

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
March 21, 2024**

Call to Order: Chair Darby called the hybrid live/virtual meeting to order at 7:05 p.m.

Pledge of Allegiance

Protocol for Hybrid Meetings: Chair Darby provided an overview of the protocols for public participation for members of the public attending the meeting virtually over Zoom.

Roll Call:

- a. The following members were in attendance: Chair Darby, Vice Chair Neights, Supervisor MacFarland, Supervisor Neufeglise and Supervisor Charles.
- b. Also in attendance were: E.J. Mentry, Township Manager; Lauren Gallagher, Township Solicitor; Paul Donnelly, Assistant Township Manager; Tim Woodrow, Township Engineer; Casey Moore, Township Traffic Engineer (via Zoom); Mike Mrozinski, Community Development Director, Joe Chillano, Public Works Director; Mike Jackson, Chief of Police; and Matthew Chung, Student Representative.

Chair's Comments

- Chair Darby announced that an Executive Session was held prior to the meeting on March 21, 2024 to discuss personnel, land acquisition and potential litigation. She stated that public comments would be limited to three minutes.

Proclamation: Ramadan Observance

1) Presentations

- A. Student Representative Report – Matthew Chung shared Methacton School District news. Prom will be held at the Sheraton Valley Forge on Friday, April 19th. Tickets have been on sale since March 20. The Post Prom Committee is looking for volunteers. Mini-Thon will be held on March 22, 2024. Every year, this event raises tens of thousands of dollars for children with cancer with all proceeds going to the Four Diamonds, a childhood cancer organization. High School athletics will be holding their second commitment day on Thursday, April 4, 2024.

2) Consent Agenda

- A. **MOTION:** Chair Darby made a motion to approve the consent agenda, accepting the minutes of February 15, 2024, and workshop of March 7, 2024, and moving them into the record; accepting minutes of Township boards/committees/commissions; accepting departmental monthly reports; authorizing the payment of bills in the amount of \$419,470.99; and accepting the Treasurer's Report. Vice Chair Neights seconded the motion.
 - i. Supervisor MacFarland asked if the Board would see the Planning Commission minutes. He said that although the Planning Commission did not issue an official recommendation in their previous meeting on the proposed text amendment for supportive short-term housing, many suggestions were made for consideration during the meeting. Manager Mentry responded that the Planning Commission minutes do not come to the Board until the Planning Commission has approved them and the Community Development report does not have that kind of detail.

- ii. Supervisor Neufeglise asked if she would still be able to vote on minutes even though she did not attend the February meeting. Solicitor Gallagher responded that she can.
- iii. There was no public comment.
- iv. The motion *passed* 5-0.

3) 960 Rittenhouse Road

A. Preliminary/Final Land Development Review

- i. Greg Adelman, Esq., appeared on behalf of the applicant who is looking for approval on the nearly 69,000 sq.ft. warehouse at 960 Rittenhouse Road. Conditional use approval had been received and they are going through the land use process. There are some minor changes since the prior conditional use approval.
- ii. Bill McNaneny, project engineer, reviewed the project with the Board. Mr. Adelman reminded the Board that it is a superfund site and that they will be putting in place EPA-approved remediation. Mr. Adelman reviewed all the landscaping that would be done. Mr. McNaneny said they are in the NPDS permitting process.
- iii. Supervisor MacFarland asked if the plantings would affect sight lines. Mr. McNaneny responded that the plantings would conform with the sight triangles of the ordinance. Discussion also took place regarding the site's stormwater management given that this is superfund site.
- iv. Supervisor Neights asked about the potential for solar panels and electric car charging stations. Presenters detailed that the roofs would have the capacity for solar panels, should they be sought in the future, and that they would be building the parking lot to be "charger ready", should chargers be sought in the future.
- v. Public Comment: Al Toper, who owns a neighboring property, expressed some concerns about stormwater. He requested his engineers look at the stormwater and Mr. Adelman said they have been trying to get in touch with Mr. Toper. They both agreed to meet outside of the meeting.

B. Public Hearing – Amended Conditional Use

Court reporter Paula Mezaro was present to transcribe a complete record of testimony.

C. **MOTION**- Chair Darby made a motion to open the public hearing, seconded by Supervisor Neights. The motion *passed* 5-0.

