficiaries.

Renters - Composition of households by income

<i>Goal- Rental</i>	Goal	Accomplishment	Goal	Accomplishment	Goal	Accomplishment	Goal	Accomplishment
	Total units	Total units	0-30%	0-30%	31-50%	31-50%	51-80%	51-80%
Five Year Goal	700	227	500	192	150	23	50	0
Rental new construction	84	0	16	0	15	0	53	0
Rental Rehabilitation	90	40	50	32	40	8	0	0
TBRA - HOME	50	36	50	33	0	3	0	0
TBRA – AHTF	50	12	50	11	0	1	0	0
Special needs – Group Home	9	3	9	3	0	0	0	0
Homeless	3	19	3	19	0	0	0	0
Annual Total Renters	286	110	178	98	55	12	53	0

Homeowner/Homebuyer - Composition of households by income

<i>Goal- Homebuyer</i>	Goal	Accomplishment	Goal	Accomplishment	Goal	Accomplishment	Goal	Accomplishment	Goal	Accomplishment
	Total units	Total units	0-30%	0-30%	31-50%	31-50%	51-80%	51-80%	81-100%	81-100%
Five Year Goal	140	33	22	4	40	8	78	5	n.a.	16
Homebuyer	10	6	0	0	0	0	8	0	2	6
Acq/Rehab/Resale	2	2	0	1	2	1	0	0	0	0
Existing homeowner	7	7	1	0	3	4	2	3	0	0
Annual Total Homeowners	18	15	1	1	5	5	10	3	2	6

The following definition of Section 215 goals is excerpted from the federal regulations:

Housing that is for rental shall qualify as affordable housing under this subchapter only if the housing:

1. Bears rents not greater than the lesser of;
2. The existing fair market rent for comparable units in the area as established by the Secretary under section 1437f of this title or;
3. A rent that does not exceed 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area, as determined by the Secretary, with adjustment for number of bedrooms in the unit, except that the Secretary may establish income ceilings higher or lower than 65 percent of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes;

Housing that is for homeownership qualifies as affordable housing that meets the definition of Section 215 if the housing is defined as:

1. Has an initial purchase price that does not exceed 95 percent of the median purchase price for the area, as determined by the Secretary with such adjustments for differences in structure, including whether the housing is single-family or multifamily, and for new and old housing as the Secretary determines to be appropriate;
2. Is the principal residence of an owner whose family qualifies as a low-income family:
 - In the case of a contract to purchase existing housing, at the time of purchase;
 - In the case of a lease-purchase agreement for existing housing or for housing to be constructed, at the time the agreement is signed; or in the case of a contract to purchase housing to be constructed, at the time the contract is signed for sale or lease, is subject to resale restrictions that are established to recapture the investment of the federal funds in order to assist other persons except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance; and if newly constructed, meets the energy efficiency standards promulgated by the Secretary in accordance with section 12709 of this title.

The County-Wide Rehabilitation Program completed 5 housing units. There was one NSP home sold that also met the definition of Section 215.

The following Table 3B appeared in the County's FY 2011 Annual Action Plan.

Annual Housing Completion Goals
(Table 3B)

Grantee Name: Montgomery County Program Year: 2011	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period		
			CDBG	HOME	ESG
BENEFICIARY GOALS (Sec. 215 Only)					
Homeless households	0	19 COC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	3	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)					
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	
Production of new units	169	84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rehabilitation of existing units	90	40	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	25	48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Total Sec. 215 Affordable Rental	284	88	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)					
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	
Production of new units	1	0	<input type="checkbox"/>	<input type="checkbox"/>	
Rehabilitation of existing units*	4	9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Homebuyer Assistance	16	6 (AHTF)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Total Sec. 215 Affordable Owner	21	15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)					
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>	
Production of new units	170	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rehabilitation of existing units	94	49	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	25	48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Homebuyer Assistance	16	6	<input type="checkbox"/>	<input type="checkbox"/>	
Combined Total Sec. 215 Goals*	305	103	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)					
Annual Rental Housing Goal	284	88	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	21	15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	305	103	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Describe efforts to address worst-case needs, defined as low-income renters with severe cost burden, in substandard housing or involuntarily displaced.

Many departments within Montgomery County government coordinate to form a safety net for worst-case-need households, connecting social services with emergency housing opportunities to prevent homelessness. The Affordable Housing Trust Fund facilitates tenant-based rental assistance through many agencies, including the Montgomery County Housing Authority, Family Services of Montgomery County, InterFaith Housing Alliance, Highland Manor and Montgomery County and CD Emergency. The County has established a Homeless Prevention Center (HPC), which any household at risk/experiencing homelessness can contact to receive referrals for various resources, including HPRP, the Homeless Assistance Program and FEMA, as well as information about local shelters.

The County has undertaken the following actions to ensure that public facilities are accessible to persons with mobility limitations.

- ✓ CDBG funds have been utilized by several municipalities to construct handicap curb ramps.
- ✓ Indian Creek Foundation is improving accessibility at its facility at 44 School Lane, Souderton. Rehabilitation will include: the renovation of an existing garage to accommodate an ADA accessible bedroom, bath and laundry facility and installation of an entrance ramp, modification of doorways and kitchen to meet ADA requirements.

The county has allocated AHTFs to match a state grant to provide modification to homes of persons with disabilities to remove architectural barriers. No work was undertaken in this program in FY 2011.

3. CONTINUUM OF CARE

Identify actions taken to address the needs of homeless persons and persons with special needs who are not homeless but require supportive housing (including persons with HIV/AIDS). This description must include actions taken to implement a continuum of care strategy for homeless and new federal resources obtained during the year.

