MONTGOMERY COUNTY, PA
PLANNING COMMISSION

2nd QTR, 2026

QUARTERLY CONSTRUCTION REPORT



The completed Blayr Apartments in Lower Merion



Groundbreaking for affordable housing at VFPC

FROM THE COMMERCE DEPARTMENT... INTEREST RATES

- PIDA (Pennsylvania Industrial Development Authority) loan guidelines are fixed interest rates for the full term of the loan (up to 15 years), set at the current 10-year treasury yield + 100 basis points.
- MontcoForward loans are dependent upon the loan's terms and purpose and determined on a project-by-project basis. Borrowers can anticipate a fixed rate at least 1% lower than PIDA at current rates based on underwriting review. Updated grant guidelines are available **here.**
- For the latest information on PIDA, MontcoForward, and other economic development financing programs through the Montgomery County Commerce Department and its constituent entities, visit **our website** and complete a Commerce Assistance Request Form.

MONTCO TAKES ANOTHER STEP FORWARD IN FOSTERING HOUSING AFFORDABILITY

This past May, groundbreaking was held on the property of the Valley Forge Presbyterian Church (VFPC) in Upper Merion, where twenty new affordable apartment units are being built. The project reuses a former school building and will contain 17 studio or one-bedroom units and three two-bedroom units. The apartments will range from $952 to $1,501 per month, filling a major need as nearly half of County renters spend more than 30% of their income on housing. It is another example of the YIGBY model -- Yes In God's Backyard -- that has seen religious institutions take on affordable housing projects as a part of their mission.

The project comes on the heels of Montgomery County's inaugural **Housing Blueprint** released in May, which highlights the County's home shortage and outlines long term goals for creating more housing options for households of different income levels. The 16-page report notes that the median sale price of homes increased 47% from between 2019 and 2024, while wage growth has remained more stagnant.

The project in Upper Merion is a model example that aligns with the blueprint's goals. The project is scheduled to be completed in early 2027.

The Quarterly Construction Report is a joint product of the Montgomery County Planning Commission (MCPC) and the Montgomery County Commerce Department (MCCD). It serves as an inventory of prominent construction developments taking place across the County – both nonresidential and residential multifamily. For inclusion in this report, a development must have at least 50 multifamily housing units and/or 30,000 square feet of new nonresidential area. In the second quarter of 2026, 319 multifamily units and 381,380 square feet of nonresidential development were completed in Montgomery County. All information provided is as accurate as possible as of June 30, 2026.

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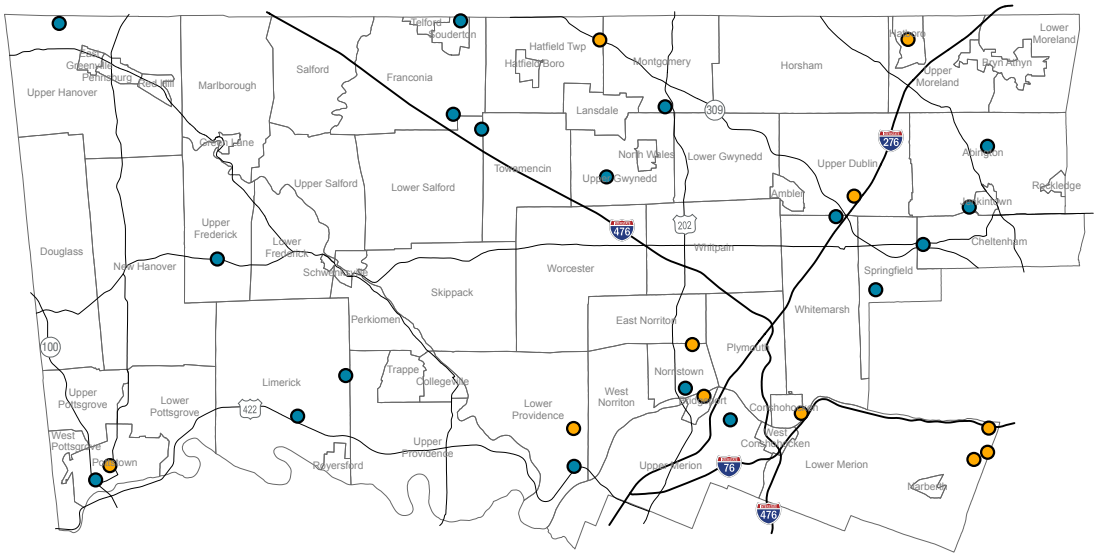
RESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	UNIT TYPE(S)	UNIT TOTAL(S)	CONSTRUCTION PHASE
Lower Merion	The Blayr (Bala East End)**	121 E. City Avenue, Bala Cynwyd, PA	MF	217	Complete
Hatboro	The Station at Hatboro	21-23, 37 N. York Rd, Hatboro, PA	MF	102	Complete
Bridgeport	River Pointe (Bridgeview)**	55 E Front Street, Bridgeport, PA	SFA/MF	348/262	Construction
Conshohocken	401 and 433 Washington Street	401-433WashingtonStreet,Conshohocken,PA	MF	481	Construction
Hatfield Twp	Link at Colmar (Arbors 2)	83 Bethlehem Pike, Colmar, PA	MF	50	Construction
Lower Merion	111 Presidential Blvd**	111 Presidential Boulevard, Bala Cynwyd, PA	MF	425	Construction
Lower Merion	206-216 Bala Ave**	206-216 Bala Ave, Bala Cynwyd, PA	MF	86	Construction
Lower Providence	Shannondell at Valley Forge Phase III*	10000 Shannondell Dr, Audubon, PA	MF	500	Construction
Norristown	The Kenrick (Arbor Place)	250 E. Johnson Highway, Norristown, PA	SFA/MF	125/192	Construction
Pottstown	276-284 N. Hanover Street***	276-284 N. Hanover Street, Pottstown, PA	MF	85	Construction
Upper Dublin	Luxor Lifestyle Upper Dublin	525 Virginia Dr, Fort Washington PA	MF	237	Construction

