



CDBG, HOME, ESG - Program Year 51

2025 Annual Action Plan

Upper Darby Township, PA

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Executive Summary

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

1. Introduction

Upper Darby Township is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs. The Annual Action Plan identifies the actions that will be undertaken to meet the priorities and goals identified in the 2021-2025 Consolidated Plan to be undertaken during Program Year 51, which provides funds for October 1, 2025, through September 30, 2026. The Annual Action Plan provides a summary of actions and activities and identifies federal resources that will be used. HUD requires that Upper Darby Township completes this Annual Action Plan to describe how funds will be allocated to best meet those needs.

The 2025 Annual Action Plan represents the fifth year of Upper Darby Township's 2021-2025 Consolidated Plan (October 1, 2021, through September 30, 2026). During Program Year 51, Upper Darby Township expects to receive an annual allocation of CDBG funds in the amount of \$1,685,303.00, HOME funds in the amount of \$501,630.20, and ESG funds in the amount of \$149,343.00.

The lead entity responsible for the preparation of this plan is Upper Darby Township Community & Economic Development with the assistance of external consulting partners.

2. Summarize the objectives and outcomes identified in the Plan

The overarching objectives guiding the proposed activities are:

- Improve Public Facilities and Infrastructure
- Housing Rehabilitation
- Public Services – Homeless Assistance
- Public Services
- Emergency Shelter Operations
- Planning and Administration

All activities funded will support at least one objective. Upper Darby Township's framework for realizing the objectives include the following goals:

- To provide public infrastructure that nurtures a thriving community

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, and providing homeless persons emergency shelter.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the Township, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

The Program Year 51 Action Plan is the fifth year of the 2021-2025 Consolidated Plan and identifies the specific actions to be undertaken to further the goals and objectives of the strategic plan.

3. Evaluation of past performance

Upper Darby Township invests CDBG funds in projects that remove obstacles to underserved needs including making parks and recreation and public facilities and infrastructure more accessible. CDBG funds are also used to assist homeowners to fund rehabilitation construction projects to address code issues, ensure safety and perform lead-based paint testing and remediation.

Upper Darby Township invests ESG funds in projects that provide services to persons experiencing homelessness or in support of shelters that serve persons experiencing homelessness.

Upper Darby Township will accept an award of HOME Investment Partnerships Program funding this year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Upper Darby Township conducted outreach to citizens in accordance with 24 CFR Part 91 and Upper Darby Township's Citizen Participation Plan. Upper Darby Township held a First Public Hearing on June 26, 2025, in an accessible location and at a time that would allow for maximum participation from citizens and interested persons. The advertisement for the First Public Hearing was published on June 16, 2025, to provide advance notice to citizens of the upcoming meeting. Details of the public outreach and hearings is included in Section AP-12.

Additional public notice was advertised on June 20, 2025 to let citizens know the draft Program Year 51 Action Plan was available for review and announcing a Second Public Hearing to be held on July 16, 2025. The Program Year 51 Action Plan was put on display for a 30-day public comment period from June 17, 2025 through July 16, 2025.

5. Summary of public comments

A summary of public comments received during the public meetings and through the end of the public comment period are included as an attachment to this document.

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

There were no comments that were not accepted.

7. Summary

The Program Year 51 Action Plan consists of the annual goals and objectives and the projects to be undertaken to meet the goals and objectives of the 2021-2025 Consolidated Plan. The Program Year 51 Action Plan outlines how the federal resources will be allocated and the planned activities to be implemented to improve housing and related quality of life issues in Upper Darby Township.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency – CDBG Administration	UPPER DARBY TOWNSHIP	Upper Darby Township Community & Economic Development
Lead Agency – HOME Administration	UPPER DARBY TOWNSHIP	Upper Darby Township Community & Economic Development
Lead Agency – ESG Administration	UPPER DARBY TOWNSHIP	Upper Darby Township Community & Economic Development

Table 1 – Responsible Agencies

Narrative (optional)

Upper Darby Township Community & Economic Development is responsible for the administration of the CDBG, HOME, and ESG programs. The Township participates with other groups when appropriate, such as planning for the homeless, to facilitate cooperative problem solving in the Township.

Each public service agency that may receive funds from the CDBG, HOME, or ESG programs will execute a sub-recipient agreement. All sub-recipient agreements will be monitored on an ongoing basis with site visits to public service entities conducted annually.

Consolidated Plan Public Contact Information

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

1. Introduction

In accordance with 24 CFR 91.115(e) Upper Darby Township has adopted a Citizen Participation Plan describing the citizen participation requirements of its CDBG, HOME, and ESG programs. The Citizen Participation Plan is on file at Upper Darby Township Community & Economic Development. This document describes the process for preparation of the Annual Plan. It outlines the outreach efforts that will be taken to coordinate the planning document with public and private sector interests in the Township. The Plan was available for inspection at the Upper Darby Township Municipal Building, the Upper Darby Township Library branches, and the Upper Darby Township website. Notice of its availability was published in the newspaper of record, and on the Upper Darby Township website.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Public and assisted housing providers and private and government health, mental health, and service agencies were invited to attend public hearings as part of the consultation process for preparation of the Program Year 51 Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Conversations with the Delaware County Continuum of Care (CoC), were held for updated information regarding homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness and for more specific information regarding the residents of Upper Darby Township.

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

Discussions were held between Upper Darby Township and Delaware County CoC, for recommendations on how to allocate its annual allotment of ESG funds. The performance standards for activities funded under the Upper Darby Township ESG Program were developed by the CoC through consultation with other local government ESG program recipients. Upper Darby Township participates in the PAHMIS, which is the HMIS provider for the Delaware County Continuum of Care. The HMIS Governance Charter describes policies and procedures for the administration of HMIS.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

The Township is not aware of any agencies that were not invited to participate in the consultations.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Delaware County	Upper Darby Township's goals to end homelessness align with the CoC Plan

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

The Citizen Participation process included outreach utilizing an extensive list of Upper Darby Township and Delaware County-wide agencies. The first public needs meeting was held at 6:00 p.m. Thursday, June 26, 2025, at the Upper Darby Township Municipal Building located at 100 Garrett Rd., Upper Darby, PA 19082. The purpose of the meeting was to explain the program and solicit input on the goals to be addressed with the use of funds. There were no attendees from the public, and no comments were received via other means. A second public hearing was held on Wednesday, July 16, 2025 at 7:00 p.m. at the Upper Darby Township Municipal Building to elicit comments on this plan. All comments received have been responded to and are attached.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Website Post	Non-targeted/broad Community Non-English Speaking - Specify other language: Spanish, Vietnamese, Bengali	No public attendees	Eight comments received	No comments not accepted	https://www.upperdarby.org/CommunityDevelopmentBlockGrant

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad Community Non-English Speaking - Specify other language: Spanish, Vietnamese, Bengali	No public attendees	No comments received	No comments not accepted	
3	Public Meeting	Non-targeted/broad Community	The first Public Hearing for all residents and stakeholders was held on 6/26/2025	Eight comments were received.	There were no comments that were not accepted.	https://www.youtube.com/live/tGCpDiChZJo?