Through the Continuum of Care planning process, the need for permanent supportive housing for chronically homeless persons with disabilities has been identified as a priority need. In early 2011, the Montgomery County Continuum of Care was awarded \$2,342,946 for 17 renewal projects that assist homeless persons and minimize chronic homelessness and \$215,760 for a new, permanent supportive housing for persons with disabilities. Most of the programs assist persons with disabilities that have been homeless continuously for more than one year or have been four or more episodes of homelessness in the past three years. During FY 2011, 19 new permanent supportive housing units funded in prior years through the Continuum of Care were made available.

Through HOPWA funding received by the City of Philadelphia, Family Services, through Project Hope, provides services, including case management, to persons who live or work in Montgomery County and who have HIV/AIDS. Rent subsidy from the AHTF and HOME Program is provided to persons with HIV/AIDS who were cost burdened or who were homeless.

A new housing facility for persons with special needs was created through financial support to KenCrest to acquire a three-bedroom unit to develop a group home that will provide accessible property for low-income persons with developmental disabilities. Funds were also provided to Indian Creek Foundation to improve accessibility in one of its group homes.

- CDBG funds were allocated to various programs and activities in support of the shelters. ESG funds have also been allocated to shelter operations:
 - Inter-Faith Hospitality Network of the Main Line: Essential Services for homeless families. (\$16,912 CDBG) 41 people
 - Inter-Faith Housing Alliance: Operational expenses for transitional housing (\$18,123 CDBG) 32 people
 - Resources for Human Development: Homeless Shelter Operations - Operations of a shelter for homeless persons (ESG \$24,137) 450 people
 - Keystone Opportunity Center: Operational expenses for transitional housing (\$48,763 CDBG) 38 people
 - Laurel House: Operational expenses for emergency shelter (\$60,000 CDBG) 243 people
 - Salvation Army Norristown: Operational expenses for emergency shelter (\$99,000 CDBG, \$64,746 ESG) 162 people
 - Salvation Army Pottstown: Operational expenses for emergency shelter

- (\$102,037 CDBG, \$64,746 ESG) 307 people
- Homeless Prevention Center: Intake (\$100,000 AHTF) 1,697 people
- Affordable Housing Trust Funds were used in support of transitional housing and supportive services:
 - HUD Continuum of Care (CoC) Program, required matching funds (\$300,000)
 - CADCOM: Supportive Housing Program (\$14,309)
 - Community Housing Services: scattered sites for transitional housing (\$20,291)
 - Community Housing Services: scattered sites for domestic violence (\$3,708)
 - Community Housing Services: EZRA (\$10,710)
 - Community Housing Services: STEPS (\$8,530)
 - Keystone Opportunity: Transitional Housing (\$10,712)
 - Hedwig House MH/D&A: Shelter expansion (\$11,279)
 - Montgomery County BH/DD: CHOC (\$64,605)
 - Mental Health Association of SEPA: Halfway There (\$47,657)
 - Salvation Army: FAITH Program (\$19,249)
 - HMIS matching funds (\$34,000)
 - Salvation Army Norristown: PHDI Program (\$11,827)
 - Salvation Army Pottstown: Transitional Housing (\$16,973)

Related activity: AHTF and HOME Funds were used in support of Special needs housing development

- KenCrest acquired a three-bedroom unit to develop a group home that will provide accessible property for low-income persons with developmental disabilities (\$200,000 HOME)
- Keystone Hospice: Rehabilitation and Expansion (\$150,000 AHTF)

Identify actions taken to prevent homelessness and to help homeless persons make the transition to permanent housing and independent living.

Housing and services for homeless persons are coordinated through the Montgomery County Housing Coalition (MCHC), a nonprofit, County-wide affordable housing coalition that brings together representatives of government agencies, nonprofit homeless and housing providers, and for-profit organizations. The two major obstacles to ending chronic homelessness in Montgomery County identified by this coalition of interests are: 1) the lack of resources for supportive services, and 2) the shortage of permanent supportive housing for chronically homeless individuals.

Through the use of the Homeless Prevention and Rapid Re-Housing Program (HPRP), Montgomery County and its partner agencies provided assistance 247 homeless persons or persons at risk of homelessness, or a total of 106 households in the past 12 months. HPRP funds were used for rental assistance, security deposits and/or utility payments coupled with case management were provided to all participants.

To promote the program and prevent homelessness, funds were used for outreach and engagement. The County has established a Homeless Prevention Center (HPC). Any household at risk of experiencing homelessness can contact the HPC to establish eligibility and receive referrals for various resources, including ESG, the Homeless Assistance Program and FEMA, as well as information about local shelters.

The Coordinated Homeless Outreach Center (CHOC) employs outreach teams that are continuously on the streets, identifying and engaging homeless street people. Outreach is conducted in local wooded areas, train stations, and other areas where unsheltered persons are known to be. Additionally, outreach teams respond to calls from police, the library, local townships, and businesses. Teams work to engage these individuals and develop relationships. Individuals are offered to come to the CHOC for a shower, a meal, and apply for benefits. If the CHOC's shelter beds are not available, alternate shelters and/or treatment options are made available (if applicable); when appropriate, attempts to reconnect a person with family supports occurs. Mobile outreach through Montgomery County Emergency Services is also available to intervene in situations involving individuals in mental health crisis who are homeless. Outreach and education continues with service providers, police officers, the jails, probation, faith-based organizations, & others who frequently come into contact with unsheltered persons. County Office of Behavioral Health and Developmental Disabilities has been working to increase awareness of homelessness within the criminal justice system, including new partnerships and pilot projects designed to ensure that individuals with a mental health diagnosis are connected to housing and support services prior to discharge. Workers are going into the jails to work to engage and provide resources to individuals prior to their discharge.

Efforts to move people from transitional to permanent housing are undertaken by the COC.

