

UPPER DARBY PY51 ACTION PLAN FIRST PUBLIC HEARING



Presented by Upper Darby Community & Economic Development

June 26, 2025

UPPER DARBY & HUD

- **Upper Darby Township** (UDT) receives a direct annual allocation of funding from the **U.S. Department of Housing & Urban Development** (HUD) based on its status as an entitlement community.
- Funds are allocated for use by local jurisdictions on a reimbursement basis. The total amount awarded to a particular entity is determined by HUD's **Community Planning & Development** (CPD) **formula** and the total amount budgeted for the CPD program by the United States Congress.
- For PYT₅₁, UDT has been awarded an allocation for the following programs funded by the CPD formula: **Community Development Block Grant** (CDBG); **HOME Investment Partnerships Program** (HOME); and **Emergency Solutions Grant** (ESG).

CPD FORMULA GRANTS

- For PY51, UDT has been awarded a total allocation of **\$2,336,276.20** for the following programs funded by the CPD formula:

Community Development Block Grant (CDBG)

\$1,685,303.00

HOME Investment Partnerships Program (HOME)

\$501,630.20

Emergency Solutions Grant (ESG)

\$149,343.00

WHAT IS THE ACTION PLAN?

- UDT is required to have a **5-year Consolidated Plan** to assess affordable housing and community development needs and market conditions. During the development of the Consolidated Plan, UDT identifies its priority needs.
- The **Annual Action Plan** provides a concise summary of the actions, activities, and the specific federal resources that will be used each year to address the priority needs identified in the Consolidated Plan.
- UDT's **Citizen Participation Plan** describes how information about the Annual Plan process is shared with the community. The goal is to maximize participation by the people who will directly benefit and to build community support for activities and projects.
- **UDT Community & Economic Development** (CED) professional staff work closely with the township's technical consultant, **M&L Associates**, to develop and operate Upper Darby's program.

UDT CONSOLIDATED PLAN IDENTIFIED NEEDS

HIGH PRIORITY

Housing Rehabilitation; First Time Homebuyer Assistance; Fair Housing; Public Facilities & Improvements; Homeless Assistance; and Program Administration

LOW PRIORITY

Historic Preservation; Code Enforcement; Economic Development; Public Services

HOME PROGRAM OVERVIEW

- The HOME Investment Partnerships Program (HOME) funds may be used for a wide range of activities to create **affordable housing for low-income households**.
- Eligible activities include **rehabilitation** of existing or **construction** of new affordable housing units, home purchase **financing assistance**, tenant-based **rental assistance**, and program **planning and administration** costs.
- The eligibility of households for HOME assistance varies with the nature of the funded activity. **The incomes of households receiving HUD assistance must not exceed 80% of the area median.** HOME income limits are published each year by HUD.

ESG PROGRAM OVERVIEW

- The Emergency Solutions Grant Program (ESG) is designed to assist people with **quickly regaining stability in permanent housing** after experiencing a housing crisis and/or homelessness.
- ESG funds may be used for five program components: **street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS**; as well as **administrative activities** (up to 7.5% of a recipient's allocation can be used for administrative activities).

CDBG PROGRAM OVERVIEW

- The Community Development Block Grant Program (CDBG) supports community development **activities to build stronger and more resilient communities.**
- Activities primarily address needs such as **infrastructure, housing, economic development, and public services.**
- In order to be eligible for funding, every CDBG-funded activity must qualify as meeting one of the **three National Objectives of the program.**

CDBG NATIONAL OBJECTIVES

Benefit to low-and moderate-income persons

Aid in the prevention or elimination of slums or blight

Meet a need having a particular urgency

PY51 UDT Proposed Project Allocations

Projects	Initial Proposal	Final Allocations
HOME Housing Rehabilitation		\$ 451,467.18
HOME Program Administration		\$ 50,163.02
HOME Program	\$ 501,630.20	\$ 501,630.20
ESG25 Upper Darby		\$ 149,343.00
Emergency Solutions Grant Program	\$ 149,343.00	\$ 149,343.00
Public Facilities & Improvements		\$ 700,000.00
Public Facilities & Improvements	\$ 700,000.00	\$ 700,000.00
CDBG Housing Rehabilitation		\$ 487,000.00
Housing Rehabilitation	\$ 487,000.00	\$ 487,000.00
CDBG Program Administration		\$ 245,508.00
Administration	\$ 245,508.00	\$ 245,508.00
CAADC-Cobbs Creek Housing Services		\$ 120,000.00
Murphy's Giving Market		\$ 50,000.00
The Foundation for Delaware County		\$ 42,795.00
Domestic Abuse Project		\$ 40,000.00
Public Services & Homeless Assistance	\$ 252,795.00	\$ 252,795.00
Total Program Year 51 Allocations:		\$ 2,336,276.20