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad Community	Comments received during the Public Form portion of the Township Council Meeting held on 7/2/2025	No comments were received.	There were no comments that were not accepted.	
4	Public Meeting	Non-targeted/broad Community	Comments received during the Second Public Hearing and during the Public Form portion of the Township Council Meeting held on 7/16/2025	Twenty one comments were received.	There were no comments that were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The anticipated resources table displays how funds will be allocated throughout the Township broken down by program type. The 2025 HUD allocations are reflected in the “Annual Allocation” column and the fifth year of the Con Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Housing Rehabilitation Public Facilities Improvements Program Administration Public Services	\$1,685,303.00			\$1,685,303.00	\$0	CDBG funds will be used for housing rehabilitation, public facilities improvements and public services.
HOME	Public - federal	Housing Rehabilitation	\$501,630.20			\$501,630.20		HOME funds will be used for housing rehabilitation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public-federal	Emergency Shelter Operations	\$149,343.00			\$149,343.00		ESG funds will be used for emergency shelter operations.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Upper Darby Township applies for various funding grants to supplement the CDBG funding for Public Facilities Improvements and other activities. Upper Darby Township also receives annual funding from the Delaware County Affordable Housing Trust Fund to supplement the CDBG Housing Rehabilitation funding.

Upper Darby Township may consider partnerships with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. Leveraged resources include, but are not limited to, Continuum of Care dollars, Department of Human Services dollars, Housing Authority resources, Mental Health, Drug and Alcohol services, and LIHTC.

Upper Darby Township will require the subrecipient to provide the dollar-for-dollar matching requirement for ESG. It is expected these funds would be locally sourced. In addition, Upper Darby Township will actively seek local sources of funds to meet the 25% match requirement for the HOME program.

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

There is no publicly owned land or property located within Upper Darby Township that may be used to address the needs identified in this plan, aside from improvements to current Upper Darby Township-owned facilities and amenities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2021	2025	Affordable Housing		Increase Access to/Quality of Affordable Housing	CDBG: \$487,000 HOME: \$451,467.18	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Improve Public Facilities and Infrastructure	2021	2025	Non-Housing Community Development		Improve Public Facilities and Infrastructure	CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted
3	Public Services	2021	2025	Non-Housing Community Development		Public Services	CDBG: \$252,795.00	Public service activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted
4	Administration	2021	2025	Planning and Administration		Planning and Administration	CDBG: \$245,508 HOME: \$50,163.02	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Provide Homeless Housing and Services (ESG)	2021	2025	Homeless		Provide Homeless Housing and Services	ESG: \$149,343.00	Homeless Person Overnight Shelter: 200 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	This project includes the provision of grants to low-and-moderate income homeowners to fund rehabilitation construction projects to address code issues, ensure safety and perform lead-based paint testing and remediation. The project will also include related services including but not limited to income eligibility determinations, environmental reviews, meetings with the owners, all paperwork, inspections, bidding, phone conversations and meetings.
2	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Specific activities will be performed in one or more of several low-and moderate-income census tracts in Upper Darby Township. Activities may include upgrades to existing facilities, construction of new facilities or acquisition of property for the purpose of creating new facilities.
3	Goal Name	Public Services
	Goal Description	Public services activities including funding eligible food banks, services for victims of domestic violence, dating violence or stalking, services provided to persons experiencing homelessness, a population presumed by HUD to be principally of low-and moderate-income, and housing information and referral services.
4	Goal Name	Administration
	Goal Description	Funds to administer and implement the CDBG Program in accordance with federal regulations.

5	Goal Name	Housing Rehabilitation
	Goal Description	This project includes the provision of grants to low-and-moderate income homeowners to fund rehabilitation construction projects to address code issues, ensure safety and perform lead-based paint testing and remediation. The project will also include related services including but not limited to income eligibility determinations, environmental reviews, meetings with the owners, all paperwork, inspections, bidding, phone conversations and meetings.
6	Goal Name	Administration
	Goal Description	Funds to administer and implement the CDBG Program in accordance with federal regulations.
7	Goal Name	Provide Homeless Housing and Services (ESG)
	Goal Description	This project will include eligible activities to support one or more of the five eligible program components of Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, HMIS, and Administration. These activities may be performed by an appropriate subrecipient or by Upper Darby Township directly or through a subcontractor, or any combination thereof.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	CDBG Housing Rehabilitation
2	CDBG Public Facilities and Improvements
3	CAADC-Cobbs Creek Housing Services
4	Murphy's Giving Market
5	The Foundation for Delaware County
6	Domestic Abuse Project
7	CDBG Program Administration
8	HOME Housing Rehabilitation
9	HOME Program Administration
10	ESG25 Upper Darby

Table 7 - Project Information

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

The allocations were selected based on eligibility of the activity, its ability to meet a national objective and the evidence of need in the community. The ability of the community to complete projects in a timely manner was given a high priority.