CADCOM, the Fair Housing Rights Center and the Fair Housing Council of Suburban Philadelphia provided training to residents on tenant rights and responsibilities. Genesis provides budget/credit counseling, Legal Aid assists people to resolve issues leading to eviction, and PECO provides training on utility usage. The Regional Housing Coordinator trains staff to work with residents on skills to maintain their housing. The County Office of Behavioral Health and Developmental Disabilities (BH/DD) will continue to use Critical Time Intervention, an evidence-based case management approach to move people from homeless to stably housed in 9 months and trains Peer Specialists in housing support to assist homeless obtain and maintain housing. The

Centralized Homeless Outreach Center utilizes an internship program for Peer Specialists to work with homeless individuals.

Expanding the supply of permanent supportive housing also helps transition people to permanent housing. The Regional Housing Coordinator conducts PREP training for agency staff, 19 new units of PH were made available to homeless, and the County DHCD to provided 11 units of emergency rental assistance. The Coalition’s Linkages Committee partners with the FH Rights Center to sponsor 2 initiatives to educate private landlords about public programs and the CoC Committee (CoCC) is developing new strategies to increase landlord participation. The CoCC providers are encouraged to use the expanded PAHousingSearch.com to identify available permanent housing.

Identify new federal resources obtained from the Homeless SuperNOFA.

In early 2012, the results of the 2011 application round were announced. The grantees appearing in the following table will receive HUD contracts for implementation in calendar year 2012. The Montgomery County Continuum of Care received over two million dollars for Supportive Housing programs, as detailed in the following table. Montgomery County allocated \$300,000 in AHTF as a match for CoC projects.

Applicant Name	Project Name	Program	Component	Award Amount
CADCOM	Supportive Housing Program	SHP	SSO	\$ 59,216.00
Montgomery County, PA, BH/DD	Coordinated Homeless Outreach Center	SHP	SSO	\$ 271,341.00
Keystone Opportunity Center, Inc.	Expanded Services Transitional Housing	SHP	TH	\$ 44,989.00
Community Housing Services	EZRA House	SHP	TH	\$ 44,982.00
The Salvation Army	FAITH Program	SHP	TH	\$ 207,199.00
Mental Health Association of SEPA	Halfway There	SHP	TH	\$ 186,634.00
Montgomery County Housing & CD	HMIS Dedicated Project	SHP	HMIS	\$ 136,639.00
Hedwig House, Inc.	MH/D&A Shelter Liaison Expansion	SHP	PH	\$ 186,490.00
Montgomery County, PA, BH/DD	Permanent Solutions	SHP	PH	\$ 196,791.00
	Permanent Solutions II	SHP	PH	\$ 123,025.00
The Salvation Army	PHDI Program - Norristown	SHP	PH	\$ 95,485.00
	Project Vesta	S+C	PH	\$ 97,092.00
Community Housing Services	Scattered Site for Victims of Domestic Abuse	SHP	TH	\$ 113,761.00
Community Housing Services	STEPS	SHP	TH	\$ 92,209.00
Family Services of Montgomery County	Supportive Housing for persons with Disabilities	SHP	PH	\$ 188,614.00
The Salvation Army	The Salvation Army Pottstown Transitional Housing Program	SHP	TH	\$ 181,941.00
Community Housing Services	Transitional Housing Project	SHP	TH	\$ 116,539.00
Total:				\$ 2,342,947.00

In addition to renewals, Montgomery County COC received an allocation of \$215,760 for a new permanent supportive housing project, the Montco BHDD/Penn Foundation S+C. This project will provide permanent supportive housing for up to five homeless individuals with disabilities.

4. OTHER ACTIONS

Describe other actions taken 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

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.

The Strategic Plan also identified obstacles to meeting housing needs:

- Limited financial resources available to address identified priorities
- Limited availability of developable land for new affordable housing construction, coupled with the extremely limited availability of existing residential structures available for purchase and rehabilitation
- Increase in home foreclosures, increased unemployment, increased homelessness and risk of homelessness and need for increased supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources.

In FY 2011, the County administered and supported a wide array of programs to expand housing choice and provide shelter and services. The County's allocations addressed 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.

Describe other actions taken to foster and maintain affordable housing.

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 FY 2011, the County provided funds to first-time homebuyers, existing homebuyers, low-income renters and developers seeking to build affordable housing. These activities support housing choice by broadening the base of affordable housing units.

Describe other actions taken to eliminate barriers to affordable housing.

The Five-Year Strategic Plan identifies barriers that may impede the ability of low-income households to become homeowners, for the County to provide adequate funding for housing rehabilitation and for the development of new rental housing.

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. In recent years as the construction industry in the County has thrived due to favorable interest rates that support development, costs for construction have continued to increase as demand for labor exceeded supply.

Within this context, the County's latest Comprehensive Plan notes the following obstacles to finding affordable housing:

Market obstacles:

Demand for housing in the County remains high, which translates to a limited supply and rising costs. The County's overall vacancy rate, according to the Census, was 2.3 percent in 2000. A vacancy rate of between 3% and 5% is considered to be preferable because it allows some mobility for households who are moving. The County's vacancy rate among homeowners was 1%, and the rental vacancy rate was 5.6%. The Delaware Valley Regional Planning Commission reported in 2001 that owner units rarely turn over in the more affordable communities in the County's predominantly rural western half.

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 an 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 own land use and housing development regulations. In Pennsylvania, the power behind land development decisions resides with municipal governments through their formulation and administration of comprehensive plans, zoning ordinances and subdivision ordinances. Building and development permits are also regulated by the municipalities. County comprehensive plans in Pennsylvania are advisory only. The County does not charge impact fees, request set-asides, require referendums nor any other process or policy that increases the cost of the construction of housing.

To overcome obstacles to the development of affordable housing, Montgomery County has developed a new “Roadmap for Housing Stability”. The County will be better able to direct the types of housing needed to fill the needs and its location outside of areas already impacted by a higher percentage of low income persons.

The County continued to provide funds to development entities to expand the supply. Additionally, the County’s housing rehabilitation activities has helped to lower the cost of decent housing for lower-income residents. Tenant-based rental assistance was provided to disabled and elderly residents that find housing costs to be beyond their means. In many cases, these householders would likely otherwise end up in institutional care.