- i. Mr. Adelman stated they are seeking an amendment to the June 1, 2023 conditional use, which required the applicant to restripe a right-turn lane on Van Buren Avenue. After further review by both the applicant and the Township's traffic engineer, it was identified that a right turn lane does not exist and to make that improvement would require road widening and traffic signal improvements. The applicant is requesting to pay a fee-in-lieu, amounting to \$25,000.
- ii. Discussion took place regarding the ability for large trucks to make the turn on and off Van Buren from Trooper Rd. Both the Township's traffic engineer and the applicant's traffic engineer agreed that while there are limitations, trucks are able to make the turn from Van Buren onto Trooper and visa versa. Discussion also took place regarding moving the stop bar on Van Buren in the future.
- iii. There was no public comment.
- iv. **MOTION**: Chair Darby made a motion to close the public hearing, seconded by Supervisor Charles. The motion *passed* 5-0.
- v. **MOTION**: Chair Darby made a motion to approve amended Conditional Use application, seconded by Supervisor Neights. The motion passed 4-1. Supervisor MacFarland opposed.
- vi. There was no public comment.

4) Old Business

- A. Consideration of Ordinance No. 680 Amending Provisions of the Restated Police Pension Plan to Incorporate Changes Agreed to Through Collective Bargaining
- i. Mr. Mentry explained the ordinance stating that it was previously authorized and makes the ordinance consistent with the collective bargaining agreement with the police. This ordinance is ready for adoption.
 - ii. **MOTION:** Chair Darby made a motion to approve Ordinance No. 680 Amending Provisions of the Restate Police Pension Plan, seconded by Supervisor Neufeglise.
 - iii. There was no public comment.
 - iv. The motion *passed 5-0*.
- B. Consideration of Resolution 2024-16, Conditional Use Decision – 2601 Egypt Road
- i. Solicitor Gallagher explained the proposed retail use. She said the hearing has concluded with the applicant presenting its case and a resolution has been prepared for the Board’s consideration.
 - ii. **MOTION:** Chair Darby made a motion to approve the Resolution 2024-16 denying the conditional use application for 2601 Egypt Road, seconded by Supervisor Charles.
 - iii. There was no public comment.
 - iv. The motion *passed 5-0*.
- C. Award of 2024 Road Improvements Project Bid
- i. Mr. Mentry spoke regarding the 2024 Road Improvements Project Bid. The Township received six bids. The average bid was \$633,000.00. The low bidder was Allan Meyers at \$546,185.46. The Township’s share of the bid is approximately \$505,000 since some of the work is paid for by the Sewer Authority. This represents a savings of approximately \$100,000 compared to the approved 2024 budget.
 - ii. **MOTION:** Chair Darby made a motion to award the 2024 Road Improvements Project Bid to Allan Meyers seconded by Supervisor Neights.
 - iii. There was no public comment.
 - iv. The motion *passed 5-0*.
- D. Approval of Revised 2024 Fee Schedule
- i. Mr. Mentry spoke regarding additional fees to the fee schedule pertaining to right-to-know requests for copies generated on the Township’s new large format printer/scanner and Zoning Hearing Board filing fees.
 - ii. **MOTION:** Chair Darby made a motion to approve the Revised 2024 Fee Schedule, seconded by Supervisor Neufeglise.
 - iii. There was no public comment.
 - iv. The motion *passed 5-0*.
- E. Consideration of Resolution 2024-17 Authorizing the Appropriate Township Officials to Affix Signatures on Checks
- i. Mr. Mentry explained that the Board must adopt a resolution every January authorizing signatories for the Board Members. Because the Board has had changes since January, this resolution simply memorializes those changes.
 - ii. **MOTION:** Chair Darby made a motion to approve Resolution 2024-17 authorizing the appropriate Township Officials to affix signatures on checks. Second by Supervisor Neufeglise.
 - iii. There was no public comment.
 - iv. The motion *passed 5-0*.

5) New Business

A. Consideration of Request for Waiver of Fence Standards, 3524 Ridge Pike

Note: This item was moved to the beginning of the meeting and was considered prior to the 960 Rittenhouse Road presentation and hearing.