Upper Darby Township allocated its entitlement funds to provide assistance with activities that meet the underserved needs of the communities participating in the program.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Housing Rehabilitation
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Rehabilitate Existing Housing Stock
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	CDBG: \$487,000
	Description	The provision of grants to low-and-moderate income homeowners to fund rehabilitation construction projects to address code issues, ensure safety and perform lead-based paint testing and remediation.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 low and low/mod families will be assisted with housing rehabilitation grants.
	Location Description	Township-wide
	Planned Activities	Matrix Code: Rehabilitation: Single-Unit Residential 14A
2	Project Name	CDBG Public Facilities and Improvements
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$700,000
	Description	Specific activities will be performed in one or more of several low-and moderate-income census tracts in Upper Darby Township. Activities may include upgrades to sewer lines, roads, parking facilities, parks, playgrounds and other recreational facilities, or acquisition of property for the purpose of creating new public infrastructure.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 22,000 low income households will benefit from the proposed activities.
	Location Description	Township-wide

	Planned Activities	Matrix Code: Public Facilities & Improvements: Neighborhood Facilities 03E, Parks, Recreational Facilities 03F, Parking Facilities 03G, Flood Drainage Improvements 03I, Water/Sewer Improvements 03J, Street Improvements 03K, Sidewalks 03L, or Other Public Improvements Not Listed 03Z
3	Project Name	CAADC-Cobbs Creek Housing Services
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$120,000
	Description	Enter into a Subrecipient Agreement with Cobbs Creek Housing Services (CCHS) to provide funding for assistance to the homeless populations at the Life Center of Eastern Delaware County.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 individuals will be served.
	Location Description	Life Center of Eastern Delaware County 6310 Market Street Upper Darby, PA 19082
	Planned Activities	Matrix Code: Homeless Programs 03T
4	Project Name	Murphy's Giving Market
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	The project will include providing a free food market to those experiencing food insecurity in Upper Darby Township. The market includes providing food but also distributes hygiene items, household goods and distributes donated clothing.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,500 households will be assisted.
	Location Description	7408 West Chester Pike Upper Darby, PA 19082
	Planned Activities	Matrix Code: Food Banks 05W
5	Project Name	The Foundation for Delaware County
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$42,795.00
	Description	The Foundation for Delaware County's Housing Opportunities Program for Equity (HOPE) helps low-income women and families with young children maintain safe, affordable housing through case management, civil legal aid, financial literacy and direct assistance when needed.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2400 Upper Darby households will benefit from the proposed activities.
	Location Description	Suite 304 200 E. State St. Media, PA 19063
	Planned Activities	Matrix Code: Housing & Referral Services 05X
6	Project Name	Domestic Abuse Project
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$40,000

	Description	DAP's Domestic Violence Advocacy program provides services to victims of domestic abuse in a satellite office located in Upper Darby Township. Services include but are not limited to emergency shelter, a 24-hour hotline, legal services, attendance at court hearings, short-and long-term counseling, and assistance with finding permanent housing.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 162 plus individuals and families will benefit from this service.
	Location Description	DAP has a satellite office located in Upper Darby Township.
	Planned Activities	Matrix Code: Services for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking 05G
7	Project Name	CDBG Program Administration
	Target Area	No Target Areas established
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$245,508.00
	Description	Funds will be used for on-going program management and oversight. Public information, advertising and consulting services are included.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A Admin.
	Location Description	Township-wide
8	Planned Activities	Planning Matrix Code 20; General Program Administration Matrix Code 21A
	Project Name	HOME Housing Rehabilitation
	Target Area	Low/Moderate Geographic Areas
	Goals Supported	Affordable Housing
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	HOME: \$451,467.18

	Description	The provision of grants to low-and-moderate income homeowners to fund rehabilitation construction projects to address code issues, ensure safety and perform lead-based paint testing and remediation.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 low and low/mod families will be assisted with housing rehabilitation grants.
	Location Description	Township-wide
	Planned Activities	Matrix Code: Rehabilitation: Single-Unit Residential 14A
	Planned Activities	Matrix Code: Rehabilitation: Single-Unit Residential 14A
9	Project Name	HOME Program Administration
	Target Area	No Target Areas established
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOME: \$50,163.02
	Description	Funds will be used for on-going program management and oversight. Public information, advertising and consulting services are included.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A Admin.
	Location Description	Township-wide
	Planned Activities	Planning Matrix Code 20; General Program Administration Matrix Code 21A
10	Project Name	ESG25 Upper Darby
	Target Area	Township-wide
	Goals Supported	Provide Homeless Housing and Services
	Needs Addressed	Provide Homeless Housing and Services
	Funding	ESG: \$149,343.00

	Description	This project will include eligible activities to support one or more of the five eligible program components of Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, HMIS, and Administration. These activities may be performed by an appropriate subrecipient or by Upper Darby Township directly or through a subcontractor, or any combination thereof.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 individuals will benefit from the proposed activities.
	Location Description	Township-wide
	Planned Activities	Emergency Shelter Operations; Rapid Rehousing/Homeless Prevention

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Target Area	Percentage of Funds
Low/Moderate Geographic Areas	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Upper Darby Township will continue to support and promote Affordable Housing through the Homeowner Housing Rehabilitation Program funded by the CDBG and HOME programs. Upper Darby Township will also use Public Services CDBG and ESG funding for Homeless Assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

There are no public housing units located in Upper Darby Township. Upper Darby Township does not anticipate using Year 51 CDBG funds to support the Delaware County Housing Authority.

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

The Housing Authority will continue to promote self-sufficiency in its programming as a means to encourage asset development. In addition, The Housing Authority will provide training, education, and incentives to encourage residents to care for their property.

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

The Delaware County Housing Authority is not designated as troubled.

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

Introduction

ESG funds will be used for activities that include one or more of several possible program components, including street outreach, emergency shelter construction, emergency shelter operations, homelessness prevention, rapid re-housing, data collection, and administration. Activities may be performed by an appropriate subrecipient or by Upper Darby Township directly or through a subcontractor, or any combination thereof. Upper Darby Township will also continue to help to fund the existing homeless shelter, the Eastern Delaware County Life Center through a Subrecipient Agreement with the CAADC/Cobbs Creek Housing Services provided with CDBG funding. That funding will help provide temporary shelter, meals, life skills training, outreach and other services.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Case Management is a critical component to ensuring that homelessness is rare and brief. All Delaware County HAP funded Emergency Shelters have case managers on-site who provide support to participants. Goal plans are developed that link participants to necessary mainstream benefits and focus heavily on housing plans. Case managers work with participants on goals that remove barriers to gaining

stable housing.

As the Delaware County homelessness response system's "Front Door", Coordinated Entry is designed to streamline access and referral to the other components of the system to shorten the amount of time and number of referrals standing between homeless households and housing assistance. The solution to homelessness is a collaborative response to creating new housing opportunities while increasing economic opportunities to foster stability. Rapid Rehousing is the newest housing model that provides move-in financial assistance, short-term rental assistance, and case management services to help homeless consumers find rental housing and work with case managers to stabilize in their new homes.

Rapid Rehousing has proven to be an effective method of helping families move into their own permanent housing. Case managers provide support in locating appropriate housing, then short-term financial assistance is provided to assist with deposits, first month's rent, and subsequent month's rent for a limited time. This support helps families in obtaining and maintaining permanent housing.