In addition, funding was 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.

Finally, Montgomery County has updated its Analysis of Impediments to Fair Housing Choice, which scrutinized trends in demographics, economics, housing, mortgage lending and

discrimination complaints as well as public- and private-sector policies affecting housing choice within the Urban County. This document contains action steps and an implementation plan that will help the Urban County expand the array of housing opportunities available to members of the protected classes.

Describe other actions taken to overcome gaps in institutional structure and enhance coordination.

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. 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 Deputy Director. In addition to community development and housing support, County staff provides assistance to sub-grantees and sub-recipients of grants and loans. The sub-grantees and 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.

The Department of Housing and Community Development works actively with County agencies to measure and understand community needs and ensure that services and opportunities are being provided as comprehensively as available resources allow. 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, storm water 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 Aging and Adult Services (MCAAS)** is responsible for planning, coordinating, and monitoring services for County residents age 60 and older. MCAAS also provides social services for individuals ages 18 to 59 who are financially eligible for the services and meet the conditions of need. In addition to casework services, MCAAS provides other community services such as senior centers, transportation services, home delivered meals, adult day care, shelter services, and home health care services. Services are coordinated and offered through six County offices.
 - **The Montgomery County Office of Behavioral Health and Developmental Disabilities (BH/DD)** plans, evaluates, funds, and monitors services in support of the State Mental Health and Mental Retardation Act of 1966 and the Drug and Alcohol Abuse Control Act of 1972. Direct services are provided by licensed or approved community-based agencies. Mental Health services include case management, outpatient, 24-hour emergency, short-term inpatient, social rehabilitation, partial hospitalization, vocational rehabilitation, employment supports, consultation and education, community residential rehabilitation and supported living. Mental Retardation services include case management, adult day services, employment supports, community residential services, supported living, socialization/ recreation, respite care/family aide, early intervention and community.
 - **Montgomery County Department of Children and Youth** evaluates all complaints of child abuse/neglect of children under age 18. The office employs caseworkers, who take necessary actions to protect children and offer rehabilitative social services to their parents. Adjunct social services offered in some cases may include special counseling, day care, child protective service casework, and adoption counseling.
 - **Montgomery County Health Department** provides a full range of prevention-oriented public health services. The Department of Health administers the County's Childhood Lead Prevention Program.
 - **The Montgomery County Department of Economic and Workforce Development** oversees local economic and workforce programs, including those that stimulate business in the County and aid residents who are seeking jobs. The group manages the Montgomery County Workforce Investment Board, Montgomery County Industrial

Development Authority, the County Development Corporation, CareerLink, the Office of Career Development, the Youth Council, and Single Point of Contact the welfare to work program.

- **Montgomery County Housing Authority (MCHA)** is an important housing provider assisting primarily extremely low-income households. Housing activities provided by MCHA include public housing units and the Housing Choice Voucher Program. MCHA provides housing for elderly residents who are not in need of supportive services and provides accessible housing opportunities for persons with disabilities. MCHA's Board is appointed by the Chairman of the County Board of Commissioners and ratified by the Commissioners. MCHA hires its own staff and handles all its contracting, procurement, and management issues. Development proposals by MCHA are reviewed by the municipalities in which they are located in agreement with their zoning and land development regulations.

Additionally, varied private non-profit service providers will continue to provide services in support of community development in the County. Numerous community organizations and CHDOs contribute expertise in the management of programs and activities. Genesis Housing Corporation is a CHDO recognized by the County. Lending institutions in the County provide financing for special programs that support and supplement community development, economic development, and housing activities in Montgomery County. Private lending 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 lenders. The financial institutions hold the loans in their mortgage portfolio.

Describe other actions taken to improve public housing and resident initiatives.

The Montgomery County Housing Authority owns and manages 615 units of public housing units located in eight developments in five of the County's 62 municipalities. As of January 2011, families with children comprised 63.1% of the tenant households; while households with a disabled member comprised 46.6%. Non-White households represent 35.4% of all tenant households. In addition to public housing, the Authority administers the Housing Choice Voucher Program, which in January 2011 served 2,609 households. Families with children accounted for about two-thirds of all voucher households, while households with a disabled member represented one-third of all voucher holders. Non-White households accounted for 63.2% of all voucher holders. The waiting list for Housing Choice Vouchers has been closed since July 2007.

The Montgomery County Housing Authority has outlined its capital improvement plans in the

CFP tables found in the Appendix to this document.

During FY 2011, MCHA continued to maintain resident councils at its developments in support of resident involvement in management. The Authority continued to work with the Resident Advisory Boards to encourage public housing resident and voucher recipients' participation in the annual planning process.

Describe other actions taken to evaluate and reduce lead-based paint hazards.

Lead based paint hazard reduction has been integrated into the Urban County's housing policies and programs. In addition, the EPA guidelines for Renovation, Repair and Painting effective April 22, 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. Where emergency work is completed, to the maximum extent practicable, occupants must be protected from exposure to lead in dust and debris generated.
5. 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 be lead-safe.

To address the hazards of lead poisoning through exposure to lead-based paint, the County participates in the State's Childhood Lead Poisoning Prevention Program (CLPPP). Administered by Montgomery County's Health Department, CLPPP performs blood lead screening tests on children age six and under, focusing on children with the highest risk of being lead poisoned. Screening services are provided at the Health Department's two health centers and four other community based sites. As part of CLPPP the Health Department also provides the following:

- Referral for diagnostic services and medical treatment
- Investigation of lead hazards in the homes of lead-poisoned children
- Technical assistance to property owners regarding the remediation of lead-based paint hazards
- Community, professional, and parent education regarding lead poisoning

Describe other actions taken to ensure compliance with program and comprehensive planning requirements.

