

# LOWER MERION TOWNSHIP, PENNSYLVANIA



## SUBSTANTIAL AMENDMENTS TO THE FY 2022 - 2024 ANNUAL ACTION PLANS FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

**SUBMITTED BY:**

Lower Merion Township  
75 E. Lancaster Avenue  
Ardmore, PA 19003

**SUBMITTED TO:**

U.S. Department of Housing & Urban Development  
Community Planning and Development  
The Strawbridge Building  
801 Market Street, 12th Floor  
Philadelphia, PA 19107



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**A. EXECUTIVE SUMMARY**

It is necessary for Lower Merion Township to process a “Substantial Amendment” to the Township’s FY 2022, 2023, and 2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) funds. In accordance with CDBG Program’s Regulations, the Township is allowed to make substantial amendments to its Annual Plans and Budgets in accordance with the Township’s Citizen Participation Plan.

The Township has determined that it is necessary to amend the previously approved CDBG program year budgets since some activities will be cancelled and one activity will have a reduction in the budget amount.

In accordance with CDBG program regulations, the Township is permitted to make substantial amendments to its Annual Action Plan and Budget in accordance with their Citizen Participation Plan.

These amendments to the Annual Action Plans are necessary because the Township is proposing the following changes in funding to the FY 2022 – 2024 CDBG Annual Action Plans:



**SUBSTANTIAL AMENDMENT TO THE FY 2019-2023  
ANNUAL ACTION PLANS FOR CDBG FUNDS AND CDBG-CV FUNDS**

Transfer from:			Transfer To:		
Program Year	Activity	Amount	Program Year	Activity	Amount
2022	Ardmore Initiative Fundraising/HUD Training (#684)	\$2,500	2022	Owner-Occupied Rehabilitation – Hard Costs (#685)	\$ 52,500
2022	Rental Rehab Program (#688)	\$50,000			
<b>Total:</b>					<b>\$52,500</b>
2023	Rental Rehab Program (#707)	\$50,000	2023	Owner-Occupied Rehabilitation – Hard Costs (#704)	\$87,336.74
2023	JCC Planning (#709)	\$5,836.74			
2023	Center for Creative Works (#711)	\$26,500			
2023	ElderNet Emergency Homeless Vouchers (#718)	\$5,000			
<b>Total:</b>					<b>\$87,336.74</b>
2024	Rental Rehab Program (#730)	\$50,000	2024	Owner-Occupied Rehabilitation – Hard Costs (#727)	\$75,000
2024	Façade Program (#744)	\$25,000			
<b>Total:</b>					<b>\$75,000</b>



**SUBSTANTIAL AMENDMENT TO THE FY 2019-2023  
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**B. CITIZEN PARTICIPATION**

**NOTICE OF SUBSTANTIAL AMENDMENTS  
TOWNSHIP OF LOWER MERION  
FY 2022 - 2024 ANNUAL ACTION PLANS**

The purpose of this notice is to present amendments to the Township of Lower Merion’s FY 2022-2024 Annual Action Plans to reallocate unused CDBG funds.

The FY 2022 Annual Action Plan was approved with \$992,047 in federally allocated grant dollars and \$59,843 in Program Income. The FY 2023 Annual Action Plan was approved with \$964,068 in federally allocated grant dollars and \$93,252 in Program Income. The FY 2024 Annual Action Plan was approved with \$985,310 in federally allocated grant dollars and \$25,851 in Program Income.

In accordance with CDBG program regulations, the Township is permitted to make substantial amendments to its Annual Action Plans and Budgets in accordance with its Citizen Participation Plan.

These amendments to the Annual Action Plans are necessary as the Township is proposing the following changes in funding to the FY 2022 – 2024 CDBG Annual Action Plans:

Transfer from:			Transfer To:		
Program Year	Activity	Amount	Program Year	Activity	Amount
2022	Ardmore Initiative Fundraising/HUD Training (#684)	\$2,500	2022	Owner Occupied Housing Rehabilitation - Residential Rehab Hard Cost (#685)	\$ 52,500
2022	Rental Rehab Program (#688)	\$50,000			
<b>Total:</b>					<b>\$52,500</b>
2023	Rental Rehab Program (#707)	\$50,000	2023	Owner Occupied Housing Rehabilitation - Residential Rehab Hard Cost (#704)	\$87,336.74
2023	JCC planning #709)	\$5,836.74			
2023	Center for Creative Works (#711)	\$26,500			
2023	ElderNet Emerg Homeless (#718)	\$5,000			
<b>Total:</b>					<b>\$87,336.74</b>