Permanent Supportive Housing similarly provides rental assistance and case management but for the most vulnerable, including chronically homeless persons. Assistance, however, is not time-limited, and high-need consumers can permanently remain in PSH units if they choose. Along with emergency shelter and transitional housing, RRH and PSH round out a suite of housing and service options to address housing crisis and instability for consumers of all needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Delaware County has a number of services to assist low-income individuals and families avoid becoming homeless. Providers will be working toward the goal of enabling people at greatest risk of homelessness to maintain permanent housing through targeted prevention and diversion activities. When homelessness cannot be avoided, Coordinated Entry and providers will connect people with appropriate resources to stabilize them in housing as quickly and effectively as possible. The Subrecipient Agreements with The Foundation for Delaware County's HOPE Program and the Domestic Abuse Project will also contribute to the prevention of homelessness for the individuals they serve.

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

Introduction:

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

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

Furthermore, another barrier to creating affordable housing is the escalating costs of development. Affordable land is difficult to find, especially where infrastructure is readily available; increases in the costs of infrastructure and construction items required to meet code compliance (energy efficiency) have hindered development, a successful building industry makes it difficult to identify subcontractors to work on smaller, lower-paying affordable housing developments. Unprecedented increases in time to receive materials, as well as price of materials have increased the cost to develop affordable housing in Upper Darby Township exponentially. These increases in costs are often passed to the buyer, effectively pricing low- moderate-income buyers out of the market for what was meant to be an affordable home.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

There are currently no local public policies that create barriers to affordable housing. Upper Darby Township will continue to review all policies to ensure that they do not create unnecessary barriers.

Discussion:

Upper Darby Township continues to fund the Owner-Occupied Housing Rehabilitation Program in order to maintain affordable housing and to keep low and low/mod owners in their homes safely and affordably through the CDBG program and soon with the HOME program.

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

AP-85 Other Actions – 91.220(k)

Introduction:

Upper Darby Township will use its entitlement funds to provide assistance with activities and projects that meet the underserved needs of the Community.

Actions planned to address obstacles to meeting underserved needs

Upper Darby Township is working with local non-profit organizations through CDBG Public Services funding who are providing food and services for victims of domestic violence and the homeless. Upper Darby Township will also utilize ESG funds for services for the homeless populations. Upper Darby Township is in communication with the Upper Darby Non-Profit Collaborative to assist in determining the needs of the underserved in the community. In situations where Upper Darby Township cannot provide assistance, appropriate referrals will be made to the County, or other social services agencies.

Actions planned to foster and maintain affordable housing

Upper Darby Township will use CDBG and HOME dollars to preserve existing housing via rehabilitation.

Actions planned to reduce lead-based paint hazards

In Upper Darby Township, the PA Department of Health (PADOH) coordinates efforts to prevent, detect and treat children with elevated blood lead levels. To promote safe and healthy housing, PADOH initiated the Lead and Healthy Homes Program in 2013. The purpose of the Lead and Healthy Homes Program is to reduce hospitalizations, injuries, illnesses, or deaths from preventable home health or safety risks. This program aims to address multiple hazards in homes and prevent diseases and/or injuries that result from housing-related hazards by:

- Conducting comprehensive home assessments to identify potential hazards.
- Providing education and interventions to prevent health or safety problems before negative outcomes occur.
- Coordinating access to health, social and environmental resources as needed.
- Establishing or strengthening local partnerships to reduce health and safety risks in homes.
- Collaborating with appropriate enforcement agencies to identify existing regulations that address healthy housing issues.

Upper Darby Township seeks to reduce lead poisoning hazards in its housing stock. Federal lead-based paint regulations have been incorporated into Upper Darby Township's housing rehabilitation programs which require lead clearance testing at the conclusion of rehabilitation. Through these programs, the number of housing units containing lead-based paint hazards will decrease, thereby increasing the

inventory of lead-safe housing available to extremely low-income, very low-income, and moderate-income families throughout Upper Darby Township.

Actions planned to reduce the number of poverty-level families

Upper Darby Township continues to work with local businesses to ensure jobs are available locally and to attract new businesses into Upper Darby Township. Upper Darby Township will make appropriate referrals to the County No Wrong Door program as it becomes aware of specific needs. The 69th Street transportation hub is located within Upper Darby Township thus public transportation is readily available to those who need to commute to jobs or elsewhere.

Actions planned to develop institutional structure

Although Upper Darby Township feels that the current institutional structure is sufficient for carrying out activities to address identified community development needs, Upper Darby Township will continue to strengthen its working relationships with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of Upper Darby Township residents.

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

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Annual Action Plan

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No forms of investment will be used outside of those activities listed in 24 CFR 92.205

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

Upper Darby Township has chosen to recapture a portion of the net proceeds should the property sell during the period of affordability. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances will Upper Darby Township recapture more than is available from the net proceeds of the sale. Further, under no circumstances will Upper Darby Township recapture more than was provided to the homeowner. Homeowners who receive under \$25,000 in HOME funds will have a minimum affordability of five (5) years. Homeowners who receive between \$25,000 and \$50,000 in HOME funds will have a minimum affordability period of ten (10) years and homebuyers who receive over \$50,000 in HOME funds will have a minimum affordability period of fifteen (15) years.

The form of recapture to be used by Upper Darby Township shall be based on pro-rata reduction during the affordability period and is tied to the length of time the homeowner has occupied the home in relation to the period of affordability.

For example, if the property were to sell in year 1 of the affordability period, and the affordability period was 5 years, then Upper Darby Township would recapture 100% of the direct subsidy from the net proceeds of the sale. If the property were sold in year 2, Upper Darby Township would recapture 80% of the direct subsidy from the net proceeds of the sale. If the property were sold in year 3, Upper Darby Township would recapture 60% of direct subsidy from the net proceeds of the sale and so on. After year 5, the full amount of the direct subsidy would be forgiven by Upper Darby Township and any sale by the homeowner would result in the homeowner retaining 100% of the sale proceeds.

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

Upper Darby Township has chosen to recapture a portion of the net proceeds should the property sell during the period of affordability. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances will Upper Darby Township recapture more than is available from the net proceeds of the sale. Further, under no circumstances will Upper Darby Township recapture more than was provided to the homeowner. Homeowners who receive under \$25,000 in HOME funds will have a minimum affordability of five (5) years. Homeowners who receive between \$25,000 and \$50,000 in HOME funds will have a minimum affordability period of ten (10) years and homebuyers who receive over \$50,000 in HOME funds will have a minimum affordability period of fifteen (15) years.