Montgomery County continues to maintain responsibility for ensuring compliance with all requirements of the CDBG, HOME and ESG programs. During the year, the Department of Housing and Community Development held two sets of public hearings to obtain input into the Consolidated Planning process. Hearings were scheduled in February and July. Input was sought from housing and service providers, citizen groups and municipalities in Montgomery County. The Montgomery County Board of Commissioners deliberated on the needs of the community including the need for infrastructure, economic development, and housing rehabilitation. The comprehensive planning requirements were thereby met.

Describe other actions taken to reduce the number of persons living below the poverty level.

Poverty is the result of a lack 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 (CADCOM) is the official anti-poverty agency. CADCOM 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, CADCOM 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.

5. LEVERAGING RESOURCES

Identify progress in obtaining “other” public and private resources to address needs.

Additional funding through grants, the Affordable Housing Trust Fund and other sources is sought to leverage federal resources. These programs have been described throughout this report. The Affordable Housing Trust Fund and the local revitalization program are two such programs. There are also funds for housing for persons with special needs through Behavioral Health Choices.

Funds from the Pennsylvania Department of Transportation provide street improvements throughout the County that complement CDBG-funded infrastructure projects. Each municipality leveraged CDBG funds received from the Urban County with community funds to provide engineering services for their projects and matching funds for project costs. The County does not pay for engineering.

Describe how federal resources from HUD leveraged other public and private resources.

HOME funds were used to leverage tax credit projects providing housing opportunities for elderly in Montgomery County.

In 2000, the County created the unique Community Revitalization Program, which granted nearly \$39 million in funds to 24 municipalities between 2000 and 2010 to complete 227 projects. Using county funds, Montgomery County continues to provide financial support for activities that complement our federal programs with special emphasis on our older boroughs and townships. This funding has been used for a variety of activities, including streetscapes, cultural and arts projects, commercial buildings, transportation, parking, housing, public safety, and signage.

Describe how matching requirements were satisfied.

HOME match was provided by the first-time homebuyer program funded with the Affordable Housing Trust Fund.

Sources of matching funds for the County's ESG program include County Affordable Housing Trust Fund, CDBG funds, grant funds from the County (Human Services Development Fund), state (Department of Community and Economic Development) and federal sources (National Legal Services and Title III). Other means of matching funds includes private funding such as: volunteer labor force, staff salaries, materials donated by area churches and nonprofit organizations.

6. CITIZEN COMMENTS

Citizen input was sought through the publication of the notice of availability in four local newspapers throughout the County, posting the CAPER online and emailing the document to agencies that participate in the program.

Notice of the availability of the CAPER was also sent to agencies that provide service to persons least likely to participate in the process – including those with very low income, non-English speaking and disabled. The list of agencies receiving this information can be found in the appendices.

The County held a CAPER Hearing on December 14, 2012. The public was invited to provide comments on the use of the funds.

No comments received at the public hearing.

7. SELF-EVALUATION

Provide an evaluation of accomplishments. This evaluation must include a comparison of the proposed versus actual outcomes or each outcome measure submitted with the Consolidated Plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

During FY 2011, Montgomery County continued to make progress relative to the goals and objectives established in the Five-Year Consolidated Plan, as the detailed breakdown provided previously in this document demonstrates. Achievements include the completion of public facilities and infrastructure improvements projects, the provision of a variety of public services designed to assist populations vulnerable to poverty or homelessness, and the expansion of both rental and sales housing opportunities across the County.

In addition to applying CDBG, HOME and ESG resources to its five-year and Annual Plan goals, the County applied \$2,374,000 from its Affordable Housing Trust Fund. The County has utilized over \$100 million since 1994 from its AHTF for homeownership assistance, nonprofit support services, and large-scale rental projects for families, seniors and special-needs individuals.

The County's process for identifying and addressing community needs is designed to encourage meaningful participation from the public and interested agencies. When project proposals are submitted, the Department of Housing and Community Development performs a detailed evaluation of whether and how the proposed activity will address the County's prioritized needs as outlined in the Consolidated Plan. The capacity and experience of each applicant are also important factors. In applications for housing-related projects, the County evaluates whether new opportunities will be created in areas that are not concentrations of racial/ethnic minorities, awarding extra points to proposals that would especially further fair housing choice. The department requires other funding sources be in place before the activity is funded with program dollars. These requirements have prevented unnecessary delays experienced in the past with projects that could not be completed due to lack of adequate funding, zoning or other issues.

The Department of Housing and Community Development endeavors to hire, retain and develop employees with specific housing background and experience in related fields. In redesigning existing programs, particularly the Owner-Occupied Housing Rehabilitation program, the Department has instituted a "Team" environment in which one lead person is assigned to a project and two staff members are assigned as back up. The Department believes this is a more direct and efficient approach to managing projects. The responsibility and accountability of successfully completed projects rests on the team management. This process has had a positive impact on the Department's capacity to implement and manage funded activities. Consequently, many activities are progressing on schedule and problem-solving strategies are utilized when needed.

Montgomery County has also been active in the planning and process of the Continuum of Care initiative. The Montgomery County Housing Coalition (MCHC) with the assistance of the County submitted an application in November 2011 to HUD for funding. The application included 17 renewal projects and one new project to provide supportive services for the homeless, the disabled, and victims of domestic violence.

Montgomery County has also funded several Tenant Based Rental Assistance programs, which

subsidize rents for HIV/AIDS clients through the Project HOPE Program, mental health consumers through the BH/DD County Department and Hedwig House and Valley Youth providing assisting to young adults aging out of foster care. The County also provides supportive services funding for the above special needs populations to the agencies providing the services through CDBG and AHTF funds, which include case management, job training, and education.

During 2011, the Countywide housing rehabilitation program was again subcontracted to Genesis Housing Corporation. Genesis Housing has clearly demonstrated the ability to oversee this activity.

8. MONITORING

Describe the method and frequency with which activities were monitored.