- i. Mr. Mrozinski said that this was a request from Lauren and Dominic Cerminara to permit a six-foot high solid style fence in their yard. Their property has frontage on two streets, meaning they have two front yards. Mr. and Mrs. Cerminara explained that the fence would be on a dead-end street and they would like a solid style fence so their small dog would not be able to escape their yard. They said they have reached out to their neighbors and those to whom they spoke gave their permission.
- ii. Supervisor Neights and Supervisor MacFarland presented a series of questions pertaining to the appropriateness of a solid-style fence, the aesthetic impact, the height, and the potential for putting additional plantings in front of the fence. Mr. and Mrs. Cerminara agreed to a five-foot high fence with additional plantings.
- iii. **MOTION:** Chair Darby made a motion to waive the fence standards for 3524 Ridge Pike, with change of a five-foot high fence with additional plantings, seconded by Supervisor Neights.
- iv. There was no public comment.
- v. The motion *passed* 5-0.

B. Authorization to Advertise for Bids – Germantown Pike and Evansburg Road Signal Project

- i. Mr. Mentry explained that this was a grant-funded project through Montgomery County and PennDOT District 6. The project is ready to go out to bid.
- ii. **MOTION:** Chair Darby made a motion to authorize to advertise the bids for the Germantown Pike and Evansburg Road Signal Project. Supervisor Neights seconded the motion.
- iii. There was no public comment.
- iv. The motion *passed* 5-0.

C. Authorization to Advertise an Ordinance Amending the Defined Contribution Plan for Full Time, Non-Uniformed Employees

- i. Mr. Mentry explained that this ordinance amends the Defined Contribution Plan for Full Time, Non-Uniformed Employees and is consistent with the recently settled collective bargaining agreement. This ordinance will memorialize the changes to the funding that had already been approved by the Board which increase the defined contribution funding levels to 10% for fiscal years 2024-25, 10.5% for fiscal years 2026-26, 11% for fiscal years 2028 and beyond until such time that it is changed.
- ii. **MOTION:** Chair Darby made a motion to authorize advertisement of the ordinance amending the defined contribution plan for full-time non-uniformed employees. Supervisor Neights seconded the motion.
- iii. There was no public comment.
- iv. The motion *passed* 5-0.

D. Approval of Transportation and Community Development Initiative (TCDI) Grant Application Letter of Support

- i. Mr. Mentry explained that this is a grant application for a multimodal feasibility study in the Audubon portion of the Township. Greater Valley Forge (GVF) approached the Township and offered to apply for the grant on the Township's behalf. There is no cost to the Township and there is no match for the grant.

LOWER PROVIDENCE TOWNSHIP

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF LOWER PROVIDENCE AT PART II [GENERAL LEGISLATION], CHAPTER 143 [ZONING], BY AMENDING AND RESTATING ARTICLE I [TITLE; EFFECTIVE DATE; PURPOSE; DEFINITIONS], ARTICLE XXVII [INSTITUTIONAL OVERLAY DISTRICT] TO ADD A DEFINITION FOR SUPPORTIVE HOUSING AND PERMIT SUPPORTIVE HOUSING IN THE INSTITUTIONAL OVERLAY DISTRICT

CERTIFICATION

I, E.J. MENTRY, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. _____.

E.J. Mentry, Township Manager
_____, 2024

ENACTED: _____

LOWER PROVIDENCE TOWNSHIP

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF LOWER PROVIDENCE AT PART II [GENERAL LEGISLATION], CHAPTER 143 [ZONING], BY AMENDING AND RESTATING ARTICLE I [TITLE; EFFECTIVE DATE; PURPOSE; DEFINITIONS], ARTICLE XXVII [INSTITUTIONAL OVERLAY DISTRICT] TO ADD A DEFINITION FOR SUPPORTIVE HOUSING AND PERMIT SUPPORTIVE HOUSING IN THE INSTITUTIONAL OVERLAY DISTRICT

WHEREAS, the Board of Supervisors of Lower Providence Township is duly empowered by the Second Class Township Code, 53 P.S. § 65101, *et seq.*, to enact certain regulations relating to the public health, safety welfare of the residents of Lower Providence Township;

WHEREAS, the Board of Supervisors of Lower Providence Township has adopted a comprehensive zoning ordinance, known as the Lower Providence Township Zoning Ordinance, as amended, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, which is intended to provide for the orderly development and redevelopment of Lower Providence Township;

WHEREAS, the Second Class Township Code and Pennsylvania Municipalities Planning Code, *supra*, authorize the Board of Supervisors to make, amend and adopt amendments to the Lower Providence Township Zoning Ordinance, as amended, that are consistent with the Constitution and laws of the Commonwealth that it deems necessary for the proper management and control of the Township and the best interests of its residents;

WHEREAS, the Board of Supervisors of Lower Providence Township have determined that certain amendments to the Lower Providence Township Zoning Ordinance, as amended, are required for the orderly administration of the laws of Lower Providence Township;

WHEREAS, the Board of Supervisors of Lower Providence Township have determined that certain amendments to the Lower Providence Township Zoning Ordinance, as amended, are required to provide for supportive housing within Lower Providence Township.

NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Lower Providence Township Board of Supervisors that the Township's Code is amended as follows:

SECTION 1. Amendment to Chapter 143 [Zoning], Article I [Title; Effective Date; Purpose; Definitions], Section 6 [Definitions], to add a definition of Philanthropic.

The Code of the Township of Lower Providence, Part II [General Legislation], Chapter 160 [Zoning], Article I [Title; Effective Date; Purpose; Definitions], Section 6 [Definitions] is hereby restated and amended to add the following:

PHILANTHROPIC

Philanthropic shall be construed to a business structure in which funds are used for humanitarian, charitable, or similar purposes. A Philanthropic use shall be subject to the provisions of this Chapter related to the underlying use and not the Philanthropic business structure.

SECTION 2. Amendment to Chapter 143 [Zoning], Article I [Title; Effective Date; Purpose; Definitions], Section 6.2 [Use Definitions and Regulations], Institutional Use to add Subsection W to provide a definition for Supportive Housing.

The Code of the Township of Lower Providence, Part II [General Legislation], Chapter 143[Zoning], Article I [Title; Effective Date; Purpose; Definitions], Section 6.2 [Use Definitions and Regulations] is hereby restated and amended to add the following:

W. SUPPORTIVE HOUSING

Supportive housing is short-term and emergency housing with 24-hour support services and care for individuals, 18 years of age and older, experiencing short-term housing insecurity and homelessness. Support services include, but are not limited to 24/7 trained staff, housing-focused case management, financial literacy education, benefits counseling, life skills coaching, job support, behavioral health services, and recovery support to help people achieve and maintain permanent housing. All incoming residents are referred and screened through a centralized intake process.

SECTION 3. Amendment to Chapter 143 [Zoning], Article XII [Off-Street Parking Standards], Section 71 [General Regulations for Off-Street Parking], Subsection G [Required Spaces for Various Uses] to provide a requirement for Supportive Housing.

The Code of the Township of Lower Providence, Part II [General Legislation], Chapter 160 [Zoning], Article XII [Off-Street Parking Standards], Section 71 [General Regulations for Off-Street Parking], Subsection G [Required Spaces for Various Uses] is hereby restated and amended to add the underlined language (example) as follows:

Use	Requirement (number of spaces)
<u>Supportive Housing</u>	<u>1 per 3 occupants of designed capacity</u>

SECTION 4. Amendment to Chapter 143 [Zoning], Article XII [Off-Street Parking Standards], Section 73[Shared Parking] to add Subsection C to resolve requirement conflicts.

The Code of the Township of Lower Providence, Part II [General Legislation], Chapter 143 [Zoning], Article XII [Off-Street Parking Standards], [Shared Parking] is hereby restated and amended to add the underlined language (example) as follows:

- C. Where shared parking is used where the contributing uses require conflicting dimensional standards, the more restrictive standards shall control.

SECTION 5. Amendment to Chapter 143 [Zoning], Article XXVII [Institutional Overlay District], Section 207 [Permitted Uses] to add Subsection F to permit Supportive Housing.

The Code of the Township of Lower Providence, Part II [General Legislation], Chapter 143 [Zoning], Article XXVII [Institutional Overlay District], Section 207 [Permitted Uses] is hereby restated and amended to add the following:

- D. Supportive Housing, subject to the following additional provisions:
- (1) Supportive Housing shall be located on an existing multi-building property consisting of solely Institutional Uses, as defined in § 143-6.2.
 - (2) Staff members shall be on-duty at all times.
 - (3) Based on the standards in the 2021 International Property Maintenance Code, bedroom areas of residential units (which are distinguished from dwellings and dwelling units as defined) shall have a minimum 50 square feet per occupant for two (2) or more occupants, and a minimum of 70 square feet for only one (1) occupant.
 - (a) Common area living space shall be a minimum of 120 square feet for five (5) or fewer occupants and a minimum of 150 square feet for six (6) or more occupants.
 - (b) Common dining area space shall be a minimum 80 square feet for three (3) to five (5) occupants and 100 square feet for six (6) or more occupants.
 - (c) No bedroom area shall have more than eight (8) occupants.
 - (4) A Supportive Housing facility shall not consist of any combination of residential units, as defined above, which would provide occupancy for more than sixty (60) occupants in any one (1) facility, where a facility is a single operating entity located on a unified tract of land that may include one or several separate buildings to accommodate the total number of residents for any one (1) facility.