The form of recapture to be used by Upper Darby Township shall be based on pro-rata reduction during the affordability period and is tied to the length of time the homeowner has occupied the

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

Upper Darby Township will not use HOME dollars to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). N/A The Township does not intend to use HOME for TBRA.
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)). N/A The Township does not intend to use HOME for TBRA.
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a). N/A N/A Upper Darby Township does not intend to use HOME for TBRA.

SF 424 and Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

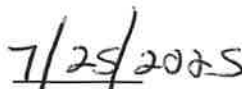
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official


Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

7/25/2025
Date

Mayor _____
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official


Date

Mayor _____
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

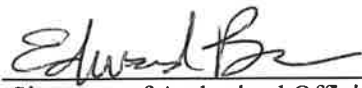
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

7/25/2025

Date

Mayor

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

Signature of Authorized Official

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☒ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

07.25.2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Upper Darby Township

* b. Employer/Taxpayer Identification Number (EIN/TIN):

23-6004593

* c. UEI:

YVDCTJWZTV78

d. Address:

* Street1:

100 Garrett Road

Street2:

* City:

Upper Darby

County/Parish:

Delaware

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19082-3135

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Scott

Middle Name:

* Last Name:

Alberts

Suffix:

Title:

CED Program Manager

Organizational Affiliation:

* Telephone Number:

610-734-7620

Fax Number:

* Email:

salberts@upperdarby.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG)

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

CDBG Year 51 Entitlement Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant PA-005

* b. Program/Project PA-005

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2025

* b. End Date: 09/30/2026

18. Estimated Funding (\$):

* a. Federal	1,685,303.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,685,303.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Edward

Middle Name:

* Last Name: Brown

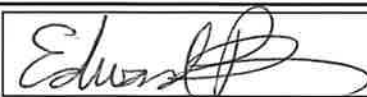
Suffix:

* Title: Mayor

* Telephone Number: 610-734-7600 Fax Number:

* Email: ebrown@upperdarby.org

* Signature of Authorized Representative:



* Date Signed: 7/25/2025

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Edward Brown

*Title: Mayor

*Applicant/Recipient Organization:

Upper Darby Township, PA

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature

* Date: (mm/dd/yyyy):

Edward Brown
8/1/2025

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Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☒ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

07.25.2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Upper Darby Township

* b. Employer/Taxpayer Identification Number (EIN/TIN):

23-6004593

* c. UEI:

YVDCTJWZTV78

d. Address:

* Street1:

100 Garrett Road

Street2:

* City:

Upper Darby

County/Parish:

Delaware

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19082-3135

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Scott

Middle Name:

* Last Name:

Alberts

Suffix:

Title:

CED Program Manager

Organizational Affiliation:

* Telephone Number:

610-734-7620

Fax Number:

* Email:

salberts@upperdarby.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

ESG Program 2025

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant PA-005

* b. Program/Project PA-005

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2025

* b. End Date: 09/30/2026

18. Estimated Funding (\$):

* a. Federal	149,343.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	149,343.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Edward

Middle Name:

* Last Name: Brown


Suffix:

* Title: Mayor

* Telephone Number: 610-734-7600 Fax Number:

* Email: ebrown@upperdarby.org

* Signature of Authorized Representative:



* Date Signed: 7/25/2025

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

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Edward Brown

*Title: Mayor

*Applicant/Recipient Organization:

Upper Darby Township, PA

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

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* Signature

* Date: (mm/dd/yyyy):

Edward Brown

8/1/2025

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Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☐ New
☒ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:****4. Applicant Identifier:****5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:** *** b. Employer/Taxpayer Identification Number (EIN/TIN):***** c. UEI:****d. Address:***** Street1:****Street2:***** City:****County/Parish:***** State:****Province:***** Country:***** Zip / Postal Code:****e. Organizational Unit:****Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:***** First Name:****Middle Name:***** Last Name:****Suffix:****Title:** **Organizational Affiliation:***** Telephone Number:** **Fax Number:***** Email:**

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME Program 2025

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="501,630.20"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="501,630.20"/>

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- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
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If "Yes", provide explanation and attach

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☒ ** I AGREE

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Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
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Edward Brown
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Citizen Participation

Delaware Co. Daily & Sunday Times



Publication Name:

Delaware Co. Daily & Sunday Times

Publication URL:

Publication City and State:

Primos, PA

Publication County:

Delaware

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

202506251521360399666

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Notice URL:

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Notice Publish Date:

Tuesday, June 17, 2025

Notice Content

PUBLIC NOTICE AVISO PUBLICO Upper Darby Township Community Development Block Grant Program (CDBG) Program Year 51 Action Plan Solicitation of Citizen Comment/Notice of Public Hearing Notice is hereby given that Upper Darby has prepared its 2025 Annual Action Plan (Action Plan for Program Year 51, commencing in October of 2025) for the expenditure of CDBG, HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funding and is making the plan available for public review and comment. Summary The Action Plan addresses the reasonable basis for housing and non-housing assistance provided to low and moderate income persons. In this regard, it details the uses of expected funds. The proposed use of funding in the Action Plan includes the amount of funds which will be used to benefit persons of very low and low/mod income. There is no displacement proposed. Federal Entitlement will be spent generally as follows: Community Development Block Grant (CDBG) Funding Allocation \$1,685,303.00 HOME Investment Partnerships (HOME) Funding Allocation \$ 501,630.20 Emergency Solutions Grant (ESG) Funding Allocation \$ 149,343.00 Proposed uses of funding: CDBG Funding Housing Rehabilitation \$ 487,000.00 Public Facilities & Improvements \$ 700,000.00 Program Administration \$ 245,508.00 Homeless Assistance \$ 120,000.00 Public Services \$ 132,795.00 HOME Funding Housing Rehabilitation \$451,467.18 Program Administration \$ 50,163.02 ESG Funding Homeless Assistance \$149,343.00 Public Hearing & Citizen Participation On June 26, 2025, a public hearing will be held on the Action Plan at 6PM. It will be held in the Upper Darby Township Municipal Building, 100 Garrett Road, Upper Darby, PA 19082. Public comment may also be made online at www.upperdarby.org/ActionPlan51Comments, by Email to comdev@upperdarby.org, or by mail to Upper Darby CDBG, 100 Garrett Rd, Room 104, Upper Darby, PA 19082. The Draft Action Plan will be presented to The Township Council for introduction at the regularly scheduled meeting at 7pm on July 2, 2025, in order to consider final action on the Action Plan at the regularly scheduled meeting at 7pm on July 16, 2025. The public forum portion of the July 16 meeting will be the final opportunity for public comments. The Action Plan will be submitted to HUD on or before August 16, 2025. If you are of Limited English Proficiency or need a copy in Braille and you would like this Notice in your language, please call Upper Darby Township Community & Economic Development at 610-374-7716 and request a translated copy or TDD at 610-734-7722. Si tiene dominio limitado del ingles o necesita una copia en Braille y desea recibir este Aviso en su idioma, llame a Upper Darby Township Community & Economic Development al 610-734-7716 y solicite una copia traducida o TDD al 610-734-7722. DCT: June 17. a-1