HOME - HOUSING REHABILITATION

\$451,467.18

- UDT is in the process of developing guidelines for **an updated owner-occupied home rehabilitation program that is compliant with HOME regulations**. The goal of the program is to give eligible homeowners the resources to make the essential repairs required to bring their homes into compliance with building and related codes, **with a particular focus on addressing lead paint, asbestos, and other health and safety concerns**.
- In order to participate in the program, **homeowners must meet certain eligibility criteria**, including: reside in property, meet annual income guidelines (set by the Federal Government), remain current with all taxes & fees, and own no other residential property. Additionally, the value of the HOME-assisted property must not exceed 95% of the median purchase price for the area.

HOME – PROGRAM ADMINISTRATION

\$50,163.02

- Funding is eligible to be used to reimburse the costs **to develop, implement, and manage** the UDT HOME program.
- Eligible expenditures are anticipated to primarily consist of **consultant fees** for the purposes of drafting UDT's HOME program guidelines.
- UDT may spend **no more than 10% of its total annual HOME allocation** on these activities.

ESG – ESG₂₅ UPPER DARBY

\$149,343.00

- This project will 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 a qualified subrecipient, by UDT directly, through a subcontractor, or any combination thereof.

CDBG - PUBLIC FACILITIES & IMPROVEMENTS

\$700,000

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

CDBG - HOUSING REHABILITATION

\$487,000.00

- The existing UDT **Home Improvement Code Compliance Program** will be modified to bring it into alignment with the new HOME-funded program.
- **Households on the waiting list** for the current program will maintain their place in line to be served by the new program.
- A **Request for Proposals** may be issued to bring in housing rehabilitation experts to provide construction supervision and project management services.

CDBG - PUBLIC SERVICES & HOMELESS ASSISTANCE

\$252,795.00

- Proposed subrecipient awards in this category are for the provision of services that **directly contribute to housing and related quality of life needs**. These include housing shelters, food banks, affordable housing case management, and support for those experiencing domestic violence.
- UDT may spend no more than 15% of its annual allocation on these activities.
- Homeless Assistance is defined as a High Priority item in the UDT Consolidated Plan, but is subject to the 15% Public Services cap.
- Subrecipients must meet all compliance requirements and provide all necessary documentation in order to secure a funding agreement.

CDBG - PUBLIC SERVICES PROJECTS

Cobbs Creek Housing Services - \$120,000.00

Homeless Assistance (Shelter operations at Life Center)

Murphy's Giving Market - \$50,000.00

*Culturally Responsive Food Pantry & Community Resource Center
(Food & housing stability services)*

The Foundation for Delaware County - \$42,795.00

HOPE Program (Homelessness prevention services)

Domestic Abuse Project - \$40,000.00

Upper Darby Satellite Office (Homelessness prevention & support services for persons experiencing domestic abuse and violence)

CDBG – PROGRAM ADMINISTRATION

\$245,508.00

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

PY₅₁ ACTION PLAN TIMELINE FOR APPROVAL

Wednesday, July 2, 2025 at 7:00pm

Upper Darby Township Council Meeting – Introduction of CDBG Action Plan Resolution

Wednesday, July 16, 2025 at 7:00pm

Upper Darby Township Council Meeting – Public Hearing and proposed vote on CDBG Action Plan Resolution

Friday, August 15, 2025

Approved Action Plan for UDT Program Year 51 submitted to the U.S. Department of Housing and Urban Development

COMMUNITY FEEDBACK OPPORTUNITIES

- The PY51 Action Plan Proposed Budget, Consolidated Plan, and Citizen Participation Plan are available to be reviewed at:
www.upperdarby.org/CommunityDevelopmentBlockGrant
- An online Community Feedback Survey is open and ready to receive comments at:
www.upperdarby.org/ActionPlan51Comments
- Comments may also be submitted by emailing comdev@upperdarby.org or by USPS mail to 100 Garrett Rd, Room 104, Upper Darby, PA 19082
- A [Resolution to approve the PY51 Action Plan](#) will be introduced on [Wednesday, July 2, 2025](#) during the regularly scheduled Township Council Committee Meeting. Oral comments may be submitted during the Public Forum portion of the meeting.
- The [Second Public Hearing will be held on Wednesday, July 16, 2025](#) during the regularly scheduled Township Council Meeting. Oral comments will be accepted and recorded at this time. Comment may also be submitted during the Public Forum portion of the meeting.

TELL US WHAT YOU THINK!

Upper Darby Township

PY51 CDBG

www.upperdarby.org/ActionPlan51Comments

Upper Darby Township Community & Economic Development

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