- (5) Meals shall be provided to all residents.
- (6) Public transit shall be available within 500 feet of the property on which the Supportive Housing is located.
- (7) Shared parking may be provided in accordance with § 143-73.A.
- (8) A Supportive Housing facility shall screen all prospective residents. Subject to the limited exceptions stated below, individuals convicted of an offense defined in 42 Pa.C.S.A. § 9714(g) will not be admitted.
 - (a) Excluding convictions for murder, manslaughter, a violent sexual offense that subjects an individual to a registration requirement under a sex offender registration, or any violent or sexual offense perpetrated against a minor, an individual may be considered if reasonable time has elapsed since the offense, and the individual has provided evidence of rehabilitation, as set forth in the policies required below.
 - (b) A supportive Housing residential facility shall be required to develop and maintain a written policy with admission criteria. This policy shall adequately protect the safety and welfare of facility residents and the community and shall include consideration of the applicant's behavioral health history, number and nature of criminal convictions, number and nature of the pending criminal cases, and/or active warrants issued for the applicant's arrest. The Supportive Housing facility will provide the policy and any amendments to the Township. The Township shall have the opportunity to provide comment and suggestions on the policy. The policy must comply with all applicable federal and state guidelines and all Township ordinances.
- (9) A community impact analysis shall be submitted to the Township containing the following information for review by the Township Board of Supervisors:
 - (a) The compatibility of the proposed development with land uses that are adjacent to the site and consistency with the Lower Providence Comprehensive Plan.
 - (b) The impact of the proposed development on sensitive natural areas, including floodplains, steep slopes, woodlands, waterways, recreational areas and conservative areas.
 - (c) The impact of the development on public utilities, including sewage disposal, storm drainage and electrical utilities, the provision of police and fire protection, and the impact of the proposed use on all Township and other public services.

- (d) A traffic impact study shall be submitted as required by § 143-214 of this article.
 - i. The traffic impact study requirement may be waived by the Board of Supervisors upon request of the applicant and where the community impact analysis demonstrates no significant increase in traffic or a reduction in traffic.
- (e) Documentation of on-site or off-site improvements proposed to alleviate any projected negative impacts of the development.
- (f) The community impact analysis may be waived by the Board of Supervisors upon request of the applicant at the discretion of the Board of Supervisors.
- (g) The community impact analysis shall be submitted to, reviewed by, and approved by the Township prior to the issuance of a Use and Occupancy Certificate.

SECTION 6. Amendment to Chapter 143 [Zoning], Article XXVII [Institutional Overlay District], Section 210 [Dimensional Standards for Permitted Uses] to provide standards for Supportive Housing.

The Code of the Township of Lower Providence, Part II [General Legislation], Chapter 143 [Zoning], Article XXVII [Institutional Overlay District], Section 210 [Dimensional Standards for Permitted Uses] is hereby restated and amended to delete the struck-through language (~~example~~) and add the underlined language (example) as follows:

- A. Minimum lot size: two acres.
 - (1) Minimum lot size for Supportive Housing: five acres.
- B. Minimum lot width at building setback line: 200 feet.
 - (1) Minimum lot width for Supportive Housing: 400 feet.
- C. Minimum street frontage: 100 feet.
 - (1) Minimum street frontage for Supportive Housing: 200 feet.
- D. Minimum building setback:
 - (1) From ultimate right-of-way line: 50 feet.
 - (2) From residential side yard: 50 feet.
 - (3) From ultimate right-of-way line for Supportive Housing: 100 feet.