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Delaware Co. Daily & Sunday Times

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852471082

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Notice Publish Date:

Tuesday, June 17, 2025

Notice Content

PUBLIC NOTICE AVISO PUBLICO Upper Darby Township Community Development Block Grant Program (CDBG) Substantial Amendment to the 2021-2025 Consolidated Plan and Program Year 48 Action Plan Notice is hereby given that Upper Darby Township proposes to amend the 2021-2025 Consolidated Plan and the 2022 Annual Action Plan (Action Plan for Program Year 48) as follows: Amend the 2021-2025 Consolidated Plan: The Township intends to accept an award of HOME Investment Partnerships Program funding. The amendment to the 2021-2025 Consolidated Plan will incorporate the HOME program requirements. Amend Action Plan for Program Year 48 for the following project: 48-22-07 Upper Darby Arts & Education Foundation, change activity from "provision of a dance studio for low and low/mod and special needs families" to "provision of scholarships to low and low/mod and special needs families to participate in arts programs at The Upper Darby Cultural Arts & Education Center." The Township, in accordance with Federal regulations, solicits citizen comments on both proposed amendments. Comments should be submitted in writing to the Township to the attention of Scott Alberts, Program Manager, Community & Economic Development, 100 Garrett Road, Upper Darby, PA, 19082. Comments should be received at the above address no later than July 15, 2025, in order to receive consideration. On July 16, 2025, all comments will be evaluated. Based on these evaluations, the amendment will be modified and/or finalized and sent to HUD. If you are of Limited English Proficiency or need a copy in Braille and you would like this Notice in your language, please call Upper Darby Township Community & Economic Development at 610-734-7716 and request a translated copy or TDD at 610-734-7722. Si tiene dominio limitado del ingles o necesita una copia en Braille y desea recibir este Aviso en su idioma, llame a Upper Darby Township Community & Economic Development al 610-734-7716 y solicite una copia traducida o TDD al 610-734-7722. DCT: June 17. a-1

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**PUBLIC NOTICE
AVISO PUBLICO**

Upper Darby Township
June 17, 2025

**Upper Darby Township
Community Development Block Grant Program (CDBG)
Program Year 51 Action Plan
Solicitation of Citizen Comment/Notice of Public Hearing**

Notice is hereby given that Upper Darby has prepared its 2025 Annual Action Plan (Action Plan for Program Year 51, commencing in October of 2025) for the expenditure of CDBG, HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funding and is making the plan available for public review and comment.

Summary

The Action Plan addresses the reasonable basis for housing and non-housing assistance provided to low and moderate income persons. In this regard, it details the uses of expected funds. The proposed use of funding in the Action Plan includes the amount of funds which will be used to benefit persons of very low and low/mod income. There is no displacement proposed. Federal Entitlement will be spent generally as follows:

Community Development Block Grant (CDBG) Funding Allocation	\$1,685,303.00
HOME Investment Partnerships (HOME) Funding Allocation	\$ 501,630.20
Emergency Solutions Grant (ESG) Funding Allocation	\$ 149,343.00

Proposed uses of funding:

CDBG Funding	
Housing Rehabilitation	\$ 487,000.00
Public Facilities & Improvements	\$ 700,000.00
Program Administration	\$ 245,968.00
Homeless Assistance	\$ 120,000.00
Public Services	\$ 132,795.00
HOME Funding	
Housing Rehabilitation	\$451,467.18
Program Administration	\$ 50,163.02
ESG Funding	
Homeless Assistance	\$149,343.00

Public Hearing & Citizen Participation

On June 26, 2025, a public hearing will be held on the Action Plan at 6PM. It will be held in the Upper Darby Township Municipal Building, 100 Garrett Road, Upper Darby, PA 19082. Public comment may also be made online at www.upperdarby.org/ActionPlan51Comments, by Email to comdev@upperdarby.org, or by mail to Upper Darby CDBG, 100 Garrett Rd, Room 104, Upper Darby, PA 19082. The Draft Action Plan will be presented to The Township Council for introduction at the regularly scheduled meeting at 7pm on July 2, 2025, in order to consider final action on the Action Plan at the regularly scheduled meeting at 7pm on July 16, 2025. The public forum portion of the July 16 meeting will be the final opportunity for public comments. The Action Plan will be submitted to HUD on or before August 15, 2025.

If you are of Limited English Proficiency or need a copy in Braille and you would like this Notice in your language, please call Upper Darby Township Community & Economic Development at 610-374-7716 and request a translated copy or TDD at 610-734-7722.

Si tiene dominio limitado del inglés o necesita una copia en Braille y desea recibir este Aviso en su idioma, llame a Upper Darby Township Community & Economic Development al 610-734-7716 y solicite una copia traducida o TDD al 610-734-7722.

For more information, contact the Community Development Department at 100 Garrett Road, Upper Darby, PA 19082. Phone: 610-374-7716. TDD: 610-734-7722. Email: comdev@upperdarby.org.

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DCT: June 17, 2-1

**PUBLIC NOTICE
AVISO PUBLICO**

PLANNING DEPARTMENT

**Upper Darby Township
Community Development Block Grant Program (CDBG)
Substantial Amendment to the 2021-2025 Consolidated Plan
and Program Year 48 Action Plan**

Notice is hereby given that Upper Darby Township proposes to amend the 2021-2025 Consolidated Plan and the 2022 Annual Action Plan (Action Plan for Program Year 48) as follows:

Amend the 2021-2025 Consolidated Plan:

The Township intends to accept an award of HOME Investment Partnerships Program funding. The amendment to the 2021-2025 Consolidated Plan will incorporate the HOME program requirements.