Monitoring and Evaluation Policies and Procedures

Through the Department of Housing and Community Development (DHCD), Montgomery County will monitor the activities carried out to further the Consolidated Plan to ensure long-term compliance with program requirements. The objectives of monitoring are to make sure activities: 1) comply with all regulations governing their administrative, financial and programmatic operations; 2) achieve their performance objectives within schedule and budget and 3) conform with the Consolidated Plan.

DHCD creates a partnership with each recipient by assigning a staff person as the contact for each program activity. This person provides technical assistance and sets up a schedule with the recipient as to how the activity will progress and funding will be provided. Each activity goes through four distinct monitoring phases: initial assessment, training and legal documentation, annual monitoring, and post-completion. DHCD administers Montgomery County's Integrated Disbursement and Information System (IDIS). Specific monitoring functions include all monitoring required by individual program regulations, such as labor, procurement, rehabilitation, etc.

For each activity authorized under the National Affordable Housing Act, DHCD has established fiscal management procedures that ensure program compliance and fund accountability. The programs are subject to the Single Audit Act.

HOME Monitoring for 2011

During 2011, HOME monitoring consisted of on-site meetings that included technical assistance and project progress reviews. Site visits are made during the project progression, (i.e. during rehabilitation, where photographs are taken) and when project is about to be completed. Site visits are also completed to process property documents (i.e. mortgage, note and deed restrictions).

Bi-weekly meetings are attended during new construction to monitor progress, ensure Section 3 compliance, review payrolls and complete Davis Bacon interviews.

Projects monitored this period include:

- ✓ Advanced Living – Derstine Run
- ✓ Federation Housing – Ashbourne Road
- ✓ Petra Community Housing – Acq/Rehab/Resale
- ✓ Genesis Housing – Acq/Rehab/Resale
- ✓ Habitat for Humanity – Rehab/Resale
- ✓ Valley Manor – Rehabilitation
- ✓ Valley Youth – TBRA
- ✓ KenCrest Services – Acquisition of a Group Home

Describe the status of grant programs: Are any activities or strategies falling behind schedule? Are grant disbursements timely? Do actual expenditures differ from letter of credit disbursements?

The programs are on target to meet their goals. There are few specific problems with the various projects. One problem concerns the HOME Program. Due to the economic down turn, CHDO agencies with Acquisition/Rehab/Resale (ARR) programs have experienced problems and delays in the resale of rehabilitated units. New strategies are being implemented to get these activities on schedule. Disbursements for most projects are timely and the County is meeting the HUD timeliness goals for the HOME and ESG programs. During the program year, the County was not timely with expenditures for the CDBG program. HUD required the County to develop and submit a progress workout plan which details how the County will achieve compliance by August 3, 2013. The County developed and submitted its plan to HUD which HUD reviewed and determined to be acceptable. Expenditures are reconciled with the Letter of Credit and there are no discrepancies.

1. ASSESSMENT OF RELATIONSHIP OF FUNDS TO GOALS AND OBJECTIVES

As provided in the prior sections, all CDBG funds are being used consistent with the goals and objectives of the County's Five Year Consolidated Plan.

Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

A comparison of overall affordable housing goals with 2011 accomplishments by funding source appears in the Affordable Housing section of this report. The County funds the majority of its affordable housing projects through HOME and AHTF resources. However, CDBG funds were used in 2011 to initiate a rental rehabilitation program and for modernization of rental units owned by the Montgomery County Housing Authority. The following table lists CDBG beneficiary households and persons by income and race/ethnicity, as reported in PR-23.

	Housing HHs	Non-Housing Persons
Income		
0% to 30% MFI	2	1,362
31% to 50% MFI	5	95
51% to 80% MFI	0	1,174
Race/Ethnicity		
White	5	4,012
African Am.	4	1,254
Asian	-	237
Am. Indian	-	4
Pacific Islander	-	5
Two or More Races	-	74
Other	-	228
TOTAL	9	5,816

2. CHANGES IN PROGRAM OBJECTIVES

Identify the nature of and reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

Montgomery County created a new Five Year Consolidated Plan in FY 2010. The Consolidated Plan outlined the County's intent to focus on diversifying affordable housing opportunity geographically. A new housing strategy, "Roadmap for Housing Stability", links the community's goals to end homelessness with the housing resources of the County. The priorities are to build and renovate more affordable housing units, generate more funds for temporary rental assistance, strengthen the relationships with landlords and developers and establish a voucher program for vulnerable populations. These goals are not unlike those cited in the Consolidated Plan but provide more concrete implementation mechanisms.

In addition, the Consolidated Plan focused on serving elderly and mentally ill special needs populations and the homeless. Discharge planning and prevention efforts also include Youth aging out of foster care and very low income families who lack resources to afford basic housing. Therefore, the Consolidated Plan was amended to include a wider range of persons for whom services and Tenant Based Rental Assistance will be made available.

3. ASSESSMENT OF EFFORTS IN CARRYING OUT PLANNED ACTIONS

Indicate how all of the resources identified in the Consolidated Plan were pursued.

Montgomery County has pursued all resources that it planned to pursue. The County received a wide array of resources as identified in the Resources narrative.

Indicate how certificates of consistency were provided in a fair and impartial manner.

Montgomery County considered requests for certifications of consistency with HUD and signed off on certifications that were consistent with the Five-Year Consolidated Plan. During 2011, the County signed off on Certifications for the Continuum of Care and for the Montgomery County Housing Authority.

Indicate how you did not hinder Consolidated Plan implementation by action or willful inaction.

Montgomery County did not hinder the implementation of the Consolidated Plan by action or inaction. All resources were pursued and project implemented.

4. USE OF CDBG FUNDS FOR NATIONAL OBJECTIVES

If CDBG funds were not used exclusively for activities benefiting low/mod persons, for slum/blight activities or to meet urgent community needs, explain why.