- (4) From residential property line for Supportive Housing: 100 feet.
 - (5) From all other property lines for Supportive Housing: 75 feet.
- E. Maximum building height: 35 feet.
- (1) Maximum building height for Supportive Housing: 45 feet or the building height permitted in the underlying zoning district, whichever is less restrictive.
- F. Maximum building coverage: 30%.
- (1) Maximum building coverage for Supportive Housing: 20%.
- G. Maximum impervious coverage: 50%.
- H. Minimum vegetation, trees or landscaping: 30%
- (1) Minimum vegetation, trees or landscaping for Supportive Housing: 50%.
- I. Minimum distance between building(s): 25 feet.
- (1) Minimum distance between building(s) for Supportive Housing: 45 feet.
- J. Minimum parking area setback:
- (1) From ultimate right-of-way line: 25 feet.
 - (2) From buildings: 15 feet.
 - (3) From property lines: 25 feet.
 - (4) From ultimate right-of-way for Supportive Housing: 50 feet.
 - (5) From buildings for Supportive Housing: 20 feet.
 - (6) From property lines for Supportive Housing: 50 feet.
- K. Maximum horizontal building dimension for Supportive Housing:
- (1) Lot size less than 10 acres: 200 feet.
 - (2) Lot size 10 acres or more: 400 feet.
 - (3) Covered walkways connecting buildings shall not be excluded from these dimensional requirements.
- L. All dimensional standards for Supportive Housing under this Section shall be applicable only to newly-constructed buildings.

SECTION 7. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 8. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 9. Effective Date.

This Ordinance shall become effective 5 days after enactment.

ORDAINED AND ENACTED this _____ day of _____ 2024, by the Lower Providence Township Board of Supervisors.

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**

DR. JANINE DARBY, *Chair*

[Seal]

Attested by:

E.J. MENTRY, *Secretary*

RHD Frequently Asked Questions

While the list below endeavors to answer the most common questions, please do not hesitate to call the Township if you wish to get more information on this matter: 610-539-8020.

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Overview

Who is RHD?

Resources for Human Development (RHD) is a national social services organization that provides programs that specialize in helping individuals and families with complex needs. RHD works with more than 35,000 individuals annually across 13 states, providing services covering veterans transitioning back to civilian life, career counseling, addiction counseling, housing, health care, education, community development, job training, social services, and creative arts therapies. For more information, please visit their website, www.rhd.org.

What does RHD seek to do in Lower Providence?

RHD seeks to build a short-term supportive housing facility on the Eagleville Hospital property, located on Eagleville Road. While the RHD facility would be located on the same tract as Eagleville Hospital, RHD is a separate entity, and their facility would be operated completely independently from Eagleville Hospital. The facility would serve adults 18 years of age or older.

What is short-term supportive housing?

Short-term supportive housing offers temporary housing to qualified and screened individuals, enabling them to create a personalized plan for securing permanent housing. RHD's program mandates that applicants meet strict eligibility criteria and actively engage in the program, involving comprehensive case management. The primary objective is to transition individuals out of the facility within 60 to 90 days. The RHD facility features efficiency-style apartments and only extends invitations to residents who meet eligibility criteria. This facility will house only planned residents admitted to the RHD program; there is no capacity for unplanned residents to be housed temporarily to avoid cold or inclement weather.

How did RHD's proposal come to Lower Providence Township?

Like any other private or public entity, RHD is able to pursue building on privately-owned land or land to which they have property rights. RHD previously identified other sites within the Township which were not permitted under the Township's regulations.

RHD Frequently Asked Questions

What does RHD need from the Township?

Lower Providence's zoning does not currently allow for this use on the Eagleville Hospital property. RHD is requesting that the Board of Supervisors amend the zoning ordinance, which serves as local law, to permit this use on the property and provide specific regulations for its operation.

Why would the Township consider amending the ordinance for RHD?

The text amendment process allows the Township to carefully consider the impact of the proposed use and its appropriateness within the proposed zoning district. In considering a text amendment specific to the use, the Township is able to attach appropriate regulations to the use, such as size, density, and operational considerations.

Why does RHD want to build this facility on the Eagleville Hospital Property?

The Eagleville Hospital property sits adjacent to County land housing the Coroner's Office, Archives Building, and County correctional facility. This convergence of essential services makes it an attractive site for RHD. Additionally, RHD will be able to operate its programs initially from an existing Eagleville Hospital building that is separate, disconnected from, and unrelated to the Hospital's core operational facilities. The availability of this vacant building will provide RHD the ability to begin operating quickly while constructing a new permanent facility on another portion of the property. Moreover, the Township's current zoning regulations more closely align with the intended use of the facility at this site compared to alternative locations within Lower Providence.

Process

What is the process to change the zoning ordinance to allow for RHD's facility?