**SUBSTANTIAL AMENDMENT TO THE FY 2019-2023  
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2024	Rental Rehab Program (#730)	50,000	2024	Owner Occupied Housing Rehabilitation - Residential Rehab Hard Cost (#727)	\$75,000
2024	Façade Program (#744)	\$25,000			
<b>Total:</b>					<b>\$75,000</b>

The stakeholder and general public consultation and citizen participation process for this Substantial Amendment will conform to the Township’s Citizen Participation Plan, last revised in 2020.

In order to obtain the views of residents, public agencies and other interested parties, Lower Merion Township will place a draft of the Substantial Amendments on public display on the Township website at the following address: <https://www.lowermerion.org/CDBGReports>. These documents will also be available to the public at the Township Building & Planning Office (address below). The public review period will last for no less than thirty (30) days – from June 30, 2025, through July 30th, 2025.

On July 30, 2025, at approximately 6:00 PM, the Township will conduct a public meeting to solicit comments from the public. In-person and virtual attendance is permitted at these meetings. For those who wish to attend in person, the meetings will be held in the Township Administration Building - 2nd Floor Board Room at 75 East Lancaster Ave, Ardmore, Pennsylvania 19003-2323. Individuals wishing to participate virtually via Zoom during these meetings should e-mail [publiccomment@lowermerion.org](mailto:publiccomment@lowermerion.org) before 12:00 p.m. the day of the meeting.

Public comments must be submitted to Emily Crane via (610) 645-6118, [ecrane@lowermerion.org](mailto:ecrane@lowermerion.org) or Lower Merion Building & Planning Department, 75 E Lancaster Avenue, Ardmore, PA 19003 by July 30, 2025. After the public review closes, the Township will approve the substantial amendments on August 4, 2025 at 7:00 PM, after which time the Township will submit the substantial amendments to the U.S. Department of Housing and Urban Development (HUD).

Persons interested in reviewing the document who require translation assistance (i.e. – visually impaired or non-English speaking), or other accommodations, shall notify Lower Merion Township by contacting Emily Crane at (610) 645-6118 or [ecrane@lowermerion.org](mailto:ecrane@lowermerion.org).



**C. CDBG PROGRAM YEAR**

**1. FY 2022 CDBG Program Year:**

The following changes are proposed for the FY 2022 Annual Action Plan for the use of Community Development Block Grant funds:

- **Ardmore Initiative – Fundraising/HUD Training (#684).** Reduce the project/activity budget by \$2,500.00 and cancel the project/activity.
- **Rental Rehab Program (#688).** Reduce the project budget by \$50,000.00 and cancel the project/activity.
- **Owner -Occupied Residential Rehab Program – Hard Costs (#685).** Increase the project budget by \$52,500 for a new project budget of \$358,760.

**2. FY 2023 CDBG Program Year:**

The following changes are proposed for the FY 2023 Annual Action Plan for the use of Community Development Block Grant funds.

- **Rental Rehab Program (#707).** Reduce the project/activity budget by \$50,000.00 and cancel the project/activity.
- **JCC Planning (#709).** Reduce the project/activity budget by \$5,836.74 for a new project/activity budget of \$4,163.26. Then close-out the project/activity.
- **Center for Creative Works (#711).** Reduce the project/activity budget by \$26,500.00 and cancel the project/activity.
- **ElderNet Emergency Homeless Vouchers (#718).** Reduce the project/activity budget by \$5,000.00 and cancel the project/activity.
- **Owner -Occupied Residential Rehab Program – Hard Costs (#704).** Increase the project budget by \$87,336.74 for a new project budget of \$287,336.74.



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**3. FY 2024 CDBG-CV Program Year:**

The following changes are proposed for the FY 2024 Annual Action Plan for the use of Community Development Block Grant:

- **Rental Rehab Program (#730).** Reduce the project/activity budget by \$50,000.00 and cancel the project/activity.
- **Façade Program (#744).** Reduce this project/activity by \$25,000 and cancel the project.
- **Owner -Occupied Residential Rehab Program – Hard Costs (#727).** Increase the project budget by \$75,000 for a new project budget of \$307,161.