Montgomery County used all of its CDBG funds for activities that met one of the three national objectives under the CDBG regulations during the reporting period. One Hundred (100%) percent of the funds during FY 2011 were allocated to activities that benefit low income households.

If compliance was not achieved with the certification to expend no less than 70% of CDBG funds during the specified period on activities that benefit low/mod persons, explain why.

Not applicable. Compliance was achieved.

5. ANTI-DISPLACEMENT AND RELOCATION

For activities that involve acquisition, rehabilitation or demolition of occupied real property, describe:

- Steps taken to minimize the amount of displacement resulting from the CDBG-assisted activities,
- Steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act and whether or not they were displaced, and the nature of their needs and preferences, and
- Steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms or nonprofit organizations.

No relocation or displacement was caused by actions taken by Montgomery County or its subrecipients in carrying out grant activities.

6. LOW/MOD JOB ACTIVITIES

For economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons:

- Describe actions taken by the grantee and businesses to ensure that first consideration was or will be given to low/mod persons.
- List by job title all the permanent jobs created or retained and those that were made available to low/mod persons.
- If any of the jobs claimed as being available to low/mod persons require special skill, work experience or education, describe steps to be taken to provide such

No economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons.

7. PROGRAM INCOME RECEIVED

Report the amount of program income that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, etc.

The County does not utilize revolving loan funds. Program income is reprogrammed for additional uses.

Report the amount repaid on each float-funded activity.

The County did not utilize float-funded activity.

Report all other loan repayments broken down by the categories of housing rehabilitation, economic development or other.

The County received 80,716.63 in program income from rent and repayment of housing rehabilitation loans.

Rehab:	\$ 82,216.63
Rent:	\$ 1,500.00

Report the amount of income received from the sale of property by parcel.

There was no program income received from the sale of property.

8. PRIOR PERIOD ADJUSTMENTS

There were no disallowed costs.

9. LOANS AND OTHER RECEIVABLES

Report the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

Not applicable. There are no float funded activities.

Report the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

Loans outstanding:

CDBG funds were used in 2010 and 2011 for owner-occupied rehabilitation loans. All loans are forgiven after 8 years.

FY 2010: 6 loans \$185,466 (forgiven in 2018-2019)

FY 2011: 7 loans \$113,877 (forgiven in 2019-2020)

List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

See above

Report the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

There have been no loan defaults.

List parcels of property owned by the grantee or subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

CDBG funds are not used for homebuyer activities. Properties available for sale by subrecipients were paid for from HOME funds.

10. LUMP SUM AGREEMENTS

For all such agreements, list the name of the financial institution, the date funds were deposited, the date the use of the funds commenced and the percentage of funds disbursed within 180 days of deposit in the institution.

Not applicable. The County does not use a lump sum agreement.

11. NEIGHBORHOOD REVITALIZATION STRATEGIES

Not applicable.

1. ASSESSMENT OF RELATIONSHIP OF FUNDS TO GOALS AND OBJECTIVES

HOME program funds for FY 2011 were allocated for activities that meet the high priority objectives outlined in the Consolidated Plan. HOME funds were allocated to tenant based rental assistance, acquisition and rehabilitation of affordable rental units, construction of a single family home for sale, acquire a group home for persons with disabilities, and rehabilitate a 36 unit affordable rental housing complex . The Housing goals and objectives and 2011 accomplishments were outlined in the Five Year Plan goals section.

Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

During FY 2011, HOME funds were used to complete the rehabilitation of several properties that are available for resale through Genesis Housing Corporation and Petra Community Housing. Two units were sold during the year.

First-time homebuyer assistance was provided to one homeowner in conjunction with the County AHTF.

Valley Manor rehabilitation was completed, ensuring 40 units of affordable housing remains in safe and decent condition.

Tenant based rental assistance (TBRA) was provided to two groups including:

- ✓ Valley Youth House
- ✓ Family Services

Ken-Crest was provided funding to acquire an additional group home in Pottstown.

2. HOME MATCH REPORT

Use the HOME match report (HUD 40107-A) to report on match contributions for the period covered by the Consolidated Plan program year.

The HOME Match report – form 40107-a. – can be found in the appendices. The County earned a total of \$67,558.94 and incurred a match liability of \$150,458.07 during the program year. With the match bank available, the excess match available for next year is \$1,594.982.86.

3. HOME MBE/WBE REPORT

Use Part III of HUD Form 40107 to report contracts and subcontracts with minority business enterprises (MBEs) and women’s business enterprises (WBEs).

The County files an MBE/WBE report with HUD each October. A copy can be found in the appendices.

4. ASSESSMENTS

Rental Housing Inspections

Rental housing under the HOME program is monitored in accordance with the statutory schedule. HOME-assisted rental projects are inspected according to the following schedule:

- Projects with one to four (1-4) units are inspected every three (3) years;
- Projects with five to twenty-five (5-25) units are inspected every two (2) years; and
- Projects with twenty-six (26) or more units are inspected annually.

Some monitoring responsibilities extend beyond the time of completion of various activities. The overall performance of the entitlement grants program relative to the goals of the Five-Year Strategic Plan is monitored at least bi-annually through the annual process of activity selection and again during the preparation of the Consolidated Performance and Evaluation Report (CAPER). If it appears that proposed goals are not being addressed, the County will re-evaluate the goals and performance and determine the course of action needed to bring the program into compliance.

The County monitors approximately 100, 1-4 unit HOME assisted rental units every third year. There are six (6) larger multi-unit buildings monitored every other year. All these units were physically inspected this year. A handful of units did not pass the inspection this year and staff is pursuing compliance with the owners. A chart of inspections is provided in the appendix.