*Age Restricted **Mixed-Use Development *** Adaptive Reuse Project

NONRESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	NONRESIDENTIAL TYPE	TOTAL SQ. FT.	CONSTRUCTION PHASE
Cheltenham	Westminster Theological Seminary Expansion	2960 Church Road, Glenside, PA	Institutional	33,130	Complete
Franconia	205 Commerce Center	205 Schoolhouse Rd, Souderton, PA	Industrial	176,000	Complete
Limerick	Self Storage - Limerick Linfield Trappe	387 W. Linfield Trappe Rd, Limerick, PA	Industrial	59,750	Complete
Upper Merion	529 Hertzog Blvd (EQT Exeter Warehouse)	555 Flint Hill Rd, King of Prussia, PA	Industrial	112,500	Complete
Abington	SPS Technologies	1900 Kenmore Avenue, Glenside, PA	Industrial	348,734	Construction
Abington	PSU Abington - Academic Building	1600 Woodland Lane, Abington, PA	Institutional	85,554	Construction
Limerick	Sprouts Farmers Market	36 W. Ridge Pike, Royersford, PA	Commercial	35,256	Construction
Lower Providence	Encompass Health Rehabilitation Hospital	2660 Audubon Road, Audubon, PA	Institutional	77,517	Construction
Lower Salford	Almac North American HQ Expansion	25 Fretz Road, Souderton, PA	Industrial	115,000	Construction
Montgomery	Penn Medicine--Ambulatory Health Center	200 Dekalb Pike, North Wales, PA	Institutional	150,000	Construction
Norristown	Montco Justice Center	425 Swede Street, Norristown	Institutional	325,000	Construction
Pottstown	Stack Storage	120-140 Shoemaker Rd, Pottstown, PA	Industrial	106,800	Construction
Springfield	Mount Saint Joseph's Academy Expansion	120 W. Wissahickon Ave, Flourtown, PA	Institutional	32,000	Construction
Upper Frederick	3 Dog Garage	3045 Big Road, Zieglerville, PA	Commercial	36,026	Construction
Upper Gwynedd	Merck B41 MRL Facility	770 Sumneytown Pike, West Point PA	Industrial	40,300	Construction
Upper Hanover	Kraussdale Rd Industrial Warehouse	2300 Warner School Rd, East Greenville, PA	Industrial	249,760	Construction
Whitemarsh	BMW of Fort Washington Expansion	510 Pennsylvania Ave, Fort Washington, PA	Commercial	69,182	Construction
Souderton	Towne Gate Commons at Souderton	623 E Broad Street, Souderton, PA	Commercial	74,990	Holding



319
MF Units Completed ✓

381,380
NonRes SF Completed ✓

Development Type

- Residential
- Nonresidential

Please contact David Greenberg, *Senior County Planner* with any questions regarding this report.