Amend Action Plan for Program Year 48 for the following project:

48-22-07 Upper Darby Arts & Education Foundation, change activity from "provision of a dance studio for low and low/mod and special needs families" to "provision of scholarships to low and low/mod and special needs families to participate in arts programs at The Upper Darby Cultural Arts & Education Center."

The Township, in accordance with Federal regulations, solicits citizen comments on both proposed amendments. Comments should be submitted in writing to the Township to the attention of Scott Alberts, Program Manager, Community & Economic Development, 100 Garrett Road, Upper Darby, PA, 19082. Comments should be received at the above address no later than July 15, 2025, in order to receive consideration. On July 16, 2025, all comments will be evaluated. Based on these evaluations, the amendment will be modified and/or finalized and sent to HUD.

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For more information, please contact Scott Alberts, Program Manager, Community & Economic Development, at 610-734-7716 or email at scott.alberts@upperdarby.org.

For more information, please contact Scott Alberts, Program Manager, Community & Economic Development, at 610-734-7716 or email at scott.alberts@upperdarby.org.

DCT: June 17, a-1

Upper Darby Action Plan
 First Public Hearing 6/26/2025, 6:00PM
 Sign-In Sheet

Organization	Attendee Name	Email	Phone
Upper Darby Township	Scott Alberts	comdev@upperdarby.org	610-734-7716
John DeMazi	→ maybe didn't need to sign in?		
Paulann Salatin			
Judy Duggan			
Becky Duggan			
Noah Field			
Michael Atwell	← Murphy's Giving Market		
Kyra Raphaelidis	↔ Murphy's Giving Market		
Michelle Billups	Council member	mibillups@council@upperdarby.org	

Scott Alberts

From: Scott Alberts
Sent: Wednesday, June 25, 2025 9:28 AM
To: Sharron Davis; Community Development Web
Subject: RE: Funding

Sharron,

We appreciate the comment. It will be taken into consideration and included in the final Action Plan.

Thanks,
Scott

Scott Alberts
CED Program Manager
Upper Darby Township
610-734-7716
salberts@upperdarby.org

From: Sharron Davis <[REDACTED]>
Sent: Tuesday, June 24, 2025 1:11 PM
To: Community Development Web <comdev@upperdarby.org>
Subject: Funding

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

I am in support of CDBG funding.

Murphy's giving Market has helped me tremendously. I had my hip replaced, before my surgery I was unable to get 2 a store, so thanks to Murphy's Giving Market I was able 2 have food to eat, that was delivered. Now I need my left hip replaced, now the funding has been cut 😞 I'm still in need of their support & help

Please reinstate this funding

From a Grateful person

Have a good day

Sharron

God bless

Scott Alberts

From: Scott Alberts
Sent: Monday, June 30, 2025 12:58 PM
To: little m; Community Development Web
Subject: RE: CDBG funding

Linda,

We appreciate the comment. It will be taken into consideration and included in the final Action Plan.

Thanks,
Scott

Scott Alberts
CED Program Manager
Upper Darby Township
610-734-7716
salberts@upperdarby.org

-----Original Message-----

From: little m <[REDACTED]>
Sent: Saturday, June 28, 2025 1:26 PM
To: Community Development Web <comdev@upperdarby.org>
Subject: CDBG funding

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good afternoon my name is Linda I reside at [REDACTED] I am in agreement with Murphy giving market to receive funding. I am on disability now after working for 32years as a Nurse. My income has decreased and the food I receive is needed and appreciated.
Sent from my iPhone

Scott Alberts

From: Scott Alberts
Sent: Tuesday, June 24, 2025 4:27 PM
To: yeran krikourian
Subject: RE: Supporter

Mr. Krikourian,

We appreciate the comment. It will be taken into consideration and included in the final Action Plan.

Thanks,
Scott

Scott Alberts
CED Program Manager
Upper Darby Township
610-734-7716
salberts@upperdarby.org

From: yeran krikourian <[REDACTED]>
Sent: Tuesday, June 24, 2025 4:21 PM
To: Scott Alberts <salberts@upperdarby.org>
Subject: Re: Supporter

You don't often get email from [REDACTED] [Learn why this is important](#)

Yes, I like Murphy's Giving Market located in Upper Darby.

I like the staff and their hard work no matter what the situation is on cold, hot or snowy days, just working to provide what people need.

Thank you
Yeran

On Tue, Jun 24, 2025 at 3:08 PM Scott Alberts <salberts@upperdarby.org> wrote:

Mr. Krikourian,

If you don't mind, could you please add more detail to your comment?

For what purpose do you support CDBG funding? When you say, "I like this place so much," what place do you mean?

Thanks,
Scott

Get [Outlook for Android](#)

From: yeran krikourian <[REDACTED]>
Sent: Tuesday, June 24, 2025 2:55:37 PM

Scott Alberts

From: Scott Alberts
Sent: Wednesday, June 25, 2025 3:42 PM
To: Guy Dunn
Cc: Community Development Web
Subject: RE: Cdbg funding for Murphy's Giving Market

Mr. Dunn,

We appreciate the comment. It will be taken into consideration and included in the final Action Plan.

Thanks,
Scott

Scott Alberts
CED Program Manager
Upper Darby Township
610-734-7716
salberts@upperdarby.org

From: Guy Dunn <[REDACTED]>
Sent: Wednesday, June 25, 2025 3:22 PM
To: Community Development Web <comdev@upperdarby.org>
Subject: Cdbg funding for Murphy's Giving Market

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To the city council of Upper Darby,

My name is Guy Dunn. I live at [REDACTED]. In Upper Darby. I wanted to write this email in support of Murphy's Giving Market receiving the \$50,000 grant to support its mission of feeding food insecure individuals in Upper Darby. MGM, has made it its mission to try to make sure no one goes hungry in Upper Darby. I am a Upper Darby resident and a board member of MGM. I have supported Murphy's Giving Market financially as well as assisting it with its technology needs. I believe an organization like this not only has value to our community, it brings an American value. Helping our neighbors, being kind to people and trying to make a difference when people are in need. We should always find opportunities to help people in our communities. Murphy's is what being a help to our community feels like.

Guy T. Dunn.