To change a zoning ordinance, the Board of Supervisors must vote on a "text amendment" outlining the specific modifications to the ordinance. Prior to voting on this amendment, the Board is required to advertise the proposed changes, allowing the public to review, ask questions, and provide input. The public is invited to share their input in writing, by phone, or during scheduled Board Meetings.

The process for the proposed text amendment is as follows:

RHD Frequently Asked Questions

January 18, 2024: Board of Supervisors Meeting

- RHD publicly presents its supportive housing proposal.
- Board of Supervisors consider a vote to advertise the proposed text amendment and schedule a public hearing pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC).

If the vote passes, the text amendment is advertised for a minimum period of 30 days, during which it undergoes review by the Township Planning Commission and the Montgomery County Planning Commission.

February 28, 2024: Township Planning Commission Meeting

- A public meeting will be held by the Lower Providence Township Planning Commission to review the proposed text amendment and provide comments. This commission acts solely in an advisory capacity. Any suggested alterations to the proposed text amendment may be accepted or rejected at the discretion of the Board of Supervisors.

April 4, 2024: Board of Supervisors Meeting

- A public hearing will be held on the proposed text amendment.
- Either at the conclusion of the public hearing on April 4, or at its next scheduled meeting on April 18, the Board of Supervisors will vote on the text amendment.

If the text amendment *passes*, RHD will proceed through applicable permitting and land development processes, necessitating their own reviews and approvals.

However, should the text amendment *fail to pass*, RHD will not be permitted to construct and operate their facility at this site.

If the text amendment is not enacted by the Board of Supervisors, can RHD pursue any other means by which to build their facility?

Yes. If the text amendment is not enacted by the Board of Supervisors, RHD can go to the Zoning Hearing Board and appeal the Zoning Officer's original ruling that this use is not allowed at this site. If an appeal to the Zoning Hearing Board is granted, the decision could limit the Township's ability to consider concerns and develop appropriate regulations for the use on the proposed site.

Proposed RHD Program

How many people would RHD's facility accommodate at any one time?

The proposed text amendment would allow for no more than 60 beds in the facility.

Will the Township be able to restrict or impose eligibility requirements on residents at RHD's facility?

Through the text amendment process, the Board of Supervisors has the authority to establish the conditions under which RHD may construct their facility and operate their program. This includes defining the eligibility criteria for the program.

What are the eligibility criteria for RHD's short-term supportive housing program?

RHD will **prohibit admission** of an individual who is currently engaging in, or, during a reasonable time before the admission decision, has engaged in:

- Significant violent criminal activity,
- Subject to a registration requirement under a state sex offender registration program or other sexual offenses,
- Other criminal activity that would threaten the health or safety of other residents, staff, or community members.

Upon screening, individuals must agree to the following rules and regulations:

- No drugs, alcohol, or weapons will be permitted at the program or on the program campus.
- No violence or threats of violence will be tolerated.
- Individuals must agree to the ability and willingness to live peacefully with neighbors, respecting their rights to a safe and secure living environment and quiet enjoyment of the premises.

Is RHD required to follow fair housing rules and regulations?

Yes. Fair housing rules come from a series of state and federal regulations that are designed to prevent discrimination in housing practices. RHD's programs adhere to fair housing rules and

RHD Frequently Asked Questions

regulations but put in place eligibility criteria to ensure potential residents are the right fit for the program.

How long would the residents stay at the facility?

The target duration of stay for residents is 60 to 90 days. Although there is no maximum time limit, extended stays are usually a result of complex cases, such as individuals seeking admission to a nursing home.

Would this program admit men, women, and families?

This program will only admit single adults over the age of 18 that fulfill the admission criteria. Men and women's sleeping quarters will be separate from one another.

How many residents will each room accommodate?

There will be no more than two residents per room.

Will RHD have onsite security?

RHD will have 2-3 staff available on-site 24/7 trained to handle complex crises, and an on-call system for additional supports. In the event staff require extra support, Eagleville Hospital will provide security. RHD also has access to consultation resources for any complex situation, including clinical supports, and a health hub with medical resources. Due to the program's criteria for admission and the organization's past experience running similar programs, RHD does not anticipate security issues requiring police assistance.

How will this program benefit Lower Providence residents?

RHD will give priority status to Lower Providence residents in need of short-term housing. They have also committed to being a good community partner and to support local businesses.