Affirmative Marketing Actions

As prescribed in 24 CFR 92.351, HOME regulations require that affirmative marketing procedures are followed for any rental or home buyer projects containing five or more assisted housing units. In accordance with Montgomery County's commitment to non-discrimination and equal opportunity in housing, the County affirmatively markets housing units rehabilitated or assisted under the HOME Investment Partnerships Program. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

Montgomery County believes that individuals of similar economic levels in the same housing market area should have available to them a similar range of housing choices regardless of their race, color, religion, sex, familial status, handicap, or national origin. Individuals eligible for public housing assistance or individuals who have minor children should also have available a similar range of housing choices.

Montgomery County implemented this policy through affirmative marketing procedures designed for the HOME Investment Partnerships Program. All participants in the HOME program must agree in writing to abide by the County's Affirmative Marketing Policy. The Affirmative Marketing Policy becomes part of the loan agreement that is signed by the owner of a rental project, or in case of a CHDO or Subrecipient, the agreement specifies the Affirmative Marketing Procedures that must be followed. This procedure applies where five or more units are receiving assistance.

MBE/WBE Outreach

Montgomery County maintains an MBE/WBE Plan that outlines the steps that all public bidding

must adhere to in order to expand the opportunity for non-traditional bidders to participate. When a public agency or private non-profit subrecipient is ready to bid a project, they must send a notice of the invitation to bid to a comprehensive list of organizations that represent MBE/WBE firms in the Philadelphia metropolitan area. The PA Department of General Services also maintains an on-line list of MBE/WBE vendors that must be consulted to include in a direct solicitation. The list is included in the bid document so that parties interested in bidding as General Contractors can take affirmative steps to solicit MBE/WBE firms that may be available to subcontract or be a supplier. Each bidder must demonstrate that they took such steps in solicitation and show what value of subcontractors or supplies are being procured from MBE or WBE firms.

In the administration of the housing programs, the County does not require developers to take such steps, but these actions are recommended. The CHDO and Developer agreements contain language that encourages the developers to hire MBE/WBE firms and report on such subcontracts to the County.

The County also has adopted a Section 3 plan that places requirements on contracts over \$100,000 to outreach to Section 3 businesses and to affirmatively take steps to employ Section 3 residents.

1. ASSESSMENT OF RELATIONSHIP OF FUNDS TO GOALS AND OBJECTIVES

Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

The FY 2011 allocation of Emergency Solutions Grant funds was received in two parts. The first part was much like the older ESG program providing funds for the shelters. The new allocation which wasn't received until near the end of the program year, was granted under the HEARTH Act requirements to expand homelessness prevention and rapidly re-house homeless persons.

The initial ESG funds were utilized in a manner consistent with the goals of the COC. Funds were allocated as follows:

Emergency Shelter Grant			
Applicant	Project	Description	Recommended
Resources for Human Development, Inc.	Coordinated Homeless Outreach Center	Cost of providing three meals per day for approximately 65 residents and the salary costs for two security staff who will insure resident safety both inside the facility and in the immediate area outside of the Coordinated Homeless Outreach Center (CHOC). The facility is located in the rear of Building 53 at the Norristown State Hospital. The CHOC is the largest homeless shelter in Montgomery and provides emergency housing and support services for 450 plus homeless men and women per year.	54,689
Salvation Army-Norristown	Operating Costs of Homeless/AIDS Patients Program	Staff and operations costs for a family shelter residence located in Norristown that can accommodate up to 7 homeless families (for a total of 28 people) residents are allowed to reside in the program for 6-8 wks. Funds being requested in this grant are for partial funding of salaries of the staff (Shelter Director, Shelter Social Worker and several Monitors), and partial payment of employee benefits and utility expenses.	54,689
Applicant	Project	Description	Recommended

MONTGOMERY COUNTY

Salvation Army-Pottstown	Operating Costs of Homeless/AIDS Patients Program	Staff and operations costs for a family shelter residence located in Pottstown that serves up to 11 homeless families (for a total of 44 people) at a time and up to 6-8 wks. Funds being requested will cover partial funding of the salaries of the staff (Shelter Director, Shelter Social Worker and Monitors), and partial payment of employee benefits and utility expenses.	54,689
		Total Shelter Operations	164,067
Housing & Community Development	Administration	Administration of ESG Program.	11,228.78
		Total Administration - ESG	11,228.78

The second ESG allocation provided funding to address rapid re-housing and provided stabilization services to help keep people permanently housed.

The ESG report is now generated in IDIS and is attached.

AGENCY NAME	ESG PROJECT NAME	PROPOSED FUNDING	PROPOSED MATCH	MATCH SOURCE
The Salvation Army Norristown	Rapid Rehousing & Housing Stabilization Services - About 4 homeless households to be served	\$40,000	\$0	N/A
Keystone Opportunity Center	Rapid Rehousing & Housing Stabilization Services - About 3 homeless households to be served	\$26,099	\$0	N/A
Montgomery County, Department of Behavioral Health & Developmental	Rapid Rehousing & Housing Stabilization Services - About 2 homeless	\$14,000	\$0	N/A

ESG Report

Ads were placed in four newspapers, *Times Herald*, *Pottstown Mercury*, *The Reporter*, and the *Intelligencer* to run NOVEMBER 29, 2012, notifying the community of the availability of the CAPER for public review. These ads included notice that comments received through December 14, 2012 would be considered, which provided a 15-day comment period. The notice and summary of comments received are found in Appendix A.

The notice indicated that a Public Hearing would be held on December 14, 2012 at 9:30 a.m. in the DHCD, Conference Room, Suite 411, 425 Swede Street, One Montgomery Plaza, Norristown, PA to provide citizens an opportunity to comment on the use of funds.

[INSERT PROOF OF PUBLICATION]

IDIS Reports

CDBG:

Summary of Consolidated Plan Projects for Report (PR06)

CDBG Summary of Activities (PR03)

Summary of Accomplishments Report (PR23)

CDBG Financial Summary Report (PR26)

CDBG Performance Measures Report (PR83)

HOME

HOME Summary of Accomplishments (PR23)

HOME Housing Performance Report (Grantee/PJ) (PR85)

HOME Matching funds