Direct: [REDACTED]

CreationDate
06/27/2025 14:14:04.730
Which of the following describes you?
Resident_of_Upper_Darby_Townshi
How do you feel about the proposed Action Plan?
Neutral
Which of the following "High" priorities identified in the 2021-2025 Consolidated Plan should be the biggest priorities for the upcoming program year?
Home_Repair/Rehab_Assistance,Homeless_Assistance
What do you like about the proposed Action Plan?
What changes would you make to the current Action Plan?
RWB should be given a grace period, for their tremendous efforts that they provide the community. They have been looked down upon by past administrations.
What do you dislike about the proposed Action Plan?
The administrative costs seem high, this is supposed to be a not for profit. There needs to be extreme transparency regarding all aspects: of the who, what, where and why of connected politicians receiving and
Full Name
WINIFRED CAIN KOHLBRENNER

CreationDate
07/08/2025 22:07:21.760
Which of the following describes you?
Resident_of_Upper_Darby_Townshi
How do you feel about the proposed Action Plan?
Disagree
Which of the following "High" priorities identified in the 2021-2025 Consolidated Plan should be the biggest priorities for the upcoming program year?
Home_Repair/Rehab_Assistance,Improvements_to_Public_Faciliti,Homeless_Assistance
What do you like about the proposed Action Plan?
The money allocated to the cobbs creek life center
What changes would you make to the current Action Plan?
Reduce the amount for the administrative functions and increase to the actual programs.
What do you dislike about the proposed Action Plan?
The amount allocated to the administration of the programs seems unnecessarily high.
Full Name
Vania Val

CreationDate
07/10/2025 04:58:08.665
Which of the following describes you?
Resident_of_Upper_Darby_Townshi
How do you feel about the proposed Action Plan?
Strongly_Disagree
Which of the following "High" priorities identified in the 2021-2025 Consolidated Plan should be the biggest priorities for the upcoming program year?
Home_Repair/Rehab_Assistance

What do you like about the proposed Action Plan?
Recognize RWB and provide assistance to them for all they do for our township.
What changes would you make to the current Action Plan?
What do you dislike about the proposed Action Plan?
RWB not recognized.
Full Name
Jacqueline K Mack

CreationDate
07/11/2025 10:20:50.386
Which of the following describes you?
Resident_of_Upper_Darby_Townshi
How do you feel about the proposed Action Plan?
Strongly_Agree
Which of the following "High" priorities identified in the 2021-2025 Consolidated Plan should be the biggest priorities for the upcoming program year?
Home_Repair/Rehab_Assistance,First_Time_Homebuyer_Assistance,Fair_Housing_Education
What do you like about the proposed Action Plan?
The idea of financial assistance can help Séniors having flucuating incomes.
What changes would you make to the current Action Plan?
Reduce school tax for those without school-age children.
What do you dislike about the proposed Action Plan?
Full Name
Roberta C. Adams

Scott Alberts

From: Scott Alberts
Sent: Thursday, July 17, 2025 3:50 PM
To: [REDACTED]
Subject: Thank You For Your Feedback

Winifred,

We appreciate you taking the time to complete our Community Feedback Survey for the Program Year 51 Annual Action Plan for the CDBG, HOME, and ESG programs. Your comments have been taken into consideration and will be included in the final Action Plan.

Thanks,
Scott

Scott Alberts
CED Program Manager
Upper Darby Township
610-734-7716
salberts@upperdarby.org

UPPER DARBY TOWNSHIP

100 Garrett Road
Upper Darby, PA 19082

Edward Brown
Mayor

Crandall O. Jones
Chief Administrative Officer

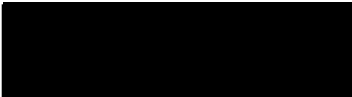


Members of Council

Hafiz Tunis Jr., President – 7th Dist
Marion Minick, Vice President – At Large
Michelle Billups, Secretary – At Large
Meaghan R. Wagner – 1st Dist
Jess Branas – 2nd Dist
Brian Andruszko – 3rd Dist
Danyelle Blackwell – 4th Dist
Myron McNeely – 5th Dist
David Bantoe – 6th Dist
Matt Silva – At Large
Laura Wentz – At Large

July 17, 2025

Vania Val



RE: PY51 Annual Action Plan Proposal Community Survey

Dear Vania Val,

We appreciate you taking the time to complete our Community Feedback Survey for the Program Year 51 Annual Action Plan for the CDBG, HOME, and ESG programs. Your comments have been taken into consideration and will be included in the final Action Plan.

Thanks,
Scott Alberts

Scott Alberts

From: Scott Alberts
Sent: Thursday, July 17, 2025 3:51 PM
To: [REDACTED]
Subject: Thank You For Your Feedback

Jacqueline,

We appreciate you taking the time to complete our Community Feedback Survey for the Program Year 51 Annual Action Plan for the CDBG, HOME, and ESG programs. Your comments have been taken into consideration and will be included in the final Action Plan.

Thanks,
Scott

Scott Alberts
CED Program Manager
Upper Darby Township
610-734-7716
salberts@upperdarby.org

Scott Alberts

From: Scott Alberts
Sent: Thursday, July 17, 2025 3:51 PM
To: [REDACTED]
Subject: Thank You For Your Feedback

Roberta,

We appreciate you taking the time to complete our Community Feedback Survey for the Program Year 51 Annual Action Plan for the CDBG, HOME, and ESG programs. Your comments have been taken into consideration and will be included in the final Action Plan.

Thanks,
Scott

Scott Alberts
CED Program Manager
Upper Darby Township
610-734-7716
salberts@upperdarby.org

**Upper Darby Township
PY 51 Action Plan
First Public Hearing, 6/26/2025
Comments Summary**

<u>Commenters</u>	<u># of Comments</u>
Paulann Sabatino, RWB	1
John DeMasi, Resident	1
Becky Duggan, Resident	1
Judy Duggan, Resident	1
Kyra Raphaelidis, MGM	1
Desiree Murphy Morrissey, MGM	1
Michael Atwell, MGM	1
Michelle Billups, Twp Council	1
Total Comments:	8

**Upper Darby Township
PY 51 Action Plan
Second Public Hearing, 7/16/2025
Comments Summary**

<u>Commenters</u>	<u># of Comments</u>
Justin Heimbacher, UDAEF	1
Joanne Namavong, Resident	5
Becky Duggan, Resident	3
Judy Duggan, Resident	2
Olivia Taylor, Resident	2
John Vizzari, Resident	2
Justine Mays, Resident	4
Lee Jordan, Resident	1
Rich Blye, Non-Resident	1
Total Comments:	21